

An Amendment to PUD-66

Forest Ridge Master Planned Development

Ridge Club Expansion

PUD-66H PUD-001520-2024

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I. Property Description

The subject property consists of approximately 19.9 acres generally located one-third mile south of Kenosha Street and west of Midway Road in the City of Broken Arrow, Wagoner County, Oklahoma. The site fronts on Midway Road and is located adjacent to the existing Ridge Club.

II. Development Concept

This PUD Amendment (PUD-66H) seeks to enhance and expand the Forest Ridge Master Planned Development, previously approved by the City of Broken Arrow City Council as PUD-66 on August 1, 1988. This Amendment introduces additional private recreation activities at the Ridge Club (formerly known as the Swim and Tennis Club) and to accommodate anticipated future development at this site. As the Forest Ridge Master Planned Community expands and provides more residential opportunities in east Broken Arrow, there arises an increasing demand for recreation amenities to serve the needs of the local residents, both within Forest Ridge and in the surrounding areas.

The Conceptual Development Plan in Section V provides an illustrative plan of the first and second phases of the proposed expansion to the Ridge Club. All proposed amenities for Phases 1 and 2 shown on the plan are necessary to support the development of a year-round, tennis and pickleball facility. The plan also identifies the southern half of the property as future development. Phase 1 provides the keystone to the project with a fully enclosed, dome structure, capable of providing a comfortable year-round recreation environment, housing tennis and pickleball courts. The proposed dome structures provide a “clear span” over the proposed tennis and pickleball courts which provides unobstructed play, and are therefore taller than typical, or traditional, frame buildings. To accommodate these dome structures, the development standards in this Amendment increase the maximum building height for dome structures to 45 feet. All phases of the property will be subject to the use and development regulations of the existing PUD-66 and the provisions of this Amendment.

This PUD amendment requests to waive the platting requirement for private recreation amenities based on:

1. Golf courses and accessory uses and structures have not historically been required to plat in the City of Broken Arrow. The existing Ridge Club and associated maintenance building are on property that is unplatted.
2. The expansion of recreation amenities at the Ridge Club will be designed as a seamless integration into the existing development pattern.
3. All public rights-of-way for roads, ingress, and egress, have been previously dedicated. All required rights-of-way, all easements required for the maintenance of any required stormwater detention facility, and any easements required to provide services or access will be dedicated via separate

instrument(s) prior to issuing a certificate of occupancy in compliance with City of Broken Arrow regulations.

III. Zoning and Land Use

The property was previously owned by the Broken Arrow School District and identified in PUD-66 as a “Broken Arrow School Site.” Broken Arrow Public Schools sold the property to Robson Companies, Inc. in 2010.

The property is zoned R-1 and is surrounded on all sides by R-1 zoning with PUD-66 overlay. The Broken Arrow Next Comprehensive Plan’s Future Development Guide Map designates the property as Level 2: Urban Residential which is considered compatible with the existing R-1 zoning and the intent of PUD-66 to be a master planned golf community designed to meet the recreation and housing needs of the community while offering unique lifestyle opportunities.

IV. Development Standards

This PUD amendment is proposed to be developed in accordance with the use and development regulations of the Broken Arrow Zoning Ordinance as permitted in the R-1 and PUD-66 zoning districts except as follows:

- a. Community Playfields and Parks: Community playfields and parks are allowed to be privately owned and operated.
- b. Building Height: The maximum building height for indoor dome recreation structures shall be 45 feet.
- c. Platting: The platting requirement is waived for privately owned community playfields and parks development.
- d. Landscape Buffering: Whenever a nonresidential use, including community playfields and parks, is proposed adjacent to property with residential zoning or residential use, a landscaped buffer of at least ten (10) feet in width will be provided along lot lines adjacent to the residential zones and uses. The landscaped buffer will include a minimum of one (1) medium to large evergreen tree for each fifteen (15) linear feet or portion thereof of adjacent exposure.

The following provisions and exceptions apply to the landscape buffer standard:

- 1) As reflected on the Conceptual Development Plan, a landscape buffer shall be provided along the northerly 450 feet of the westerly property line to provide a buffer between Phase 1 and Phase 2 and the existing homes to the west.

- 2) As required per this PUD amendment and City of Broken Arrow regulations, required landscape buffering along the southerly property line and the remainder of the westerly property line will be provided concurrently when the “Future Development Area” is developed.
- 3) The landscape buffer is not required along the northerly property line due to common ownership and similar use.
- 4) Golf courses and accessory uses are not required to be screened or buffered from adjacent properties.

V. Conceptual Development Plan

The Conceptual Development Plan is intended to illustrate the phased development strategy for the property.

