



10430 S. QUEBEC AVE.
TULSA, OK 74137
918-645-6655

MAJOR AMENDMENT
TO
PUD

(PUD 001027-2023)

HILLSIDE VILLAS
BROKEN ARROW, OKLAHOMA

PREPARED FOR:
BERRYHILL INVESTMENT
GROUP, LLC

PREPARED BY:
JEFF LORD
PE, M.ENG., MBA

MAY 28TH, 2024



Project Description:

The purpose of this application is to amend the previously approved PUD for this property, PUD-011027-2023, to include the single-family detached use.

The currently approved PUD had been based off the RD districts Duplex. Single-family use is permitted within the RD district.

The Hillside Villas project, previously known as “Hillside Village Estates,” is a proposed 13.51-acre residential development located east of North 161st East Avenue, west of South 177th East Avenue, south of East 51st Street South and North of East 61st Street South.

The property is bounded to north by Centennial Crossing (PUD-266: Zoned-RM), to the south is undeveloped land that is currently zoned R-1, to the west is the Crown Village at Elm Ridge (PUD-216A: Zoned RM) and to the east is the Country Lane Estates III (PUD40: Zoned RM).

There are no industrial or commercially zoned properties within 600' of the property.

The property itself will be split from east and west by the newly constructed connector road, by the extension of E. Indianapolis St. The northern property will contain a 2.5ac private residence and the remaining approximately 11ac, will be the Hillside Villas residencia community.

The Hillside Villas will be a residential community developed for new families or current residences of Broken Arrow that would enjoy the maintenance free lifestyle. This single-family use community is planned to be developed into 65-lots, with a clubhouse, that will provide plenty of open spaces, dog park, pickle ball courts, putting greens, cart path/walking path.

The community will be a private gated community with gates at both access points. The gates will be designed in accordance with City of Broken Arrow and IFC 2018Ed. Codes, Standard and Regulations

The development will be hosted by an HOA whose main function will be oversight of the community.

Maintenance of streets, amenities, lawns, and other areas with the private development will be handled through the HOA.

There will be two (2) primary access points off the extension of East Indianapolis Street.

***Appendix-01: Previously Approved PUD Site Plan

Property Description & Information:

Owner:	Berryhill Investments, LLC
Owners Address:	10026-A South Mingo Road #420 Broken Arrow, OK 74133
Property (situs) Address:	North 1 st West Broken Arrow, OK 74012
Land Area:	13.51ac
School District:	BA-3A



Subdivision: UNPLATTED
Section: 35
Township: 19N
Range: 14E

Parcel ID: 99435-94-70470

Legal: BEG SECR NW TH W APPROX 874.32 N APPROX 309.97
 NE309.12 NE810.20 S TO POB SEC 35 19 14

*****Appendix-02: Property Full Legal Description**

Site Design Overview:

There are two different size lots for the layout of the proposed single-family detached layout. There is a 40' x 100' parcel that has a building area of 37'x 60' and 43' x 100' parcel with the building area of 40' x 60'. Each parcel will be separated by a 3' M.E. The M.E., or Maintenance Easement, may be located on the left or the right side of the of the parcel, but never on both sides of the parcel. In short, the buildable area goes from the lot line to the M.E.

The roadway within the community was designed with a 30' ROW and 24' (12'x12') street width. To the short ROW, the 3' sidewalk within the community lay inside the parcel. There will be a 6.5' Sidewalk Easement wherever this occurs in the development.

The remaining design for this site follows the Zoning Code, Subdivision and Engineering Design Criteria as best as possible in-order to create the design. Where the design is deficient from meeting these requirements, we will work closely with the BA Planning and Development Division to alleviate issues where the design falls short.

Zoning Standards & Dimensions: RD Single-Family Detached vs Proposed PUD Amendment

Standard Dimensions & Requirements	RD-Division Use:	Proposed PUD Property Use:
	Single-Family Detached	Single-Family Detached
Permitted Dwelling Units:	83-DU's (allowed) ¹	65-DU's (Proposed)
Min. Lot Size:	4000sf	4000sf/4300sf
Min. Lot Frontage ² :	40'	40'
Min. Front Setback ³ :	25'	20'
Min. Side Setback:	10'/5'	0'/3'M.E.
Min. Rear Setback	20'	20'
Max. Building Height	35'/2.5-Stories	2-stories
Max. Lot Coverage-Curren Condition:	50% (2,000sf)/(2150sf)	56% (2220sf)/(2400sf)
Parking:	2/DU (130-Parks Required)	130-Parks (Garage) Provided
Other Bulk Area Requirements:	-	As established in the RD Zoning District

1. Maximum requirement pulled from Chapter 4.E.1.b: Residential Intensity
2. The frontage of any wedge-shaped lot that meets the requirements of minimum lot size may be less than the minimum lot frontage requirements of this table, so long as the applicable minimum lot frontage requirement is met at the front building line. Lot must have at least 30 feet of frontage at the front property line.
3. RD districts with more than two sides abutting a public way (not including arterials), the front-yard may be reduced to 15 feet along those rights of way that have no vehicular access. In such instances, there shall be no obstruction in a 15-foot front yard (such as buildings, fences, parked vehicles, etc.) and vehicular access should be from the street with the lowest design speed and capacity and lowest traffic volume. The jog in the front yard between the two lots shall not exceed five feet.

*****Appendix-03: Proposed PUD Concept Plan**



Outdoor Lighting:

Lighting shall be provided at a minimum in accordance with “Chapter 5.6 – Exterior Lighting” of the City of Broken Arrow Zoning Ordinance, with a focus of safety for the residence of the community.

Landscaping and Open Space:

Landscaping shall be provided at a minimum in accordance with “Chapter 5.2 – Landscaping, Trees, Screening, and Fencing” of the City of Broken Arrow Zoning Ordinance, with a focus on privacy and non-overbearing LS layout.

Site Utilities:

The following utilities were found using the Tulsa County ArcGIS System. A more detailed understanding of the utilities will take place after the completion of the ALTA Survey.

- Electric: Single Phase Located Along southern and Eastern Property boundaries.
- Storm Sewer: Fee in Lieu of has been approved.
- Gas: NA
- Water: Will tap into the line located at the end of E. Indianapolis St. The design will loop a 6” line through the development and pull service of that line.
- Sanitary Sewer: Located on the Southern Property Boundary. Due to the grades on the site, gravity sewer will be designed for collection and conveyance.

***Appendix-03: Proposed PUD Concept Plan

Floodplain:

In researching the FEMA FIRM maps no floodplains were found.

Wetlands:

In researching the National Wetland Inventory (NWI), no wetland boundaries have been delineated and recorded. But, due to the Stream running along the property, on-site investigation is warranted for a determination.

Signage Plan:

A signage plan will be designed and generated to reflect the regulations set forth in “Chapter 5.7 – Signs.” Currently, the idea will be to place two (2) signs, one at each access to the development.

Site Plan Review:

No building permit shall be issued for the construction of buildings with the development area until a detailed site plan has been submitted to and approved by the City of Broken Arrow Planning Commission as following the Development Concept and Development Standards.

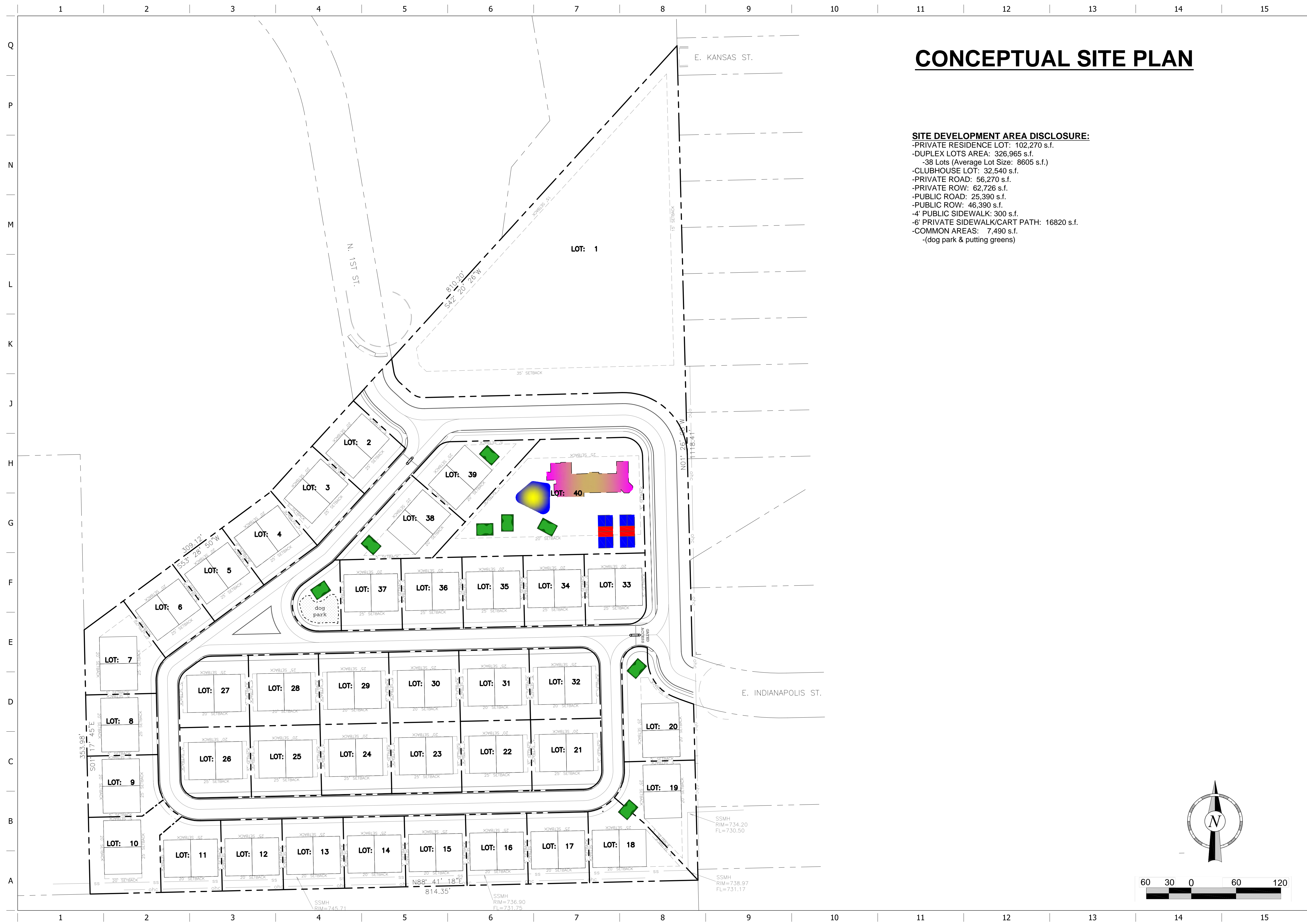
Schedule of Development:

The initial development of the Hillside Village Estates is expected to commence in six (6) months, or the end of the calendar year, after the final approval of the PUD, platting of the property, and construction document review and approval.



APPENDIX-01:

(PRIOR APPROVED PUD CONCEPT)



CONCEPTUAL SITE PLAN

- SITE DEVELOPMENT AREA DISCLOSURE:**
- PRIVATE RESIDENCE LOT: 102,270 s.f.
 - DUPLEX LOTS AREA: 326,965 s.f.
 - 38 Lots (Average Lot Size: 8605 s.f.)
 - CLUBHOUSE LOT: 32,540 s.f.
 - PRIVATE ROAD: 56,270 s.f.
 - PRIVATE ROW: 62,726 s.f.
 - PUBLIC ROAD: 25,390 s.f.
 - PUBLIC ROW: 46,390 s.f.
 - 4' PUBLIC SIDEWALK: 300 s.f.
 - 6' PRIVATE SIDEWALK/CART PATH: 16820 s.f.
 - COMMON AREAS: 7,490 s.f.
 - (dog park & putting greens)

PROJECT NO.:

10430 S. Quebec Ave. Tulsa, OK 74137
(918)606-7950

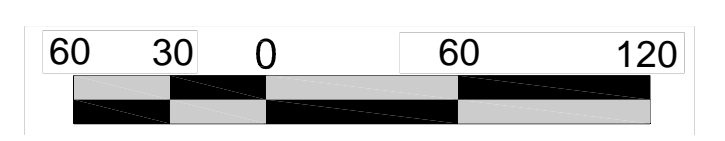
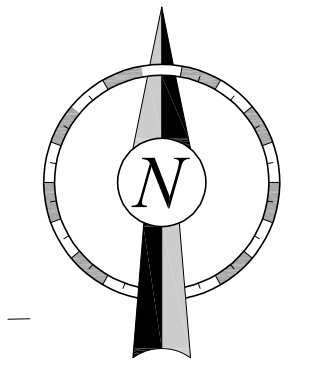
HILLSIDE VILLAGE ESTATES
TULSA COUNTY
51ST and ELM
BROKEN ARROW, OK 74012

VERSION:	
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
SITE PLAN - OVERALL

SHEET NUMBER:
C100





APPENDIX-02:

(FULL LEGAL DESCRIPTION)



HILLSIDE VILLAS PROPERTY LEGAL DESCRIPTION

A TRIANGULAR, UNPLATED TRACT OF LAND BEING PART OF THE SOUTH HALF (S/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION THIRTY - FIVE (35); THENCE SOUTH 01°26'08" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION, A DISTANCE OF 1,525.89 FEET TO THE EASTERNMOST SOUTHEAST CORNER (SE/C) OF CENTENNIAL CROSSING, RECORDED AT PLAT NUMBER 6958 AT THE OFFICE OF THE TULSA COUNTY CLERK, BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°26'08" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION, ALSO BEING THE WEST LINE OF COUNTRY LANE ESTATES III, RECORDED AT PLAT NUMBER 5358 AT THE OFFICE OF THE TULSA COUNTY CLERK, A DISTANCE OF 1118.41 FEET TO THE SOUTHEAST CORNER (SE/C) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION; THENCE SOUTH 88°41'18" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION, A DISTANCE OF 814.35 FEET TO THE SOUTHEAST CORNER (SE/C) OF CROWN VILLAGE AT ELM RIDGE, RECORDED AT PLAT NUMBER 6489 AT THE OFFICE OF THE TULSA COUNTY CLERK; THENCE NORTH 01°17'45" WEST ALONG THE EAST LINE OF SAID CROWN VILLAGE AT ELM RIDGE, A DISTANCE OF 353.98 FEET TO THE SOUTHERNMOST CORNER OF SAID CENTENNIAL CROSSING; THENCE NORTH 53°28'50" EAST ALONG THE SOUTH LINE OF SAID CENTENNIAL CROSSING, A DISTANCE OF 309.12 FEET; THENCE NORTH 42°20'26" EAST ALONG THE SOUTH LINE OF SAID CENTENNIAL CROSSING, A DISTANCE OF 810.20 FEET TO THE POINT OF BEGINNING, CONTAINING 574,840 SQUARE FEET, OR 13.51 ACRES





APPENDIX-03:

(PROPOSED PUD CONCEPT PLAN)

FILE LOCATION: C:\Users\Jeff\OneDrive - Inspire Engineering Inc\Inspire\Hillside Villas\CAD\Civil Current\Hillside Villas Civil Concept Site Design 2024-05-04.dwg TAB NAME: Site USER: Jeff SAVES: 5/12/2024 9:13 AM PLOTTED: 5/27/2024 3:22 PM



PROJECT NO.:

INSPIRE
ENGINEERING

10430 S. Quebec Ave. Tulsa, OK 74137
(918)606-7950

**HILLSIDE VILLAS
MAJOR PUD AMENDMENT**

TULSA COUNTY
51ST and ELM
BROKEN ARROW, OK 74012

VERSION:	
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
OVERALL CONCEPTUAL
SITE PLAN

SHEET NUMBER: