

City of Broken Arrow
Meeting Agenda
Planning Commission

City of Broken Arrow
Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Chairperson Fred Dorrell
Vice Chair Lee Whelpley
Member Ricky Jones
Member Mark Jones

Thursday, August 8, 2019

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [19-1000](#) Approval of Planning Commission meeting minutes of July 25, 2019

Attachments: [07 25 2019 Planning Commission Minutes](#)

- B. [19-954](#) Approval of PT19-112, Preliminary Plat, Timber Ridge Cottages, 8.05 acres, 1 Lot, A-1 (Agricultural) to RM(Residential Multi-Family) and PUD-276 (Planned Unit Development), one-quarter mile south of Kenosha Street (71st Street), east of 37th Street (209th East Avenue)

Attachments: [2-SUBDIVISION CHECKLIST](#)
[3-PRELIMINARY PLAT](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [19-928](#) Public hearing, consideration, and possible action regarding PUD-290A (Planned Unit Development), a minor amendment to PUD-290, Riverbrook Apartments, 14.56 acres, RM to PUD-290A/RM, located one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th East Avenue)

Attachments: [2-CASE MAP.PUD-290A](#)
[3-AERIAL PHOTO](#)
[4-PUD-290A DESIGN STATEMENT](#)
[5-PUD-290 APPROVED BY THE CITY COUNCIL](#)
[6-PRELIMINARY PLAT SUBMITTED TO THE PLANNING COMMISSION](#)

- B. [19-929](#) Public hearing, consideration, and possible action regarding SP 296 (Specific Use Permit), Broken Arrow Public Schools, STEM, 79.8 acres, A-1, one-quarter mile east of 23rd Street (193rd E. Avenue/County Line Road), north of Albany Street (61st Street)

Attachments: [2-CASE MAP](#)

[3-AERIAL](#)

[4-EXHIBIT](#)

7. Appeals

8. General Commission Business

- A. [19-1001](#) Consideration discussion and possible action to recommend the appointment of Fred Dorrell to the Elm and New Orleans Steering Committee

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

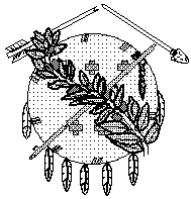
10. Adjournment

NOTICE:

1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.
2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.
3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.
4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.

POSTED on _____, _____ at _____ am/pm.

City Clerk



City of Broken Arrow

Request for Action

File #: 19-1000, **Version:** 1

Broken Arrow Planning Commission
08-08-2019

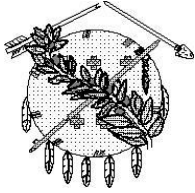
To: Chairman and Commission Members
From: Development Services Department

Title: Approval of Planning Commission meeting minutes of July 25, 2019
Background: Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 07 25 2019 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held July 25, 2019.

Reviewed and Approved By: Larry R. Curtis



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Fred Dorrell
Vice Chairperson Lee Whelpley
Commission Member Ricky Jones
Commission Member Mark Jones

Thursday, July 25, 2019

Time 5:00 p.m.

Council Chambers

1. Call to Order

Chairperson Fred Dorrell called the meeting to order at approximately 5:00 p.m.

2. Roll Call

Present: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-916 Approval of Planning Commission meeting minutes of July 11, 2019**
- B. 19-879 Approval of PT19-110, Preliminary Plat, Riverbrook Addition, 13.70 acres, 2 Lots, RM (Residential Multi-Family), one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th East Avenue)**
- C. 19-922 Approval of PT19-111, Village at 1Eleven, 28.95 acres, 64 Lots, A-1 (Agricultural) to CM (Community Mixed-Use), RS-4 (Single Family Residential) & PUD-288 (Planned Unit Development), northwest corner of Aspen Avenue (145th East Avenue) and Florence Street (111th Street)**
- D. 19-921 Approval of PT15 103B, Conditional Final Plat, Stone Horse IV of Broken Arrow, 24.07 acres, 82 Lots, A 1 (Agricultural) to RS 3 (Single Family Residential), one quarter mile east of Olive Avenue (129th East Avenue), one quarter mile south of Tucson Street (121st Street)**

Ms. Yamaguchi reported the applicants were in agreement with the Staff Report.

Chairperson Dorrell explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was removed for discussion. He asked if there were any items to be removed from the Consent Agenda. Commissioner Ricky Jones asked for Items 4C and 4D to be pulled from the Consent Agenda as his firm prepared the plats for these Items.

MOTION: A motion was made by Mark Jones, seconded by Lee Whelpley.

Move to approve Consent Agenda Items 4A and 4B per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Dorrell stated Item 4A would go before City Council on August 20, 2019 at 6:30 p.m.

5. Consideration of Items Removed from Consent Agenda

Items 4C and 4D were removed from the Consent Agenda. Commissioner Ricky Jones recused himself, left the Commission chambers, and returned following Consideration of Items 4C and 4D. Chairperson Dorrell called for a motion.

MOTION: A motion was made by Mark Jones, seconded by Lee Whelpley.

Move to approve Consent Agenda Items 4C and 4D per Staff recommendation

The motion carried by the following vote:

Aye: 3 - Mark Jones, Fred Dorrell, Lee Whelpley
Recused: 1 - Ricky Jones

6. Public Hearings

- A. 19-867 Public hearing, consideration, and possible action regarding BAZ-2033 (Rezoning), Tidal Wave Rezoning, 3.11 acres, R-2 (Single-Family Residential) to CH (Commercial Heavy), south of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue)**

Ms. Yamaguchi reported Item 6A, BAZ-2033, was a request to change the zoning designation from RS-2 (Single Family Residential) to CH (Commercial Heavy). She stated BACP-163, a

request to change the Comprehensive Plan designation on this property from Public-Semi Public to Level 6, was approved by the City Council on July 16, 2019, subject to the property being platted. She stated CH zoning was considered to be in accordance with the Comprehensive Plan in Level 6. She noted Staff had been in contact with the applicant and determined a PUD would be appropriate for this development; the applicant would be submitting the PUD application within a few weeks. She stated based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommended BAZ-2033 be approved subject to the property being platted and the added condition that a PUD be approved on the property.

The applicant Robert Tolomeo stated his address was 210 N. Main Street, Broken Arrow. He stated he was in agreement with Staff recommendations.

Chairperson Dorrell opened the Public Hearing for Item 6A. He asked if any present wished to speak regarding Item 6A; hearing none, he closed the Public Hearing.

MOTION: A motion was made by Ricky Jones, seconded by Lee Whelpley.

Move to approve Item 6A, BAZ-2033, per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Dorrell stated Item 6A would go before City Council on August 20, 2019 at 6:30 p.m.

B. 19-926 Public hearing, consideration, and possible action regarding the Broken Arrow NEXT Comprehensive Plan and the Broken Arrow Parks Master Plan

Special Projects Manager Farhad Daroga reported before the Planning Commission was the final NEXT Comprehensive Plan document prepared by the consulting firm, along with Staff, and with guidance from the Steering Committee, the Technical Advisory Committee, and members of the Community at-large. He stated this Plan was a complete overhaul of the existing Comprehensive Plan, developed in 1997, and covered the next 20 year horizon. He gave a brief history of the process which was followed to develop the Broken Arrow NEXT Comprehensive Plan and the Broken Arrow Parks Master Plan over the past year. He stated Staff, the Steering Committee, the Technical Advisory Committee, and members of the Community at-large recommended approval of the proposed Plan.

Mr. Daroga noted the Land Use Guide of the plan was a similar concept to the current Land Use Guide, but with several changes and updates. He noted the Parks Master Plan was updated and would be included with the NEXT Comprehensive Plan, but initially began as a parallel study in March of 2018. He recommended consideration and approval of the Broken Arrow Parks Master Plan which would be incorporated into the NEXT Comprehensive Plan.

Chairperson Dorrell opened the Public Hearing for Item 6B. He asked if any present wished to speak regarding Item 6B; hearing none, he closed the Public Hearing.

MOTION: A motion was made by Mark Jones, seconded by Lee Whelpley.

Move to approve Item 6B per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Dorrell stated he appreciated the hard work which had gone into preparation of the NEXT Comprehensive Plan and the Parks Master Plan.

Mr. Daroga indicated Item 6B would go before City Council on August 6, 2019 at 6:30 p.m.

7. Appeals

There were no Appeals.

8. General Commission Business

A. 19-925 Consideration, Discussion, and possible approval of a Resolution recommending that the City Council create a Tax Increment District and Approve the Creek 51 Business Park Economic Development Plan

Commissioner Ricky Jones stated his firm participated in the TIF project with the developer on this property and as such he recused himself for this Item. Commissioner Ricky Jones left the Commission chambers and returned following Consideration of Item 8A.

Mr. Nate Ellis with the Public Finance Law Group stated his address was 5657 NW Classen, Oklahoma City. He reported the Public Finance Law Group was retained by Broken Arrow to assist in creating a TIF District. He stated the TIF District Review Committee met at length two nights ago and recommended the City adopt the TIF District Project Plan. He noted the Creek 51 Business Park was proposed to be an industrial park area, and the TIF would enable the City to capture the incremental ad valorem tax revenue generated by the

development. He stated the property currently was generated approximately \$191 dollars in ad valorem taxes annually; however, with the proposed development the new ad valorem taxes were projected to total approximately \$8.6 million dollars over the next eleven years. He reported the TIF District Project Plan proposed a 50% of the incremental ad valorem tax revenue captured would be allocated to the developer as an incentive, with a cap of \$5 million dollars. He explained the balance of the incremental ad valorem tax revenue captured would be allocated to the various taxing jurisdictions minus \$355,000 dollars in capital improvement recuperation costs for the City of Broken Arrow at a rate of \$60,000 dollars annually. He noted the \$355,000 dollars would cover traffic signalization and other necessary capital improvements. He explained \$355,000 dollars was most likely the maximum amount which would be spent on capital improvements; it was possible this number would be less. He reported there was a Public Meeting scheduled regarding the TIF District during the City Council Meeting on August 6, 2019. He noted the Planning Commission was required to determine if the TIF District was consistent with the long term plans of the City. He stated the PUD and plans for the Creek 51 Business Park would come before the Planning Commission at a later date.

MOTION: A motion was made by Mark Jones, seconded by Lee Whelpley.

Move to approve Item 8A per Staff recommendation

The motion carried by the following vote:

Aye: 3 - Mark Jones, Lee Whelpley, Fred Dorrell
Recused: 1 - Ricky Jones

Chairperson Dorrell stated Item 8A would go before City Council on August 6, 2019 at 6:30 p.m.

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

There were no Remarks, Inquiries, and Comments by Planning Commission and Staff.

10. Adjournment

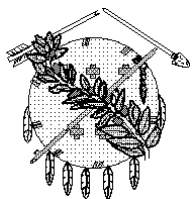
The meeting adjourned at approximately 5:19 p.m.

MOTION: A motion was made by Ricky Jones, seconded by Mark Jones.

Move to adjourn

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones



City of Broken Arrow

Request for Action

File #: 19-954, Version: 1

Broken Arrow Planning Commission

08-08-2019

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT19-112, Preliminary Plat, Timber Ridge Cottages, 8.05 acres, 1 Lot, A-1 (Agricultural) to RM(Residential Multi-Family) and PUD-276 (Planned Unit Development), one-quarter mile south of Kenosha Street (71st Street), east of 37th Street (209th East Avenue)

Background:

Applicant: DHTC Development, LLC

Owner: John Munich

Developer: DHTC Development, LLC

Engineer: Crockett Engineering Consultants

Location: One-quarter mile south of Kenosha Street (71st Street), east of 37th Street (209th East Avenue)

Size of Tract 8.05 acres

Number of Lots: 1

Present Zoning: A-1 to RM and PUD-276

Comp Plan: Level 4 to Level 3 (BACP-161)

PT19-112, the preliminary plat for Timber Ridge Cottages, contains 8.05 acres with one proposed lot. This property, which is located one-quarter mile south of Kenosha Street (71st Street) and east of 37th Street (209th East Avenue), is presently zoned A-1 to RM/PUD-276. The RM zoning and PUD on the property was approved by the City Council on May 1, 2018 subject to the property being replatted.

BACP-161, a request to change the comprehensive plan designation on this property from Level 4 to Level 3, was conditionally approved by the City Council on April 17, 2018.

The applicant, through PUD-276, proposes senior multi-family housing with a mix of duplex (6 units), 4 Plex (40 units), and apartment style dwellings (28 units) for a total of 74 units. Access to the proposed development is through two entrances off 209th East Avenue. A stub street has been provided to the property to the south for shared access. A future access is proposed to the east for when a frontage road is built along the Creek Turnpike. Eighty feet of right-of-way for a future frontage road is proposed to be dedicated along the east boundary with the plat of this property.

Attachments: Checklist
 Preliminary Plat

Recommendation:

Staff recommends PT19-112, preliminary plat for Timber Ridge Cottages, be approved, subject to the attached checklist.

Reviewed and Approved By: **Larry R. Curtis**

ALY

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Timber Ridge Cottages
CASE NUMBER: PT19-112
RELATED CASE NUMBERS: PUD-276 and BAZ-1998 and BACP-161
COUNTY: Wagoner
SECTION/TOWNSHIP/RANGE: 8/18/15
GENERAL LOCATION: ¼ mile south of Kenosha, east of 37th Street
CURRENT ZONING: A-1 to RM/PUD-276
SANITARY SEWER BASIN:
STORM WATER DRAINAGE BASIN:

ENGINEER: Crockett Engineering Consultants
ENGINEER ADDRESS: 1000 W Nifong Blvd Building 1
Columbia, MO 65203

ENGINEER PHONE NUMBER: (573) 447-0292

DEVELOPER: DHTC Development, LLC
DEVELOPER ADDRESS: 1900 E Lark Lane
Nixa, MO 65714

DEVELOPER PHONE NUMBER: (417) 234-7841

PRELIMINARY PLAT

APPLICATION MADE: July 15, 2019
TOTAL ACREAGE: 8.05
NUMBER OF LOTS: 1
TAC MEETING DATE: August 6, 2019
PLANNING COMMISSION MEETING DATE: August 8, 2019
COMMENTS:

1. _____ The title should read "Timber Ridge Cottages, a replat of a portion of Lot 1, Block 1, Tee Town Golf Ranch"
2. _____ Remove the line in parenthesis in the legal description.
3. _____ The City of Broken Arrow development number is not needed.
4. _____ Provide the CA# for the surveyor.
5. _____ Owner signatures are not necessary until the final plat is approved.
6. _____ Location map should be at a 1:2,000 scale showing only the section where the development is located. Identify arterial streets with Broken Arrow street names and county names in parenthesis. North: Kenosha Street (71st Street), South: Houston Street (81st Street), East: Evans Road (225th E Ave), West: 37th Street (209th E Ave)
7. _____ Remove all references to building lines and limits of access that were in place with the old plat. Add a note to the face of the plat stating that the Timber Ridge Cottages plat supersedes Tee Town Golf Ranch, plat number XXXX.
8. _____ Show the distance between the two entrances. Per the PUD, this distance should be approximately 170-feet.
9. _____ For off-site access easements and reserves, provide the plat number or other document that dedicated the item.
10. _____ There is no language in the covenants concerning the dedication/maintenance of easements, reserve areas, screening, landscaping or streets.
11. _____ Identify any improvements intended for private use only. Define how private improvements are to be maintained within the covenants.
12. _____ Provide dimensions for the distances between the section line and the property line.
13. _____ Remove parking areas and topo lines from the plat.
14. _____ Place case number (PT19-112) in lower right corner of plat.
15. _____ All references (See Legal Description and easement call outs) to the "Tee Town Golf Ranch" plat needs to include the document number. This can be incorporated by adding a note and referencing it at each applicable area.
16. _____ Update street call out in note 1.14.1.
17. _____ Under "BENCHMARK", the vertical datum reference is currently a horizontal datum reference. Please update to show the correct vertical datum reference, assuming "North American Vertical Datum 1988 (NAVD 88)".
18. _____ Under "BEARING BASIS"; add a prefix "(M) or (P)" to appropriate paragraph to correlate with bearing designations on map.

19. _____ Identify the 80' Right-of-Way for future outer road as "Private" or "Public".
20. _____ Remove the SE segment of the N-S "35' Perimeter Landscape Buffer/Setback" line which extends south of the same buffer running E-W.
21. _____ Enclose the pressurized Sanitary sewer line in an easement to the North of the development and show extents of the easement on the map.
22. _____ Add a 17.5' U/E along the south property line.
23. _____ Move the 17.5' U/E from the East property line to be on the new R/W line.
24. _____ Show a reserve or overland drainage easement on the proposed detention area.
25. _____ Do not extend the U/E into the new R/W
26. _____ Add bearing & distance to the new R/W

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT:

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

27. _____
28. _____
29. _____
30. _____ The conditional final plat and the "no exceptions taken" engineering drawing must agree with respect to Limits of Access and No Access, easement both internal and external, reserve area, traffic control medians, street layouts, rights-of-way, etc. Please provide a written statement (e-mail statement is acceptable) that the conditional final plat agrees with the "no exceptions taken" engineering plans.
31. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
32. _____ Show monuments on plat.
33. _____ Provide written documentation (email is acceptable) that the slopes on lots adjacent to a drainage channel do not exceed a 4:1 slope.
34. _____

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

LETTER OF APPROVAL FROM UTILITY COMPANY SUBMITTED?

_____ NATURAL GAS COMPANY APPROVAL

_____ ELECTRIC COMPANY APPROVAL

_____ TELEPHONE COMPANY APPROVAL

_____ CABLE COMPANY APPROVAL

CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?

_____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH

OKLAHOMA CORPORATION COMMISSION, 405-521-2271

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

_____ STORMWATER PLANS, ACCEPTED ON:

_____ PAVING PLANS, ACCEPTED ON:

_____ WATER PLANS, ACCEPTED ON:

_____ SANITARY SEWER PLANS, ACCEPTED ON:

_____ SEWAGE DISPOSAL PLANS, SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON:

_____ WATER PLANS SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON: _____

_____ IS A SIDEWALK PERFORMANCE BOND DUE? _____ HAVE THEY BEEN SUBMITTED? _____

____ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWERS, SANITARY SEWER
AND PAVING? (CIRCLE APPLICABLE) _____ HAVE THEY BEEN SUBMITTED? _____
____ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

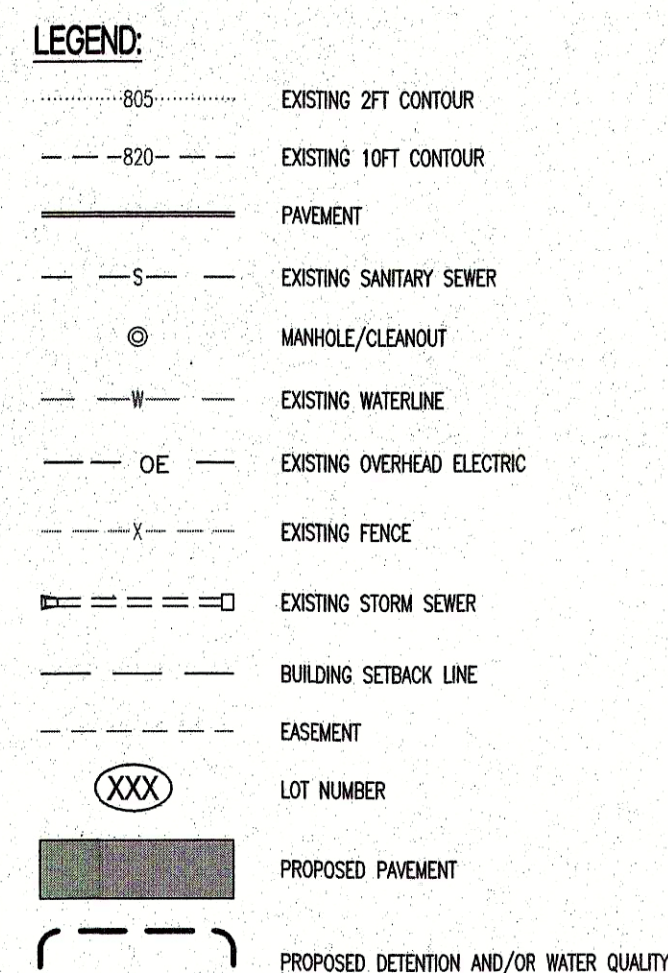
____ ADDRESSES REVIEWED AND APPROVED?
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?
____ PLANNING DEPARTMENT REVIEW COMPLETE ON:
____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
____ FINAL PLAT SENT TO PROJECT ENGINEER FOR FINAL REVIEW ON:

FEES

____ FINAL PLAT PROCESSING FEE (\$175 + (\$10 X ____ LOTS)	\$ _____
____ WATER LINE (\$) UNDER PAYBACK CONTRACT	\$ _____
____ EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
____ ACCELERATION/DECELERATION LANES ESCROW	\$ _____
____ WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
____ SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
____ STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
____ DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
____ REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
____ REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
____ STREET SIGNS, LIGHTS, ETC. (\$150 X ____ SIGNS)	\$ _____
____ SIDEWALK ESCROW	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION (.40 X ____ (SF INCREASED IMPERVIOUS AREA) (less any area in Reserve Area of ½ acre or more)	\$ _____
TOTAL FEE(S)	\$ _____

FINAL PROCESSING OF PLAT

____ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: _____
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ FINAL PLAT PICKED UP FOR RECORDATION ON: _____
____ 2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT



WHEREAS, "TIMBER RIDGE COTTAGES" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (ENTITLED PUD NO. 276) AS PROVIDED WITHIN SECTION 6.4 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA (ORDINANCE NO. 2931) AS AMENDED AND EXISTING ON JULY 25, 2017 (HEREINAFTER THE "BROKEN ARROW ZONING ORDINANCE"), WHICH PUD NO. 276 WAS APPROVED BY THE CITY OF BROKEN ARROW CITY COUNCIL ON MAY 1, 2018; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA:

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

THE DEVELOPMENT OF "TIMBER RIDGE COTTAGES" SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE AS SUCH PROVISIONS EXISTED ON JULY 25, 2017 OR AS MAY BE SUBSEQUENTLY AMENDED.


1. DEVELOPMENT STANDARDS - ALL PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE SHALL APPLY TO THIS PUD EXCEPT AS MODIFIED BELOW:
 - 1.1. LAND AREA - 8.05 ACRES
 - 1.2. PERMITTED USES - THE USES PERMITTED IN THE RM RESIDENTIAL MULTI-FAMILY DISTRICT, AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES

- 1.3. MAXIMUM NUMBER OF DWELLING UNITS - 74
- 1.4. MAXIMUM UNIT INTENSITY - 9.2 UNITS PER ACRE
- 1.5. MAXIMUM BUILDING LENGTH (APARTMENT BUILDING) - 180 FEET
- 1.6. MAXIMUM BUILDING HEIGHT
 - 1.6.1. APARTMENT BUILDING - 50 FEET
 - 1.6.2. DUPLEX OR 4 PLEX - 35 FEET
- 1.7. MINIMUM OFF-STREET PARKING
 - 1.7.1. APARTMENT BUILDING - 1.5 SPACES PER UNIT
 - 1.7.2. DUPLEX OR 4 PLEX - 2 SPACES PER UNIT (ONE IN DRIVEWAY, ONE IN GARAGE)
- 1.8. MINIMUM BUILDING SETBACKS AND BUFFERS
 - 1.8.1. 35 FOOT PERIMETER LANDSCAPE BUFFER/BUILDING SETBACK ON ALL 4 SIDES OF DEVELOPMENT WITH THE EXCEPTION OF TWO ENTRANCES WITH SIDEWALKS ON THE WEST SIDE TO S. 209th AVE. AND ONE FUTURE ENTRANCE ONTO THE FUTURE OUTER ROAD ON THE EAST.
 - 1.8.2. EXISTING PARKING FACILITY FOR SOUTH NEIGHBOR MAY REMAIN IN CURRENT LOCATION WHICH IS WITHIN THE 35 FOOT LANDSCAPING BUFFER AS SHOWN ON THE PUD PLAN.
- 1.8.3. MISCELLANEOUS SITE UTILITIES MAY BE PLACED WITHIN THE PERIMETER LANDSCAPE BUFFER AS NEEDED.
- 1.9. MINIMUM DISTANCE BETWEEN BUILDINGS - 10 FEET
- 1.10. LANDSCAPING - NO MODIFICATIONS
- 1.11. SCREENING WILL BE IN CONFORMANCE WITH THE BROKEN ARROW ZONING ORDINANCE
- 1.12. SIGNS AS PERMITTED AND REGULATED BY CHAPTER 5, SECTION 5.7 SIGNS FOR USES PERMITTED IN THIS PUD. MONUMENT SIGN TO BE MAXIMUM OF 64 SQUARE FEET OF SIGN SURFACE AREA AND 8 FEET IN HEIGHT. ALL SIGNS SHALL BE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENTS BUT MAY BE PLACED WITHIN THE 35 FOOT PERIMETER LANDSCAPE BUFFER.
- 1.13. LIGHTING - NO MODIFICATIONS
- 1.14. ACCESS
 - 1.14.1. TWO PRIVATE STREETS ACCESSING S. 209th AVE AS SHOWN PER THE PUD PLAN. THE DISTANCE BETWEEN THE CENTERLINES OF THESE DRIVES HAS BEEN REDUCED FROM THE CITY STANDARD 25' TO APPROXIMATELY 17'.
 - 1.14.2. THE FUTURE CONNECTION OF A PRIVATE STREET TO THE FUTURE OUTER ROAD. THIS DEVELOPMENT SHALL NOT BE REQUIRED TO CONSTRUCT THE FUTURE DRIVE TO THE FUTURE OUTER ROAD UNLESS THEY SO DESIRE.

IN WITNESS WHEREOF: DHTC DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS

15 DAY OF July, 2019

DHTC DEVELOPMENT, LLC


RILEY SHANTZ, MEMBER

STATE OF MO)
COUNTY OF GREENE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF July, 2019, BY RILEY SHANTZ, MEMBER OF DHTC DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY.

RYAN CREASON
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Christian County
My Commission Expires: July 5, 2020
ID: #16808078

Ryann Croasone, NOTARY PUBLIC
COMMISSION NO. 168989
EXPIRES 7-5-20

SECTION 8, TOWNSHIP 18 N, RANGE 15 E
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
DATE OF PREPARATION JULY 15, 2019

CITY OF BROKEN ARROW DEVELOPMENT NUMBER _____
CASE NUMBER _____

LEGAL DESCRIPTION:

THE NORTH 330 FEET OF LOT 1, BLOCK 1 OF TEE TOWN GOLF RANCH
A SUBDIVISION IN BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
(A FUTURE FINAL PLAT WILL PLAT THIS PROPERTY INTO ONE LOT)

OWNER:
JM ASSESTS, LP
4203 SPINNAKER CO
AUSTIN, TX 78731

DEVELOPER:
DHTC DEVELOPMENT, LLC
1900 E. LARK LANE
NIXA, MISSOURI 65714
(417) 234-7841

1. TOTAL AREA OF THIS DEVELOPMENT IS 8.05 ACRES.
2. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 40145C0115J, DATED SEPTEMBER 30, 2016.
3. PROPOSED MINIMUM BUILDING SETBACK SHALL BE 35' FROM THE PROPERTY LINE ON ALL SIDES.
4. THERE SHALL BE A 35' PERIMETER LANDSCAPING BUFFER ON ALL SIDES OF THE DEVELOPMENT.
5. THE STREETS AS SHOWN ARE INTENDED FOR PRIVATE USE. THE STREETS AND OTHER PRIVATE IMPROVEMENTS SHALL BE MAINTAINED BY THE LAND OWNER.

BENCHMARK

CUT "X" IN STORM SEWER STRUCTURE EAST OF THE PROJECT BOUNDARY, WEST OF CREEK TURNPIKE. APPROXIMATELY 142 FEET SOUTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

ELEVATION = 657.85 NAD83 OKLAHOMA STATE PLANE - NORTH ZONE

MONUMENT NOTES:

A 1/2" X 18" DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "CA 6429" TO BE SET AT ALL PLAT
BOUNDARY CORNERS, PRIOR TO RECORDATION UNLESS NOTED OTHERWISE.

A 1/2" X 18" DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "CA 6429" TO BE SET AT ALL LOT CORNERS AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

A MAG. NAIL WITH A WASHER STAMPED "CA 6429" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

BEARING BASIS

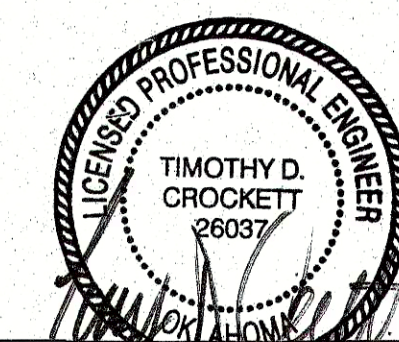
THE BEARING OF N 01°24'25" W AS SHOWN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 8, T-18-N, R-15-E, I.M., WAGONER COUNTY, STATE OF OKLAHOMA IS BASED UPON GPS OBSERVATIONS RELATIVE TO NAD83 OKLAHOMA STATE PLANE - NORTH ZONE.

THE ORIGINAL PLATTED BEARINGS HAVE BEEN SHOWN HEREON FOR REFERENCE. THE NAD83 OKLAHOMA STATE PLANE - NORTH ZONE BEARINGS GRAPHICALLY SHOWN HEREON REFLECT THE SAME ANGULAR GEOMETRY AS ORIGINALLY PLATTED.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

TIMOTHY D. CROCKETT, OF CROCKETT ENGINEERING CONSULTANTS,
A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF
OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND
ACCURATELY PREPARED THE PRELIMINARY PLAT ON THE TRACT OF
LAND DESCRIBED ABOVE.

SIGNED: _____
DATE OF EXECUTION: July 15, 2019
NAME PROFESSIONAL ENGINEER: TIMOTHY D. CROCKETT
NO. 26037, OKLAHOMA



STATE OF MISSOURI)
COUNTY OF BOONE.)

THE FOREGOING CERTIFICATE OF PRELIMINARY
ENGINEERING ACCURACY WAS ACKNOWLEDGED BEFORE ME
THIS 15 DAY OF JULY, 2019,
BY TIMOTHY D. CROCKETT.

DANIELLE GRIFFITH
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
Commission Number 12409201
My commission expires October 28, 2011

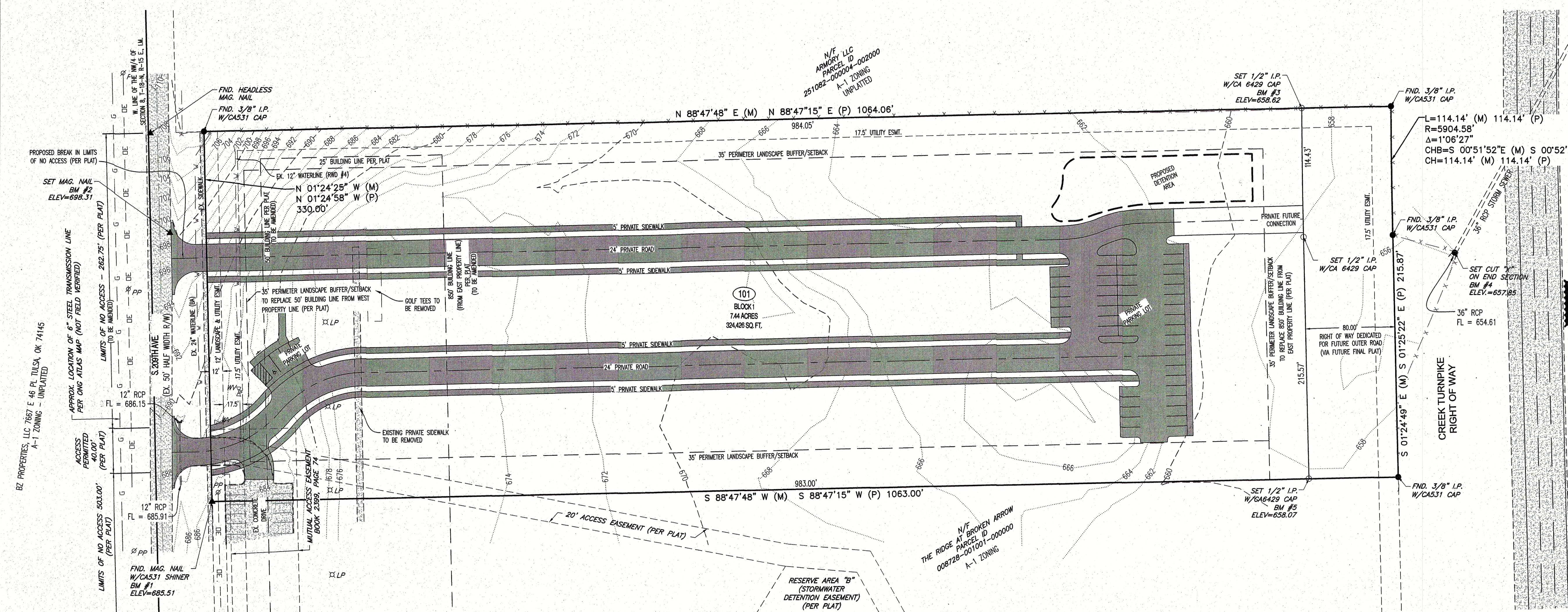
2020 COMMISSION NO. 12409201
EXPIRES 10/28/2020

SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4045 NW 64th STREET, SUITE 415
OKLAHOMA CITY, OK 73116
(405) 246-9411

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Oklahoma Certificate of Authority
#6594



CONCEPTUAL UTILITIES FOR
TIMBER RIDGE COTTAGES
PUD 276

SECTION 8, TOWNSHIP 18 N, RANGE 15 E
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
DATE OF PREPARATION JULY 12, 2019

CITY OF BROKEN ARROW DEVELOPMENT NUMBER _____
CASE NUMBER _____

LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 1 OF TEE TOWN GOLF RANCH
A SUBDIVISION IN BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
(A FUTURE FINAL PLAT WILL PLAT THIS PROPERTY INTO ONE LOT)

OWNER:
JM ASSESTS, LP
4203 SPINNAKER COVE
AUSTIN, TX 78731

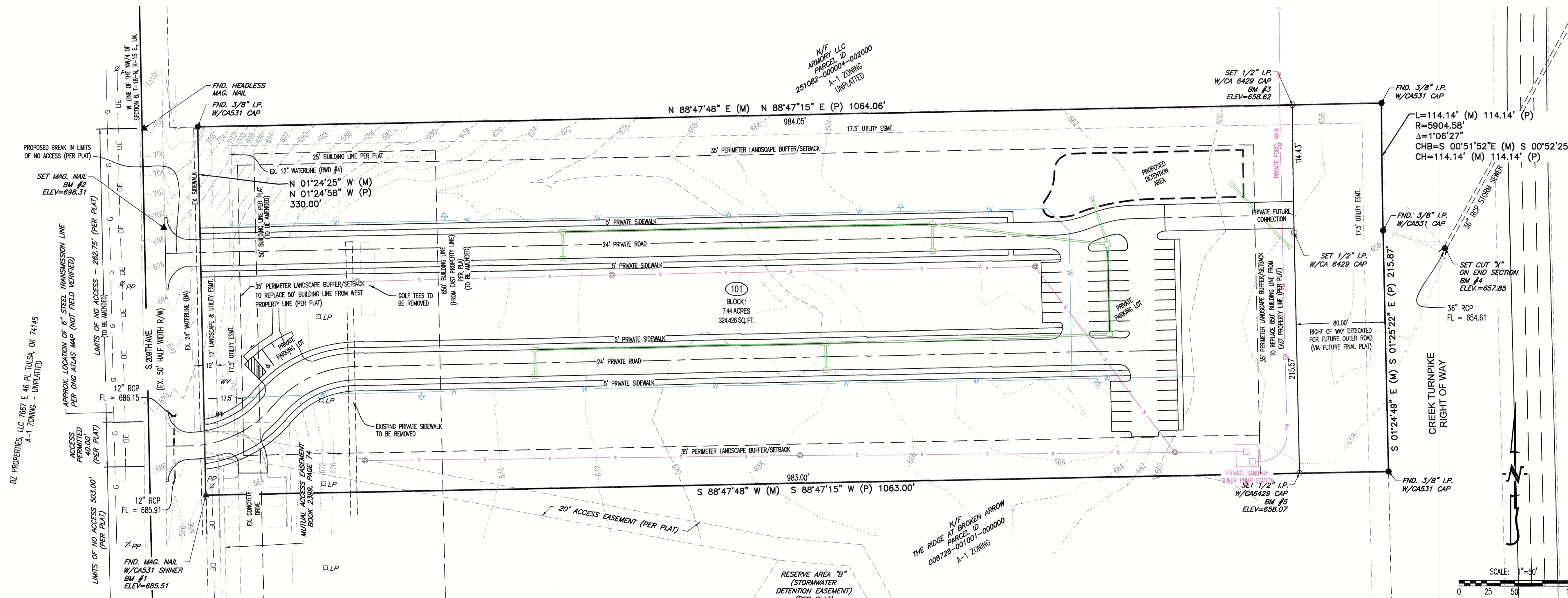
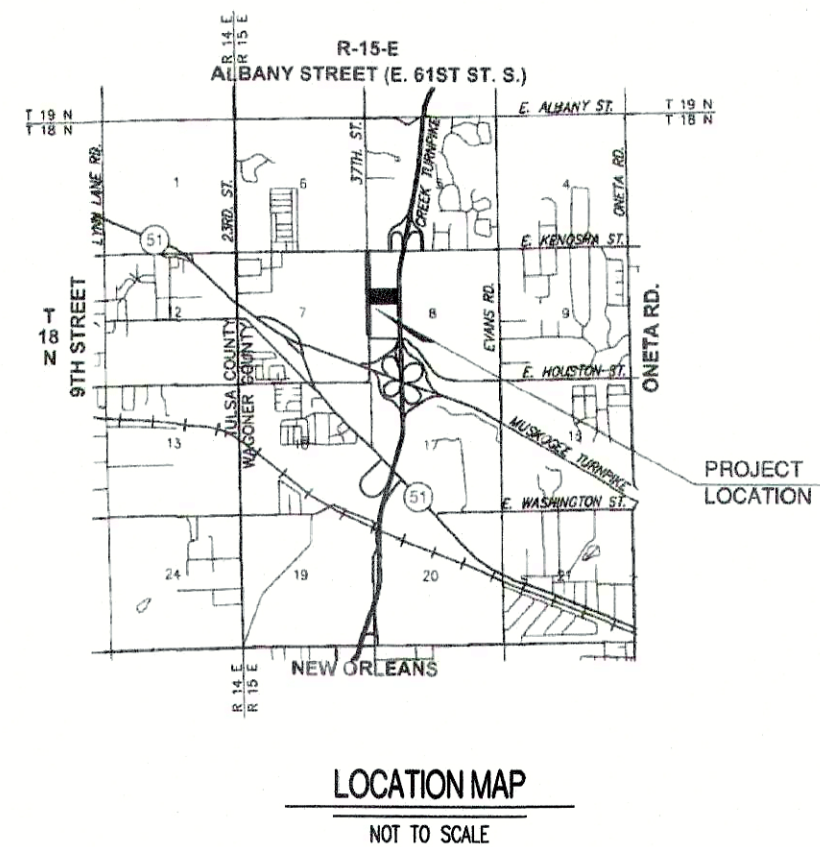
DEVELOPER:
DHTC DEVELOPMENT, LLC
1900 E. LARK LANE
NIXA, MISSOURI 65714
(417) 234-7841

LEGEND:

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PAVEMENT
- EXISTING SANITARY SEWER
- MANHOLE/CLEANOUT
- EXISTING WATERLINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING STORM SEWER
- BUILDING SETBACK LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION AND/OR WATER QUALITY

PROPOSED UTILITIES LEGEND:

- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE/CLEANOUT
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED STORM SEWER



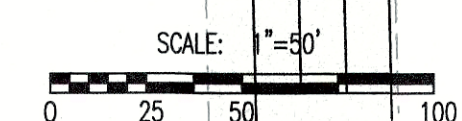
SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4045 NW 64th STREET, SUITE 415
OKLAHOMA CITY, OK 73116
(405) 246-9411

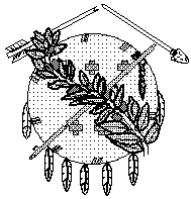
SITE/CIVIL ENGINEER:

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Oklahoma Certificate of Authority
#6594





City of Broken Arrow

Request for Action

File #: 19-928, Version: 1

**Broken Arrow Planning Commission
08-08-2019**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-290A (Planned Unit Development), a minor amendment to PUD-290, Riverbrook Apartments, 14.56 acres, RM to PUD-290A/RM, located one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th East Avenue)

Background:

Applicant: Patrick D. Rooney, Bohanon & Rooney Ventures, LLC
Owner: Bohanon & Rooney Ventures, LLC
Developer: Bohanon & Rooney Ventures, LLC
Engineer: Anderson Engineering, Inc.
Location: One-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th East Avenue)
Size of Tract 14.56 acres
Present Zoning: RM
Proposed Zoning: PUD-290A/RM (PUD-290 approved subject to platting)
Comp Plan: Greenway/Floodplain

Planned Unit Development (PUD) 290A involves a 14.56 acre parcel located one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th East Avenue). Applicant is requesting a minor amendment to PUD-290 to modify the fence requirement along Aspen Avenue.

The property is presently zoned RM (Residential Multifamily). The RM zoning on the property was approved by the City Council on January 17, 1972, as part of BAZ-308, which was part of four rezoning applications in the area. On January 20, 1972, Ordinance 416 was approved by the City Council that changed the zoning on the property from R-1 to R-5. On February 1, 2008, the Zoning Ordinance was updated and the R-5 district was changed to RM. On June 3, 2019, the City Council conditionally approved PUD-290, subject to the property being platted, site plan being brought to the City Council for presentation before approval, and Phase II limited to a maximum of 95 units. A preliminary plat was submitted to and approved by the Planning Commission on July 25, 2019, subject to an attached checklist.

Applicant is interested in developing an apartment project on the property. The development is proposed to occur in two phases. The first phase, Lot 1, Block 1, which consists of 6.73 acres, will contain 72 total units (28

one bedroom units, 22 two bedroom units, and 22 three bedroom units). According to PUD-290, the total number of units in the second phase, Lot 2, Block 2, which contains 6.85 acres, is limited to 95.

With PUD-290A, applicant is requesting a minor amendment to PUD-290. According to Section 5.2.E.2.a of the Zoning Ordinance, “All residential uses that abut any arterial or collector street or highway shall install and maintain fences that comply with this Section on the side(s) of the property that abut such street or highway. The fences shall be at least six (6) feet in height, and a maximum of eight feet (8’) in height if adjoining a highway.” Section 5.2.E.3.d of the Zoning Ordinance goes on to say, “Where fencing is required by this ordinance such fencing and walls shall be opaque and shall be constructed of durable, easily maintained materials such as, but not limited to, masonry, vinyl, or treated, stained or painted wood sections. Chain link, wire mesh, or other similar products shall be prohibited.” With PUD-290A, applicant is requesting that instead of opaque fencing along the west boundary next to Aspen Avenue, that they able to install an architectural metal fence equal to “American Majestic” 3 rail, eight foot long, six foot high galvanized steel, black finish with six foot high masonry columns every 40 feet column to column. In addition, landscaping with berms shall be added next to and on both sides of the fencing. All landscaping and fencing will be on the apartment property. A detail of the proposed fencing and column has been provided with the design statement submitted with PUD-290A. This is the only change being requested to PUD-290.

With a minor amendment, the Zoning Ordinance only requires that the abutting property owners be notified. With PUD-290A, applicant submitted the same radius report list that was used with PUD-290, which resulted in the notification of 277 property owners, instead of the approximately 17 required by the Zoning Ordinance.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North/East	Level 2, private recreation, and greenway floodplain	RM and R-2	Multifamily, private golf course, and Indian Springs Estates addition.
South	Public Recreation	R-2	Indian Springs Soccer complex
West	Level 2	R-2, R-3, and RD	Undeveloped and Willow Springs addition.

Water and sanitary sewer service will be provided by the City of Broken Arrow. With regards to the 100-year floodplain, the property was shown on the 1984 Federal Emergency Management Agency (FEMA) maps to be located entirely in the 100-year floodplain (1 percent chance of flooding). The 1999 FEMA maps continued to show the property in the 100-floodplain. In 2009, however, there was a change. The 2009 FEMA maps shows most of the property to be located in the 500-year floodplain (0.2 percent chance of flooding) with just the area along north/east boundary and part of the south boundary being located in the 100-year floodplain. While no development is allowed to occur in the 100-year floodplain, development is permitted in the 500-year floodplain. The FEMA maps prepared in 2012 and 2016 continue to show most of the property in the 500-year

floodplain with just the area along the north/east boundary and along part of the south boundary being located in the 100-year floodplain. According to the Subdivision Regulations, all property located within the 100-year floodplain is required to be placed within a reserve area with the maintenance of the reserve area identified in the covenants. The preliminary plat showed the base flood elevation to be 590. The finished floor elevations for the buildings in the apartment complex are required to be at least 12 inches above the flood elevation.

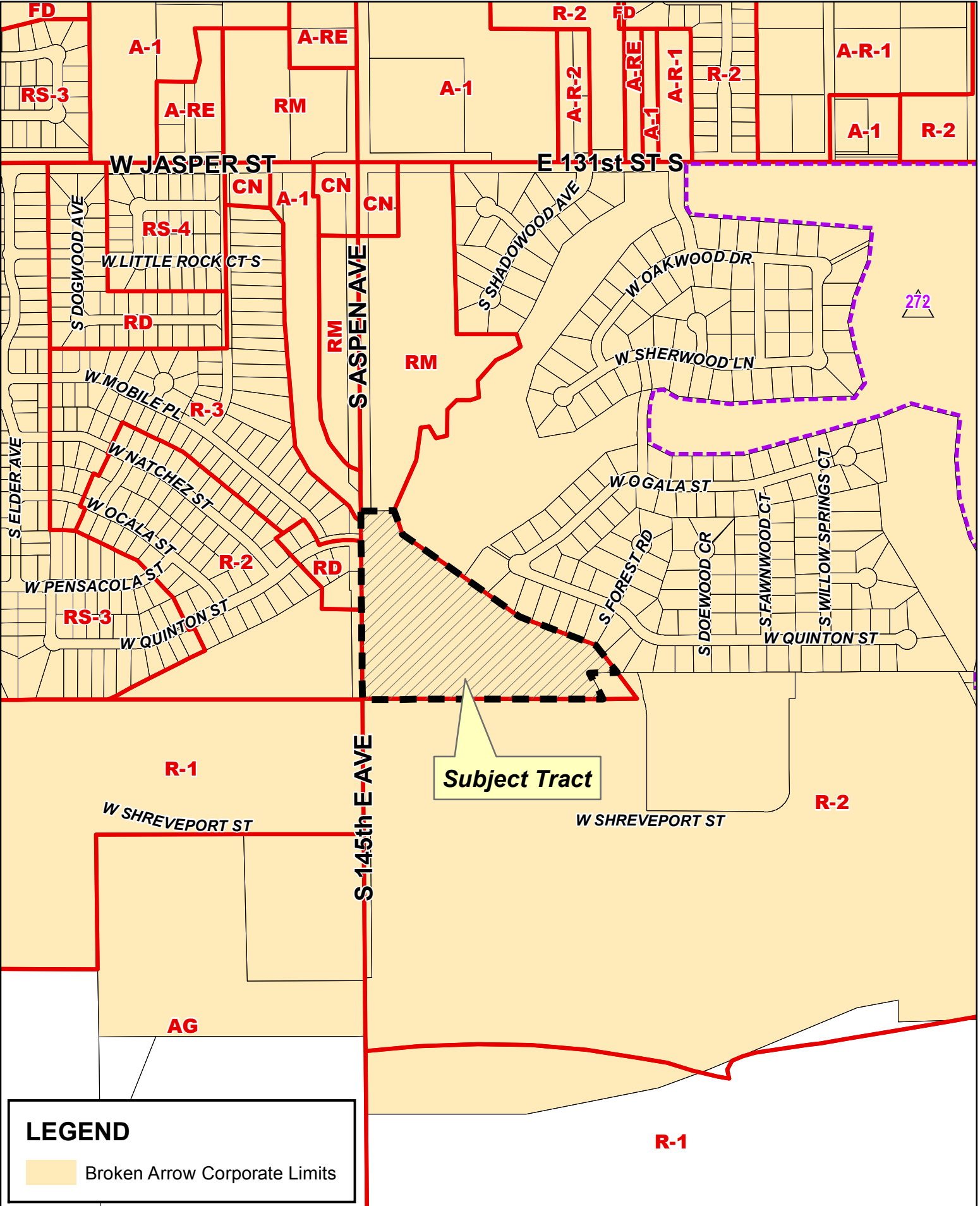
Attachments: Case map
Aerial photo
PUD-290A design statement
PUD-290 approved by the City Council
Preliminary plat submitted to the Planning Commission

Recommendation:

Based upon the Comprehensive Plan, the existing zoning, the design statement and conceptual site plan submitted with PUD-290 and PUD-290A, the location of the property, and the surrounding land uses, Staff recommends that PUD-290A be approved, subject to the property being platted in accordance with the City of Broken Arrow Subdivision Regulations.

Reviewed and approved by: Larry R. Curtis

BDM



LEGEND

 Broken Arrow Corporate Limits

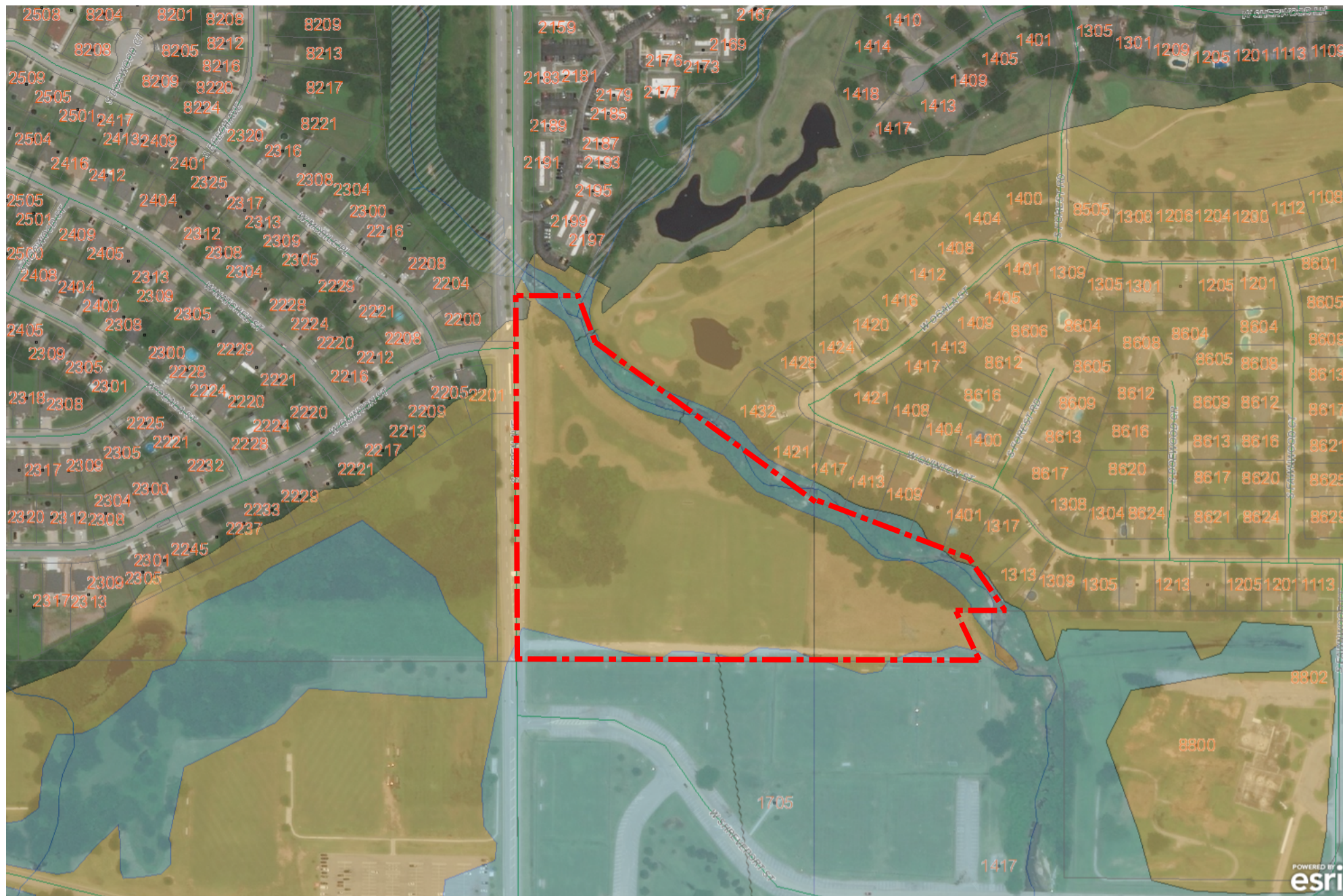
 Subject Tract

PUD-290A

0 150 300 600
Feet

10 17-14





PUD-290A - RIVERBROOK APARTMENTS



411 #



RIVERBROOK APARTMENTS

A

PLANNED UNIT DEVELOPMENT

FOR BROKEN ARROW, OKLAHOMA

PUD-290A

MARCH 15, 2019---REVISED 06/26/2019

PREPARED BY:

BLACKLEDGE AND ASSOCIATES—ARCHITECTS

7416 North Broadway Ext.

Oklahoma City, OK 73116

405.848.2855

larry@blackledgearchitects.com

PREPARED FOR:

Bohanon & Rooney Ventures, LLC

c/o Patrick D. Rooney

36 E Cameron St

Tulsa OK 74103

918-804-5698



RIVERBROOK APARTMENTS

**BROKEN ARROW, OKLAHOMA
A PLANNED UNIT DEVELOPMENT**

PROPERTY FEATURES AND DEVELOPMENT PLAN:

REVISED 06/26/2019

ALL CHANGES FROM PUD APPROVED ON 6-3-19 NOTED IN RED

THE RIVERBROOK PLANNED UNIT DEVELOPMENT (PUD) IS FILED UNDER THE BROKEN ARROW ZONING ORDINANCE WHICH BECAME EFFECTIVE ON FEBRUARY 1, 2008.

SITE: CONTAINS 14.055 ACRES MOL---612,235.8 SQUARE FEET (607,189 AFTER ADDITIONAL ROW IS GIVEN) SEE ATTACHED LEGAL.

ZONED: RM MULTI FAMILY.

ACCESS: TWO ACCESS POINTS OFF OF SOUTH ASPEN AVENUE (SOUTH 145th EAST AVENUE) ONE AT THE NORTH END OF THE SITE LINING UP WITH WEST QUINTON STREET. THE SOUTH ENTRY WILL BE LOCATED AT THE NORTH ROW LINE OF THE GRDA EASEMENT. EACH ENTRY WILL HAVE ONE IN AND TWO OUT LANES. THE INTERNAL CONNECTION BETWEEN THE TWO PROPOSED SITES WILL, WHEN PLATTED, HAVE A MUTUAL ACCESS AGREEMENT

BOUNDARIES: TO THE NORTH AND NORTHEAST IS A TREE LINED CREEK SEPARATING THIS SITE FROM APARTMENTS, PART OF A GOLF COURSE AND SEVERAL SINGLE FAMILY HOMES. TO THE SOUTH IS LOCATED PUBLIC SOCCER FIELDS AND THE WEST IS AN UN-DEVELOPED WOODED AREA AND EVEN FUTHER WEST SINGLE FAMILY HOMES. (SEE SITE PHOTO AND ALTA SURVEY).

FEATURES: THIS SITE IS FLAT WITH A GENTAL SLOPE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER WITH APPROXIMATELY 7 FEET IN ELEVATION CHANGE. OTHER THAN A FEW TREES MID SITE ON THE WEST PROPERTY LINE THE SITE IS VOID OF ANY OTHER TREES OR IMPROVEMENTS EXCEPT AS OUTLINED HERE-IN-BEFORE AT THE CREEK LINE.

UTILITIES: ALL UTILITIES ARE AVAILABLE AT THE SITE OF THE SIZE REQUIRED FOR THIS PROJECT. (SEE ATTACHED ALTA SURVEY SHOWING UTILITIES EASEMENTS AND FLOOD PLAIN)

SCOPE OF THE WORK:

THE 14 ACRE SITE IS TO BE DIVIDED INTO TWO LOTS. LOT 1 (PHASE ONE SEE ATTACHMENT 'A') WILL CONSIST OF 293,163 SQUARE FEET AND, ACCORDING TO THE LOT AREA CALCULATIONS WILL SUPPORT 133 APARTMENT UNITS. THIS SITE WHEN CONSTRUCTED WILL CONSIST OF 72 TOTAL UNITS. 28 ONE BEDROOMS, 22 TWO BEDROOMS AND 22 THREE BEDROOM APARTMENTS. ALSO ON THE SITE WILL BE A 3826 SQUARE FOOT COMMUNITY/OFFICE BUILDING WITH STORM SHELTER, WORKOUT AREA AND A COMMUNITY GATHERING AREA.

LOT TWO (PHASE TWO ATTACHMENT 'B') WILL CONSIST OF 314,026 SQUARE FEET AND ACCORDING TO THE LOT AREA CALCULATION WILL SUPPORT APPROXIMATELY 142 APARTMENT UNITS. SPECIFIC PLANS FOR THIS LOT WILL BE DEVELOPED AT A LATER DATE. WE HAVE PROVIDED A CONCEPT DRAWING AS ATTACHMENT 'B' SHOWING A POSSIBLE DESIGN. **THE TOTAL NUMBER OF UNITS ON LOT 2 IN PHASE TWO SHALL NOT EXCEED 95.**

SEE ATTACHMENT 'C' FOR TOTAL SITE DEVELOPMENT PLAN.

PHASE ONE APARTMENTS WILL BE THREE STORY IN HEIGHT WITH STONE, BRICK AND SIDING MEETING THE BROKEN ARROW DESIGN STANDARDS.



DEVELOPMENT STANDARDS:

ALL PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE SHALL APPLY TO THIS PUD EXCEPT AS MODIFIED AND LISTED BELOW.

MINIMUM BUILDING SETBACKS AND BUFFERS:

ITEM 1: TABLE 4.1.2 SIDE AND REAR YARDS

ALL BUILDING SETBACKS WILL BE ACCORDING TO THE ZONING ORDINANCE EXCEPT FOR THE SIDEYARD AND REARYARD REQUIRMENTS OF 70 FEET AND 35 FEET WHICH SEPARATES PHASE ONE FROM PHASE TWO. (SEE ATTACHMENTS "A' AND 'B')

THIS PROPERTY LINE WILL HAVE THE MANDATORY 17'-6" UTILITY EASEMENT ON THE NORTH AND EAST AS WELL AS A 17'-6" GREEN BELT ON THE SOUTH AND WEST SIDES OF THE SEPARATING PROPERTY LINE. THIS GREEN BELT WILL BE INTERRUPTED ONLY WITH STREETS AND DRIVES TO ACCESS PARKING AREAS WHICH WILL BE PROVIDED AT THE SIDES OF THE PROPOSED PHASE TWO APARTMENTS.

ITEM 2: TABLE 4.1.2 MAX HEIGHT

MAXIMUM BUILDING HEIGHTS TWO AND THREE STORY STRUCTURES ---2 STORY 25 FEET---THREE STORY 45 FEET TO HIGHEST ROOF RIDGELINE.

ITEM 3: TABLE 5.4.1 OFF-STREET PARKING

ALL OFF-STREET PARKING SHALL REMAIN AT TWO (2) SPACES PER APARTMENT EXCEPT FOR ONE BEDROOM APARTMENTS WHICH SHALL BE REDUCED TO 1.5 SPACES PER APARTMENT UNIT.

ITEM 5: SCREENING: 5.2.E.2.b

A SECUTITY FENCE OF AT LEAST 6 FEET IN HEIGHT SHALL BE OUTSIDE THE 100-YEAR FLOODPLAIN ALONG THE NORTHEAST BOUNDRY. THIS FENCE IS NOT REQUIRED TO BE OPAQUE. THE PROPERTY OWNER IS STILL RESPONSIBLE FOR THE MAINTENANCE OF THE AREA BETWEEN THE FENCE AND THE NORTH/EAST PROPERTY LINE.

FENCING ON THE SOUTH PROPERTY LINE WILL REMAIN HOWEVER, DUE TO THE AEP/PSO UTILITY LINE, EASMENT AND FLOOD PLAIN, THIS 6'-0" FENCE WILL BE CONSTRUCTED ON THE NORTH PSO EASEMENT LINE.

THE REQUIRED OPAQUE SCREENING ON THE WEST PROPERTY LINE OF THE PROPOSED APARTMENT PROJECT SHALL BE AMENDED TO PROVIDE FENCING EQUAL TO 'AMERISTAR MAJESTIC' 3 RAIL 8 FOOT LONG 6 FOOT HIGH GALVANIZED STEEL, BLACK FINISH WITH 6 FOOT HIGH MASONRY COLUMNS EVERY 40 FEET COLLUMN TO COLUMN. IN ADDITION, LANDSCAPING WITH BERMS SHALL BE ADDED NEXT TO AND ON BOTH SIDES OF THIS FENCING TO MEET THE BROKEN ARROW CITY LANDSCAPE REQUIREMENTS. ALL LANDSCAPING AND FENCING SHALL BE ON THE APARTMENT PROPERTY.



ITEM 6: SETBACKS (FOR PHASE 2) SECTION 5.5.C.1.b.IV

“NO MORE THAN THREE (3) STRUCTURES SHALL BE LOCATED CONTINUOUSLY ON THE SAME BUILDING LINE, OR WITHIN THIRTY FEET (30’) OF SUCH BUILDING LINE ESTABLISHED”

SHALL BE AMENDED AS FOLLOWS:

“NO MORE THAN FOUR (4) STRUCTURES SHALL BE LOCATED CONTINUOUSLY ON THE SAME BUILDING LINE, OR WITHIN THIRTY FEET (30’) OF SUCH BUILDING LINE ESTABLISHED”

ITEM 7: DWELLING UNITS LOT 2, PHASE 2:

THE TOTAL NUMBER OF DWELLING UNITS DESIGNED AND CONSTRUCTED ON LOT 2 AS PART OF PHASE TWO SHALL NOT EXCEED A TOTAL OF 95 UNITS.

ITEM 8: SITE PLANS FOR BOTH PHASE ONE (1) AND PHASE TWO (2) SHALL BE SUBMITTED TO THE BROKEN ARROW CITY COUNCIL.





RECEIVED
June 27, 2019
BROKEN ARROW
DEVELOPMENT SERVICES



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RIVERBROOK APARTMENTS

13533 S ASPEN AVE
BROKEN ARROW, OKLAHOMA 74011

Prepared for: LARRY BLACKLEDGE
BLACKLEDGE & ASSOCIATES ARCHITECTS

REVISIONS:

#	DATE	DESCRIPTION
	06/04/19	DESIGN DEVELOPMENT

ISSUE
**PERMIT
PLAN**

DATE: JUNE 04, 2019

PROJECT # 19006

DESIGN: BN

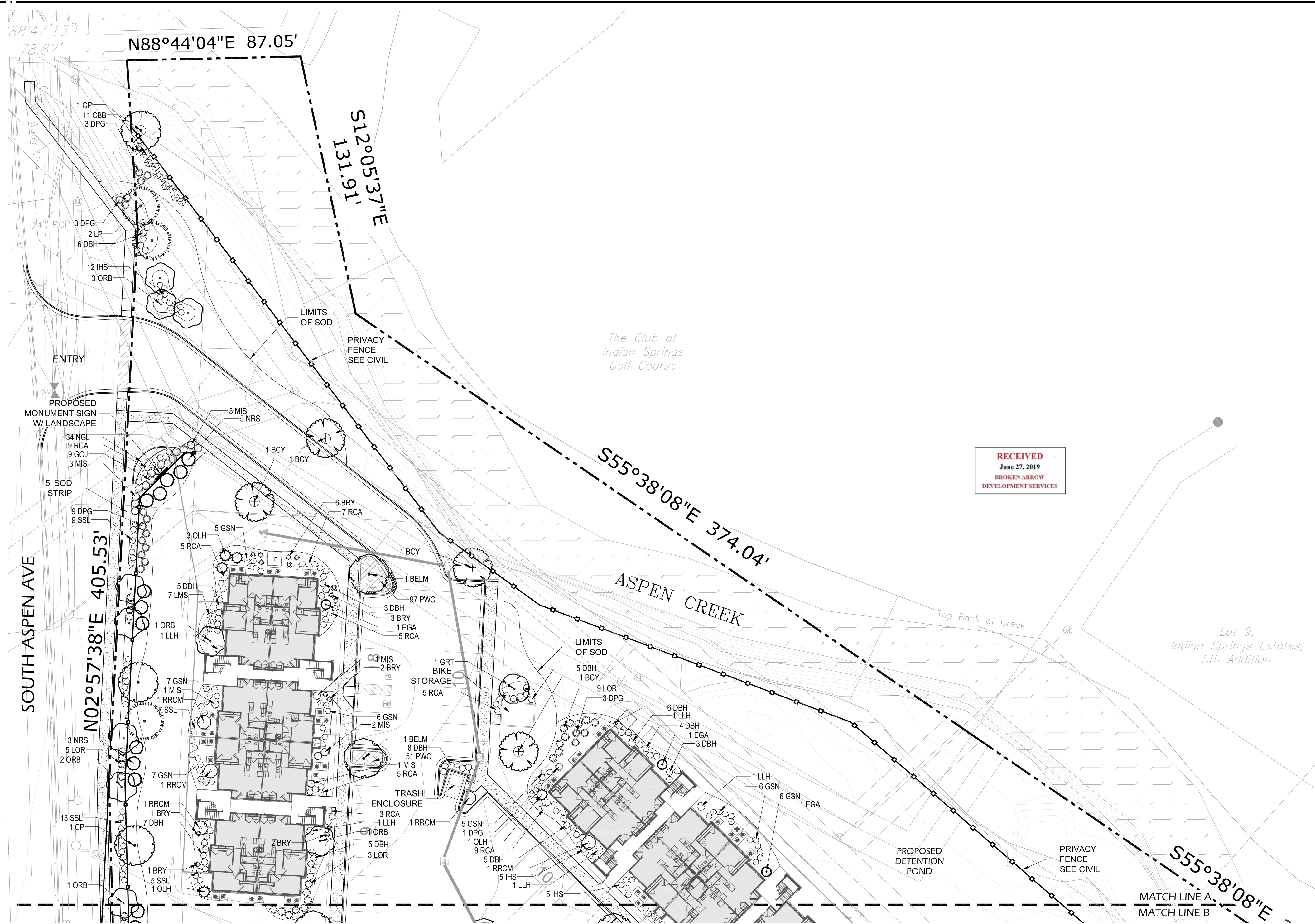
DRAWN: BN

CHECKED: DA

SHEET TITLE

LANDSCAPE
PLAN

L4.10 SHEET #



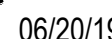
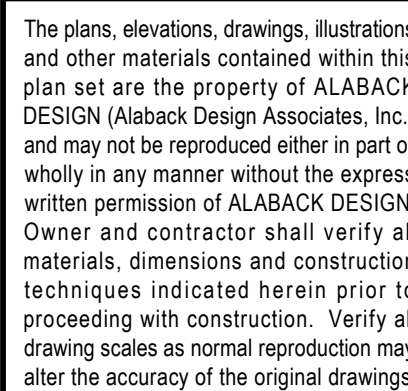
PLANT SCHEDULE L4.10

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS
ORB	9	Oklahoma Redbud	Cercis canadensis 'Oklahoma'	B&B	3" CAL	10'-12' HT.; 4'-5' SPD.	
NRS	11	Nellie Stevens Holly	Ilex x 'Nellie R Stevens'	B&B		7'-8' HT.; 3'-4' SPD.	FULL TO GROUND
OLH	5	Oak Leaf Holly	Ilex x 'Oak Leaf'	B&B		7'-8' HT.; 3'-4' SPD.	FULL TO GROUND
GRT	1	Golden Rain Tree	Koeleruteria paniculata	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.	STRONG CENTRAL LEADER
RRCM	5	Crape Myrtle	Lagerstroemia indica 'Red Rocket'	B&B	1" CAL		MULTI-TRUNK; 3 TRUNK MIN
LP	3	Loblolly Pine	Pinus taeda	B&B	3" CAL	14'-16' HT.; 4'-5' SPD.	STRONG CENTRAL LEADER
CP	3	Chinese Pistache	Pistacia chinensis	B&B	3" CAL	10'-12' HT.; 4'-5' SPD.	
BCY	4	Bald Cypress	Taxodium distichum 'Shawnee Brave' TM	B&B	3" CAL	12'-14' HT.; 5'-6' SPD.	STRONG CENTRAL LEADER
EGA	3	Emerald Arborvitae	Thuja occidentalis 'Emerald'	B&B		6'-7' HT.; 2'-3' SPD.	
BELM	2	Bosque Elm	Ulmus parvifolia	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	COMMENTS		
RCA	48	Rose Creek Abelia	Abelia x 'Rose Creek'	3 GAL	O.C.		
DPG	19	Pampas Grass	Cortaderia pumila	3 GAL	36" O.C.		
CBB	11	Compact Burning Bush	Euonymus alatus 'Compactus'	3 GAL	48" O.C.		
BRY	15	Brakelights Red Yucca	Hesperaloe parviflora 'Brakelights' TM	3 GAL	AS SHOWN		
LLH	5	Limelight Hydrangea	Hydrangea paniculata 'Limelight' TM	3 GAL			
DBH	55	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	3 GAL			
GOJ	9	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	3 GAL			
SSL	43	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 GAL	36" O.C.		
LOR	21	Ruby Loropetalum	Loropetalum chinense 'Ruby'	3 GAL			
MIS	11	Adagio Miscanthus Grass	Miscanthus sinensis 'Adagio'	3 GAL	AS SHOWN		
GSN	42	Gulfstream Nandina	Nandina domestica 'Gulf Stream' TM	3 GAL	36" O.C.		
IHS	22	Snowcap Indian Hawthorn	Rhaphiolepis x delacourii 'Snowcap'	3 GAL			
LMS	7	Limeound Spirea	Spiraea x bumalda 'Limemound' TM	3 GAL	30" O.C.		
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.		
PWC	148	Purple Wintercreeper	Euonymus coloratus	1 GAL	18" O.C.		
NGL	34	New Gold Lantana	Lantana x 'New Gold'	1 GAL	18" O.C.		



0 30 60 90

SCALE: 1"=30'-0"



BROKEN ARROW, OKLAHOMA 74011

Prepared for: LARRY BLACKLEDGE
BLACKLEDGE & ASSOCIATES ARCHITECTS

DATE:	JUNE 04, 2013
PROJECT #	19006
DESIGN:	BM
DRAWN:	BM
CHECKED:	DA

L4.00 SHEET #



ISSUE	
PERMIT PLAN	
DATE:	JUNE 04, 2019
PROJECT #	19006
DESIGN:	BM
DRAWN:	BM
CHECKED:	DA

SHEET TITLE

RIVERBROOK APARTMENTS

A

PLANNED UNIT DEVELOPMENT

FOR BROKEN ARROW, OKLAHOMA

PUD 290

MARCH 15, 2019

PREPARED BY:

BLACKLEDGE AND ASSOCIATES—ARCHITECTS

7416 North Broadway Ext.

Oklahoma City, OK 73116

405.848.2855

larry@blackledgearchitects.com

PREPARED FOR: Bohanon & Rooney Ventures, LLC

Patrick D. Rooney

9120 N. Kelley, Suite 100

Oklahoma City, OK 73131

405-850-0987

APPROVED BY CITY COUNCIL

June 3, 2019

**BROKEN ARROW
DEVELOPMENT SERVICES**

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DEVELOPMENT SERVICES**

RIVERBROOK APARTMENTS

**BROKEN ARROW, OKLAHOMA
A PLANNED UNIT DEVELOPMENT**

PROPERTY FEATURES AND DEVELOPMENT PLAN:

THE RIVERBROOK PLANNED UNIT DEVELOPMENT (PUD) IS FILED UNDER THE BROKEN ARROW ZONING ORDINANCE WHICH BECAME EFFECTIVE ON FEBRUARY 1, 2008.

SITE: CONTAINS 14.055 ACRES MOL---612,235.8 SQUARE FEET (607,189 AFTER ADDITIONAL ROW IS GIVEN) SEE ATTACHED LEGAL.

ZONED: RM MULTI FAMILY.

ACCESS: TWO ACCESS POINTS OFF OF SOUTH ASPEN AVENUE (SOUTH 145th EAST AVENUE) ONE AT THE NORTH END OF THE SITE LINING UP WITH WEST QUINTON STREET. THE SOUTH ENTRY WILL BE LOCATED AT THE NORTH ROW LINE OF THE GRDA EASEMENT. EACH ENTRY WILL HAVE ONE IN AND TWO OUT LANES. THE INTERNAL CONNECTION BETWEEN THE TWO PROPOSED SITES WILL, WHEN PLATTED, HAVE A MUTUAL ACCESS AGREEMENT

BOUNDARIES: TO THE NORTH AND NORTHEAST IS A TREE LINED CREEK SEPARATING THIS SITE FROM APARTMENTS, PART OF A GOLF COURSE AND SEVERAL SINGLE FAMILY HOMES. TO THE SOUTH IS LOCATED PUBLIC SOCCER FIELDS AND THE WEST IS AN UN-DEVELOPED WOODED AREA AND EVEN FUTHER WEST SINGLE FAMILY HOMES. (SEE SITE PHOTO AND ALTA SURVEY).

FEATURES: THIS SITE IS FLAT WITH A GENTAL SLOPE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER WITH APPROXIMATELY 7 FEET IN ELEVATION CHANGE. OTHER THAN A FEW TREES MID SITE ON THE WEST PROPERTY LINE THE SITE IS VOID OF ANY OTHER TREES OR IMPROVEMENTS EXCEPT AS OUTLINED HERE-IN-BEFORE AT THE CREEK LINE.

UTILITIES: ALL UTILITIES ARE AVAILABLE AT THE SITE OF THE SIZE REQUIRED FOR THIS PROJECT. (SEE ATTACHED ALTA SURVEY SHOWING UTILITIES EASEMENTS AND FLOOD PLAIN)

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SCOPE OF THE WORK:

THE 14 ACRE SITE IS TO BE DIVIDED INTO TWO LOTS. LOT 1 (PHASE ONE SEE ATTACHMENT 'A') WILL CONSIST OF 293,163 SQUARE FEET AND, ACCORDING TO THE LOT AREA CALCULATIONS WILL SUPPORT 133 APARTMENT UNITS. THIS SITE WHEN CONSTRUCTED WILL CONSIST OF 72 TOTAL UNITS. 28 ONE BEDROOMS, 22 TWO BEDROOMS AND 22 THREE BEDROOM APARTMENTS. ALSO ON THE SITE WILL BE A 3826 SQUARE FOOT COMMUNITY/OFFICE BUILDING WITH STORM SHELTER, WORKOUT AREA AND A COMMUNITY GATHERING AREA.

LOT TWO (PHASE TWO ATTACHMENT 'B') WILL CONSIST OF 314,026 SQUARE FEET AND ACCORDING TO THE LOT AREA CALCULATION WILL SUPPORT APPROXIMATELY 142 APARTMENT UNITS. SPECIFIC PLANS FOR THIS LOT WILL BE DEVELOPED AT A LATER DATE. WE HAVE PROVIDED A CONCEPT DRAWING AS ATTACHMENT 'B' SHOWING A POSSIBLE DESIGN. THE TOTAL NUMBER OF UNITS ON LOT 2 IN PHASE TWO SHALL NOT EXCEED 95.

SEE ATTACHMENT 'C' FOR TOTAL SITE DEVELOPMENT PLAN.

PHASE ONE APARTMENTS WILL BE THREE STORY IN HEIGHT WITH STONE, BRICK AND SIDING MEETING THE BROKEN ARROW DESIGN STANDARDS.



DEVELOPMENT STANDARDS:

ALL PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE SHALL APPLY TO THIS PUD EXCEPT AS MODIFIED AND LISTED BELOW.

MINIMUM BUILDING SETBACKS AND BUFFERS:

ITEM 1: TABLE 4.1.2 SIDE AND REAR YARDS

ALL BUILDING SETBACKS WILL BE ACCORDING TO THE ZONING ORDINANCE EXCEPT FOR THE SIDEYARD AND REARYARD REQUIRMENTS OF 70 FEET AND 35 FEET WHICH SEPARATES PHASE ONE FROM PHASE TWO. (SEE ATTACHMENTS "A' AND 'B')

THIS PROPERTY LINE WILL HAVE THE MANDATORY 17'-6" UTILITY EASEMENT ON THE NORTH AND EAST AS WELL AS A 17'-6" GREEN BELT ON THE SOUTH AND WEST SIDES OF THE SEPARATING PROPERTY LINE. THIS GREEN BELT WILL BE INTERRUPTED ONLY WITH STREETS AND DRIVES TO ACCESS PARKING AREAS WHICH WILL BE PROVIDED AT THE SIDES OF THE PROPOSED PHASE TWO APARTMENTS.

ITEM 2: TABLE 4.1.2 MAX HEIGHT

MAXIMUM BUILDING HEIGHTS TWO AND THREE STORY STRUCTURES ---2 STORY 25 FEET---THREE STORY 45 FEET TO HIGHEST ROOF RIDGELINE.

ITEM 3: TABLE 5.4.1 OFF-STREET PARKING

ALL OFF-STREET PARKING SHALL REMAIN AT TWO (2) SPACES PER APARTMENT EXCEPT FOR ONE BEDROOM APARTMENTS WHICH SHALL BE REDUCED TO 1.5 SPACES PER APARTMENT UNIT.

ITEM 5: SCREENING: 5.2.E.2.b

A SECUTITY FENCE OF AT LEAST 6 FEET IN HEIGHT SHALL BE OUTSIDE THE 100-YEAR FLOODPLAIN ALONG THE NORTHEAST BOUNDRY. THIS FENCE IS NOT REQUIRED TO BE OPAQUE. THE PROPERTY OWNER IS STILL RESPONSIBLE FOR THE MAINTENANCE OF THE AREA BETWEEN THE FENCE AND THE NORTH/EAST PROPERTY LINE.

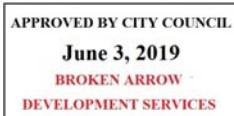
FENCING ON THE SOUTH PROPERTY LINE WILL REMAIN HOWEVER, DUE TO THE AEP/PSO UTILITY LINE, EASMENT AND FLOOD PLAIN, THIS 6'-0" FENCE WILL BE CONSTRUCTED ON THE NORTH PSO EASEMENT LINE.

ITEM 6: SETBACKS (FOR PHASE 2) SECTION 5.5.C.1.b.IV

"NO MORE THAN THREE (3) STRUCTURES SHALL BE LOCATED CONTINUOUSLY ON THE SAME BUILDING LINE, OR WITHIN THIRTY FEET(30') OF SUCH BUILDING LINE ESTABLISHED"

SHALL BE AMENDED AS FOLLOWS:

"NO MORE THAN **FOUR (4)** STRUCTURES SHALL BE LOCATED CONTINUOUSLY ON THE SAME BUILDING LINE, OR WITHIN THIRTY FEET(30') OF SUCH BUILDING LINE ESTABLISHED"



ITEM 7: DWELLING UNITS PHASE 2:

THE TOTAL NUMBER OF DWELLING UNITS DESIGNED AND CONSTRUCTED ON LOT 2 AS PART OF PHASE TWO SHALL NOT EXCEED A TOTAL OF 95 UNITS.

ITEM 8: SITE PLANS FOR BOTH PHASE ONE (1) AND PHASE TWO (2) SHALL BE SUBMITTED TO THE BROKEN ARROW CITY COUNCIL.

APPROVED BY CITY COUNCIL
June 3, 2019
BROKEN ARROW
DEVELOPMENT SERVICES

RECEIVED
June 4, 2019
BROKEN ARROW
DEVELOPMENT SERVICES

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY**

SCHEDULE A, No. 5 - continued

A tract of land situated in the West Half (W/2) of Section Ten (10), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at a point on the West line of said Section 10, 1710.43 feet South of the Northwest corner thereof; Thence S 00°17'18" E and the West line of said Section 10, for 927.57 feet; Thence S 88°55'08" E for 1330.00 feet; Thence N 36°16'57" W for 322.66 feet; Thence N 68°06'31" W for 410.35 feet; Thence N 54°22'12" W for 703.80 feet; Thence N 01°49'57" W for 131.90 feet; Thence due West for 165.86 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

A tract of land situated in a part of the West Half (W/2) of Section Ten (10), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described in Special Warranty Deed, Recorded May 14, 1979 in Book 4399 at Page 708 of the Records of the County Clerk of Tulsa County, State of Oklahoma.

ALSO KNOWN AS:

Part of West-half (W/2) of Section 10, Township 17 North, Range 14 East of the Indian Meridian, Broken Arrow, Tulsa County, Oklahoma, being more particularly described as follows:

Commencing at a monument (LS623) marking the Northwest corner of said Section 10; Thence S 01°33'04" E, along the West line of said Section 10, 1710.43 feet to a point; Thence leaving the West line of said Section 10, N 88°47'13" E, 78.82 feet to the South line of Lot 1, Amended Plat of Crown Imperial II Addition, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma marking the Point of Beginning; Thence N 88°44'04" E, along the South line of said Lot 1, Amended Plat of Crown Imperial II Addition, 87.05 feet to the Southeast corner of said Lot 1, Amended Plat of Crown Imperial II Addition; Thence S 12°05'37" E, 131.91 feet to a point; Thence S 55°38'08" E, 374.04 feet to the Northwesterly corner of Lot 9, Indian Springs Estates 5th Addition, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma; Thence S 55°38'08" E, along the Southwesterly line of said Indian Springs Estates 5th Addition, 329.76 feet to a point; Thence S 69°22'27" E, continuing along the Southwesterly line of said Indian Springs Estates 5th Addition, 410.35 feet to a point; Thence S 37°32'53" E, continuing along the Southwesterly line of said Indian Springs Estates 5th Addition, 168.30 feet to the Southwesterly corner of Lot 17 of said Indian Springs Estates 5th Addition; Thence leaving the Southwesterly line of said Indian Springs Estates 5th Addition, S 37°32'53" E, 154.36 feet to a point; Thence S 89°48'56" W, crossing a set ½" rebar at 133.67 feet, in all 1279.99 feet to a set ½" rebar on the East Right-of-Way line of South Aspen Avenue; Thence along the East Right-of-Way line of said South Aspen Avenue, the following courses (bearing and distances): N 01°33'04" W, 439.50 feet to a set ½" rebar; N 02°57'38" E, 405.53 feet to a set ½" rebar; N 03°38'32" W, 84.65 feet to Point of Beginning.

APPROVED BY CITY COUNCIL
June 3, 2019
BROKEN ARROW
DEVELOPMENT SERVICES

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Commitment No. 18-8930H Rev. 01/16/2019 jrj

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; [and] Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].
Adopted 08/01/2016

ATTACHMENT A

PHASE I - DATA

TOTAL PROPERTY AREA = 293,163 SQ.FT.
 MAX LOT COVERAGE = 50% OF 293,163 = 146,581 SQ.FT.
 PERMITTED DWELLING UNITS = $\frac{293,163}{2,200} = 133$ UNITS (MAX.)
 - TOTAL DESIGN FOR = 72 UNITS
 LIVABILITY OPEN SPACE = $72 \times 1,200 = 86,400$ SQ.FT. (MIN.)
 - TOTAL DESIGN FOR = 176,014 SQ.FT.

GENERAL NOTES

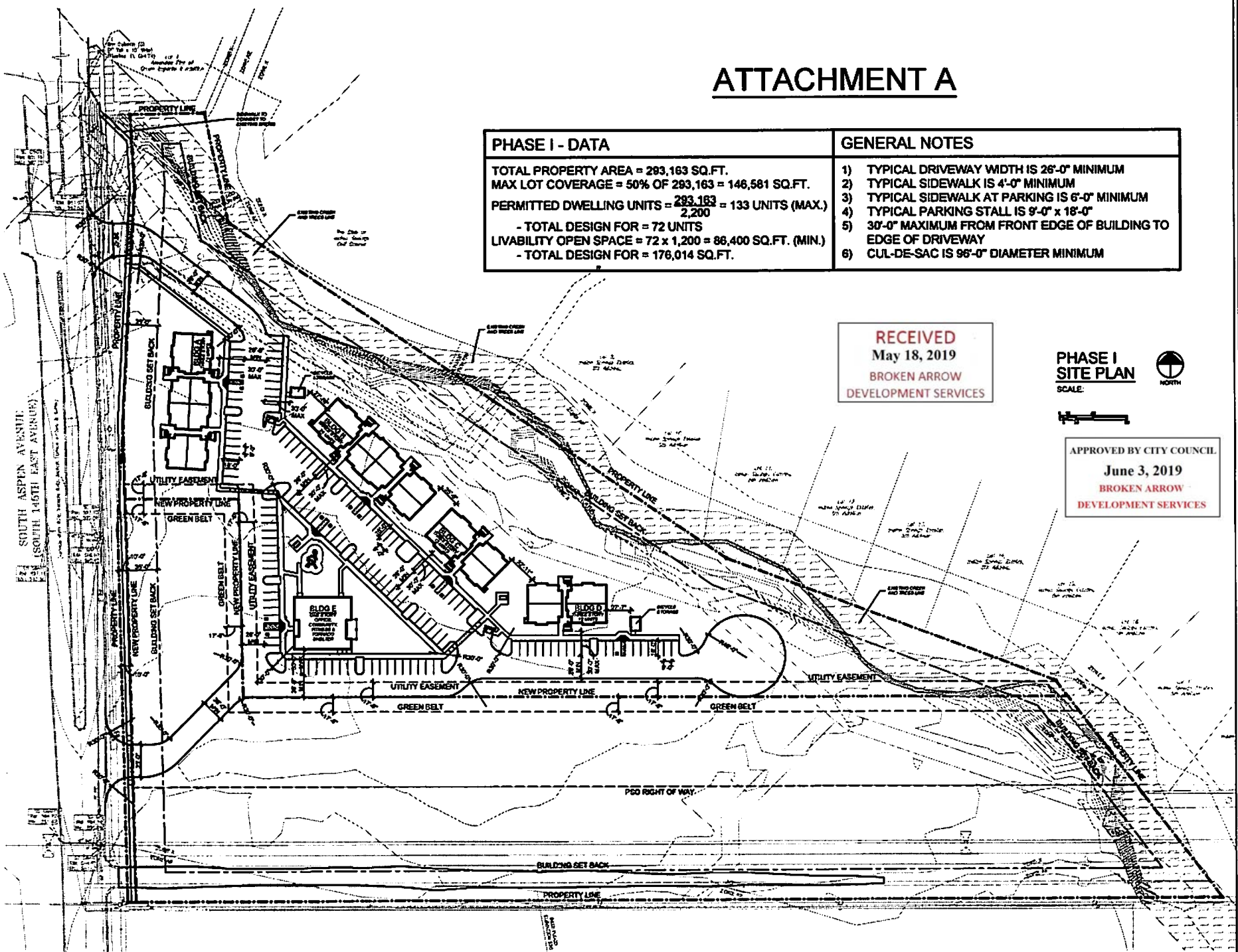
- 1) TYPICAL DRIVEWAY WIDTH IS 26'-0" MINIMUM
- 2) TYPICAL SIDEWALK IS 4'-0" MINIMUM
- 3) TYPICAL SIDEWALK AT PARKING IS 6'-0" MINIMUM
- 4) TYPICAL PARKING STALL IS 9'-0" x 18'-0"
- 5) 30'-0" MAXIMUM FROM FRONT EDGE OF BUILDING TO EDGE OF DRIVEWAY
- 6) CUL-DE-SAC IS 96'-0" DIAMETER MINIMUM

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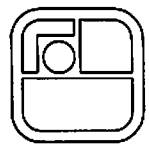
PHASE I
 SITE PLAN
 SCALE:



APPROVED BY CITY COUNCIL
 June 3, 2019
 BROKEN ARROW
 DEVELOPMENT SERVICES



BLACKLEDGE & ASSOCIATES ARCHITECT
 7111 N. BOWEN STREET, OKLAHOMA CITY, OKLAHOMA 73118 (405) 944-2555 (405) 944-2555 fax 1444-4444
 LARRY M. BLACKLEDGE
 ARCHITECT



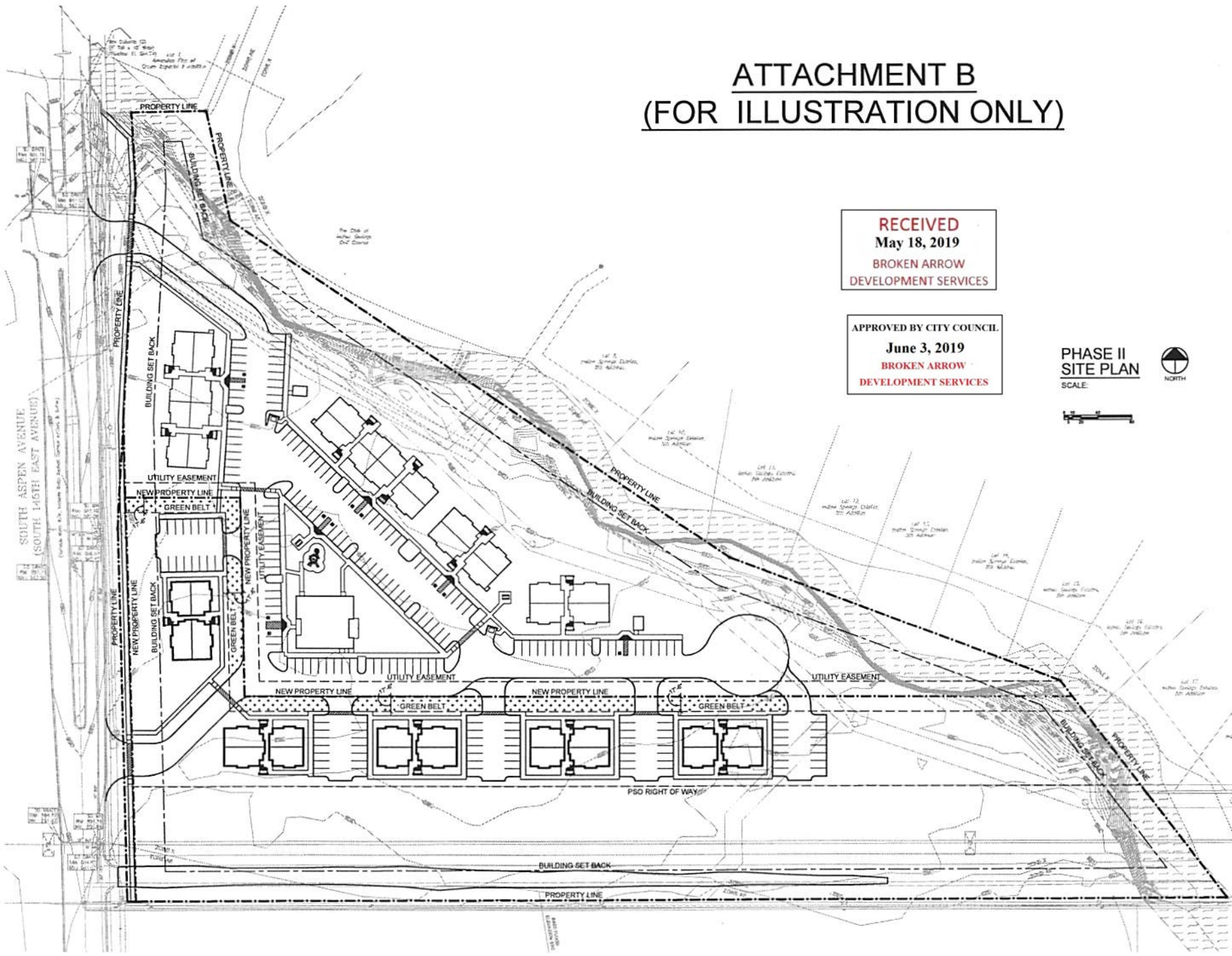
RIVERBROOK APARTMENTS
 BOHANNON & ROONEY VENTURES, LLC
 S. ASPEN AVE., BROKEN ARROW, OKLAHOMA
 PROJECT NO. 1507 DATE: 5-14-2019 REVIEWED

ATTACHMENT B (FOR ILLUSTRATION ONLY)

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DEVELOPMENT SERVICES

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June 3, 2019
BROKEN ARROW
DEVELOPMENT SERVICES

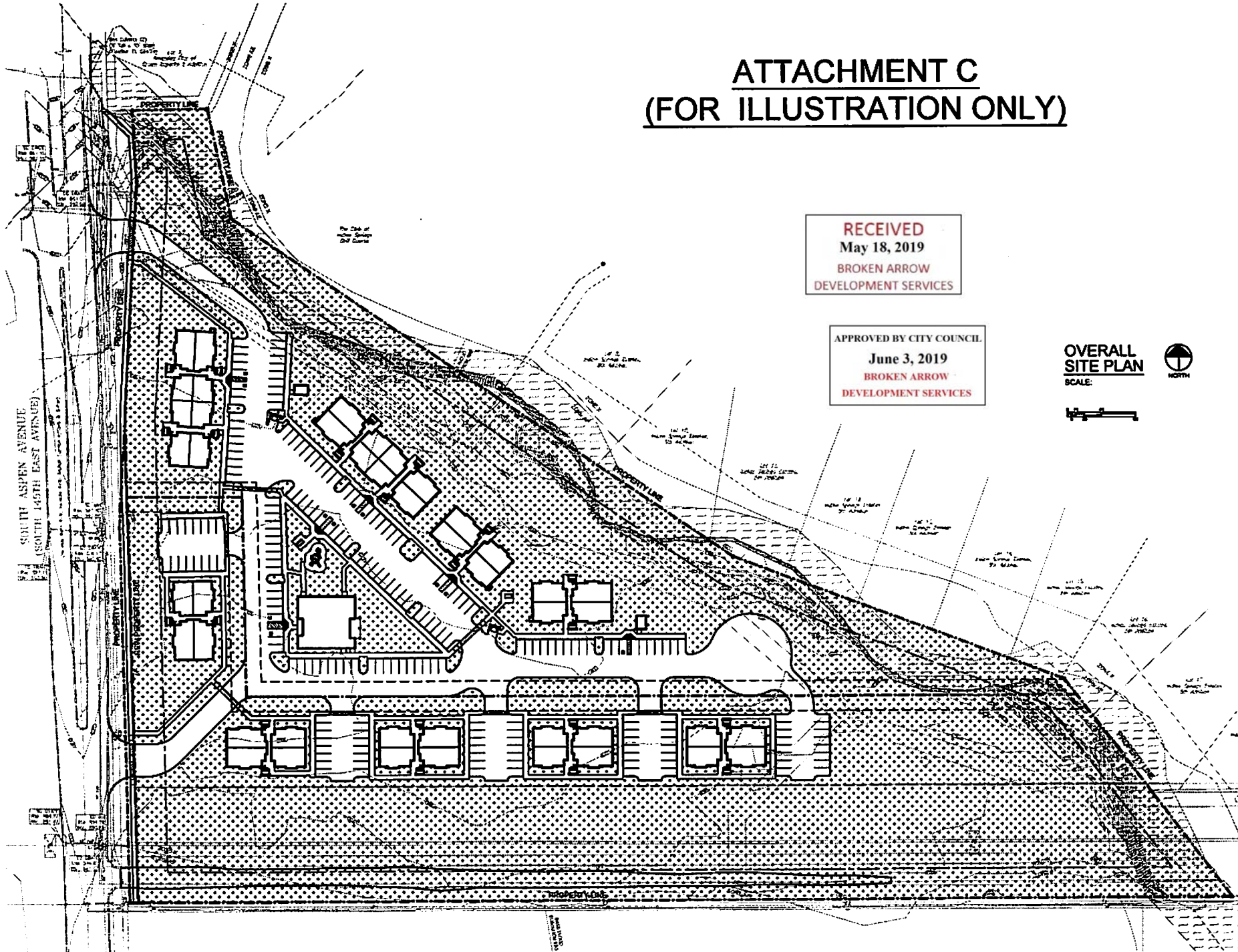
PHASE II
SITE PLAN
SCALE



BLANCHETTE & ASSOCIATES ARCHITECT
7115 N. BROOKWAY, OKLAHOMA CITY, OKLAHOMA 73116 (405) 846-2555 fax (405) 846-2553
LARRY K. BLANCHETTE
ARCHITECT

RIVERBROOK APARTMENTS
BOHANON & ROONEY VENTURES, LLC
S. ASPEN AVE., BROKEN ARROW, OKLAHOMA
PROJECT No. 1807 DATE: 9-18-2018 REVIEWED:

ATTACHMENT C (FOR ILLUSTRATION ONLY)



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June 3, 2019
BROKEN ARROW
DEVELOPMENT SERVICES

OVERALL
SITE PLAN
SCALE:



CILACHLEDGE & ASSOCIATES ARCHITECT
7115 N. BROADWAY COLUMBIA, OKLAHOMA 77118 (405) 642-2555 (405) 642-2555 fax info@cilachledge.com

LARRY H. BLACKLEDGE
ARCHITECT

RIVERBROOK APARTMENTS
BOHANNON & ROONEY VENTURES, LLC
S. ASPEN AVE., BROKEN ARROW, OKLAHOMA

PROJECT No. 1507 DATE 9-14-2019 REVIEWER

RIVERBROOK APTS.

9

Legend

APPROVED BY CITY COUNCIL
June 3, 2019
BROKEN ARROW
DEVELOPMENT SERVICES

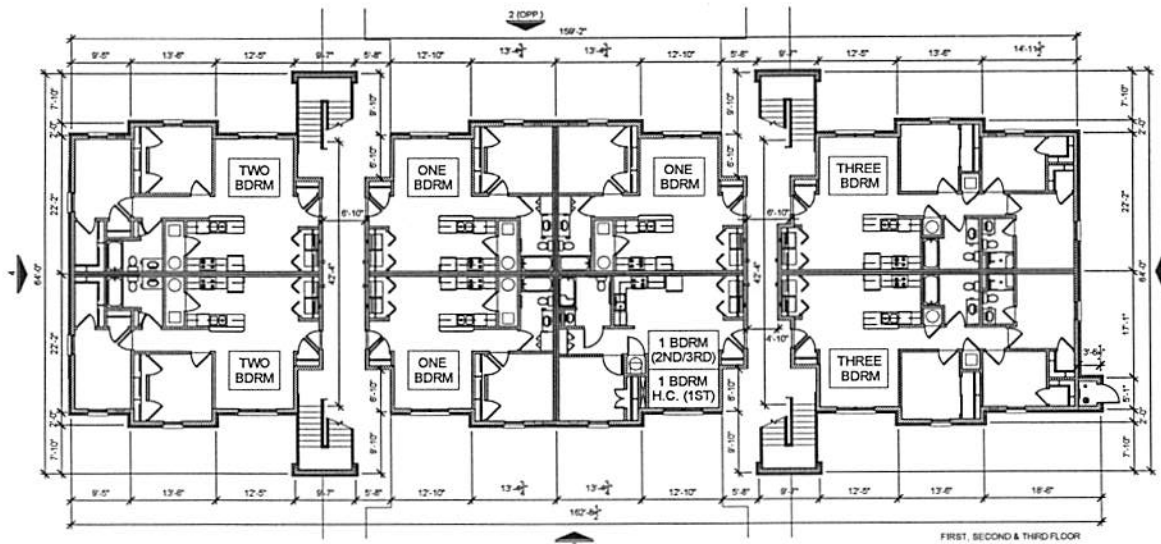
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May 18, 2019
BROKEN ARROW
DEVELOPMENT SERVICES

Google Earth

© 2018 Google

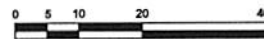
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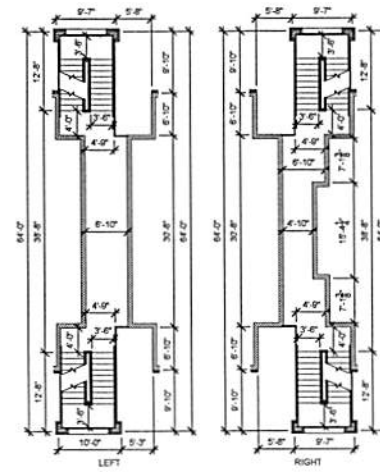


1 BUILDING A FLOOR PLAN

SCALE:

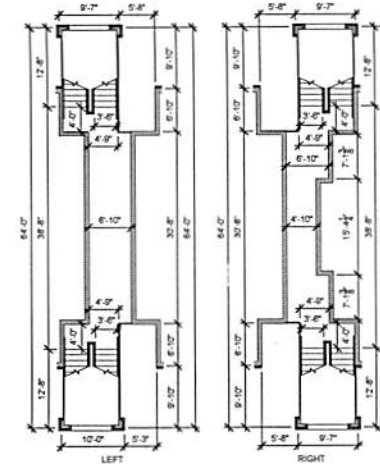


FIRST, SECOND & THIRD FLOOR



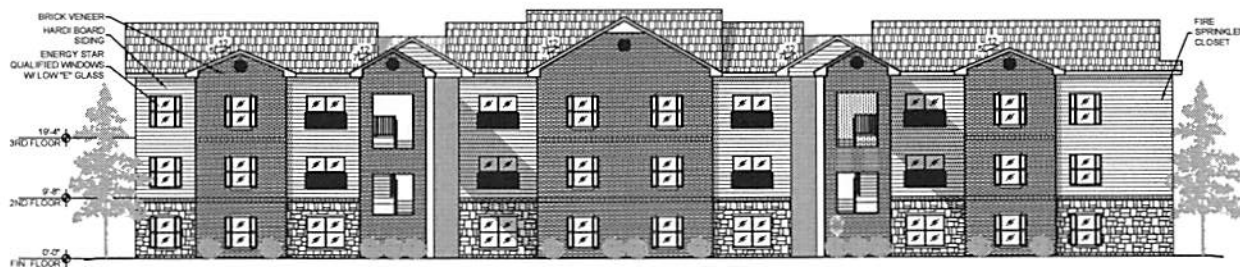
BUILDING A - 3RD FLOOR STAIR

SCALE:



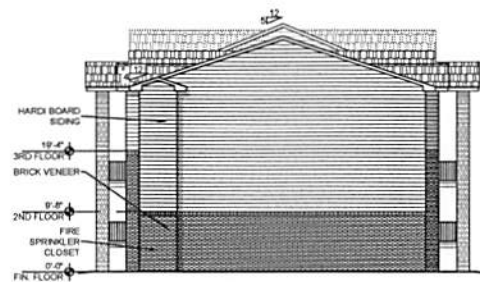
BUILDING A - 2ND FLOOR STAIR

SCALE:



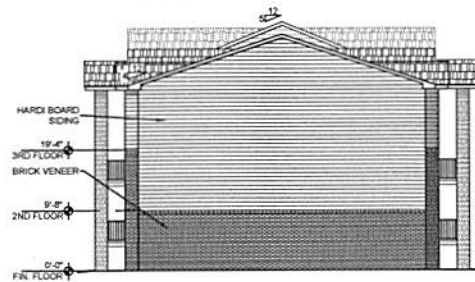
2 BLDG A FRONT & BACK ELEVATION

SCALE:



3 BLDG A SIDE ELEVATION

SCALE:



4 BLDG A SIDE ELEVATION

SCALE:

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June 3, 2019

BROKEN ARROW
DEVELOPMENT SERVICES

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May 18, 2019

BROKEN ARROW
DEVELOPMENT SERVICES

BLACKLEDGE & ASSOCIATES ARCHITECT

7418 N. BROADWAY EXTENSION, OKLAHOMA CITY, OKLAHOMA 73115 (405) 848-2855 (405) 848-2852 for info@blackledgearchitects.com

LARRY K. BLACKLEDGE
ARCHITECT

RIVERBROOK APARTMENTS

BOHANON & ROONEY VENTURES, LLC

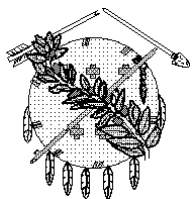
S. ASPEN AVE., BROKEN ARROW, OKLAHOMA

PROJECT No. 1807 DATE: 3-15-2019 REVIEWED

9-REET

10

OF 10



City of Broken Arrow

Request for Action

File #: 19-929, **Version:** 1

Broken Arrow Planning Commission

08-08-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding SP 296 (Specific Use Permit), Broken Arrow Public Schools, STEM, 79.8 acres, A-1, one-quarter mile east of 23rd Street (193rd E. Avenue/County Line Road), north of Albany Street (61st Street)

Background:

Applicant: Mark Capron, Wallace Engineering

Owner: Broken Arrow Public Schools

Developer: Broken Arrow Public Schools

Engineer: Wallace Engineering

Location: One-quarter mile east of 23rd Street (193rd E. Avenue/County Line Road, north of Albany Street (61st Street)

Size of Tract 79.8 acres

Number of Lots: 1

Present Zoning: A-1

Comp Plan Present: Level 2 (Urban Residential) and Greenway/Floodplain

SP 296 is a request for a Specific Use Permit for a STEM (science, engineering, technology and mathematics) school and for and other school related functions and land uses. The property, which contains 79.8 acres, is located one-quarter mile east of 23rd Street (193rd E. Avenue/County Line Road), north of Albany Street (61st Street). The property presently includes a single-family residence and is unplatted.

The Broken Arrow Zoning Ordinance (updated in 2008) requires all schools within agricultural and residential zoning districts to have a Specific Use Permit. Broken Arrow Public Schools (BAPS) is proposing a STEM school with a 50,000-square-foot main building and a 16,300-square-foot agricultural sciences covered structure that will be open to the air. Other agricultural uses are planned elsewhere on the site. The school site has 1,315 linear feet of frontage. Two driveway entrances are proposed, and the drive aisles are planned to loop through the south portion of the site.

On July 16, 2019, the City Council amended Section 5.7, Signs, of the Broken Arrow Zoning Ordinance via Ordinance No. 3586. Included in Section 5.7.E.3 of the amendment is a provision for permanent freestanding signs located on lots for education institutions to be constructed and maintained to the standards contained in Section 5.7.C (General Sign Standards in all Nonresidential Zoning Districts) of the sign code. Therefore, signs

for the school are permitted in accordance with Section 5.7.C of the Zoning Ordinance.

A portion of the south and east of the property is located in the 100-year floodplain associated with the Adams Creek Basin. A regional detention facility is planned in this area that can serve this site.

Surrounding land uses and zoning classifications include the following:

North:	RMH/PUD-30	Creek and mobile home park
East:	A-1	Creek and single-family
South:	RMH and A-1	Mobile home park and single-family
West:	A-RM to RM/PUD-273A,A-1/SP-212 Undeveloped, apartments and cell tower	

Educational facilities are permitted in any agricultural district with a Specific Use Permit by the Zoning Ordinance. With Ordinance No. 3586, education institutions are permitted to construct and maintain signs to the standards of nonresidential zoning districts. SP-296 is therefore in accordance with the Comprehensive Plan and the Zoning Ordinance.

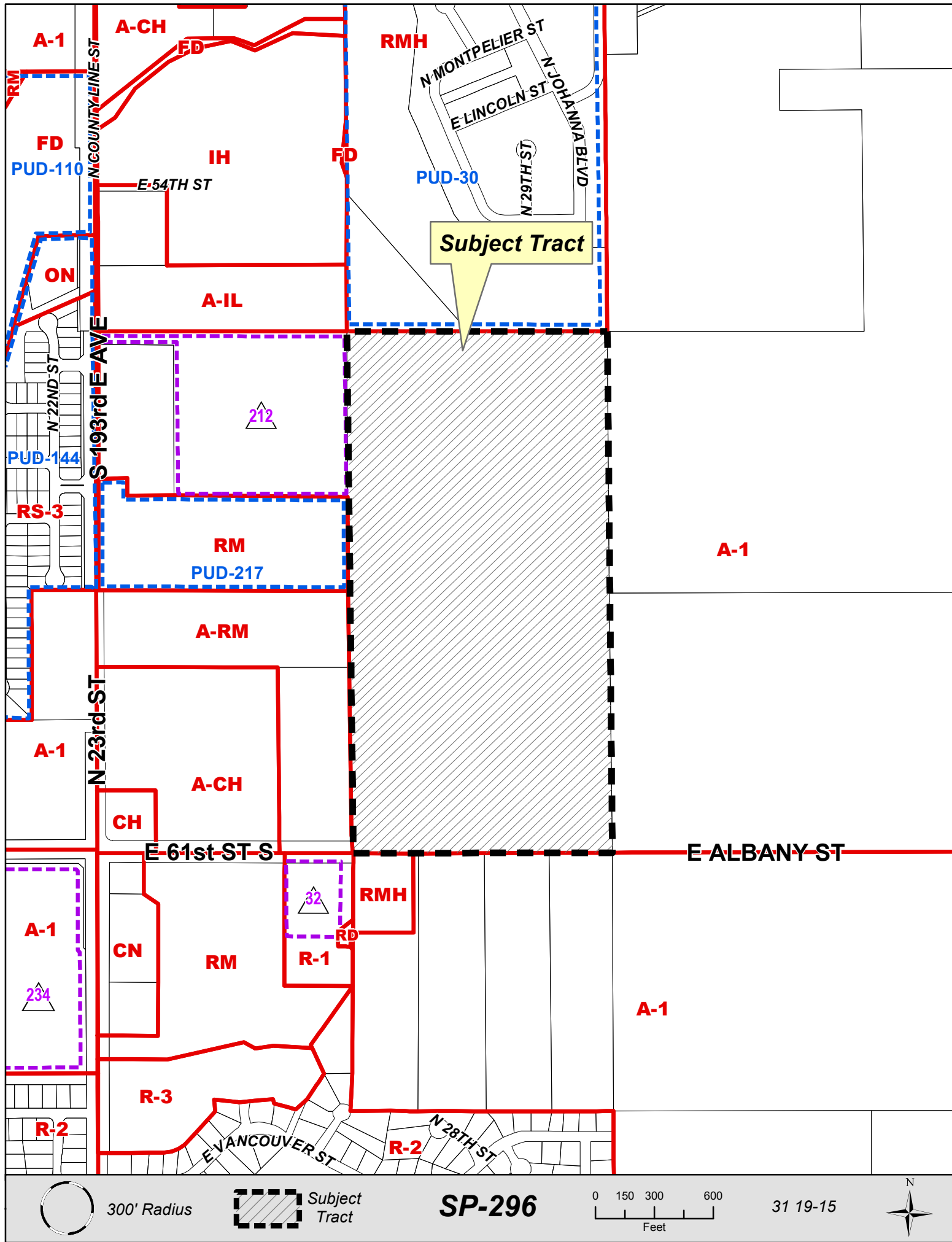
Attachments: Case map
Aerial
Exhibit

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-296 be approved, subject to the property being platted.

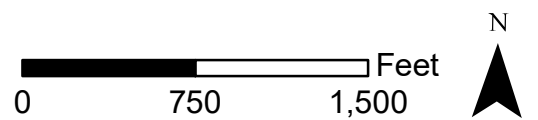
Reviewed and Approved By: **Larry R. Curtis**

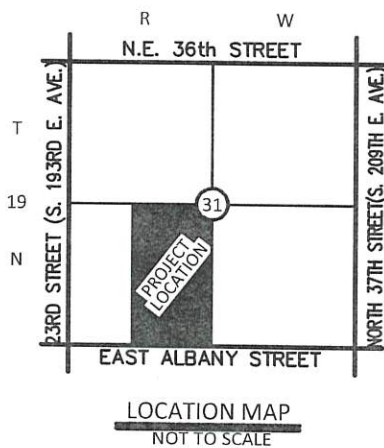
JMW



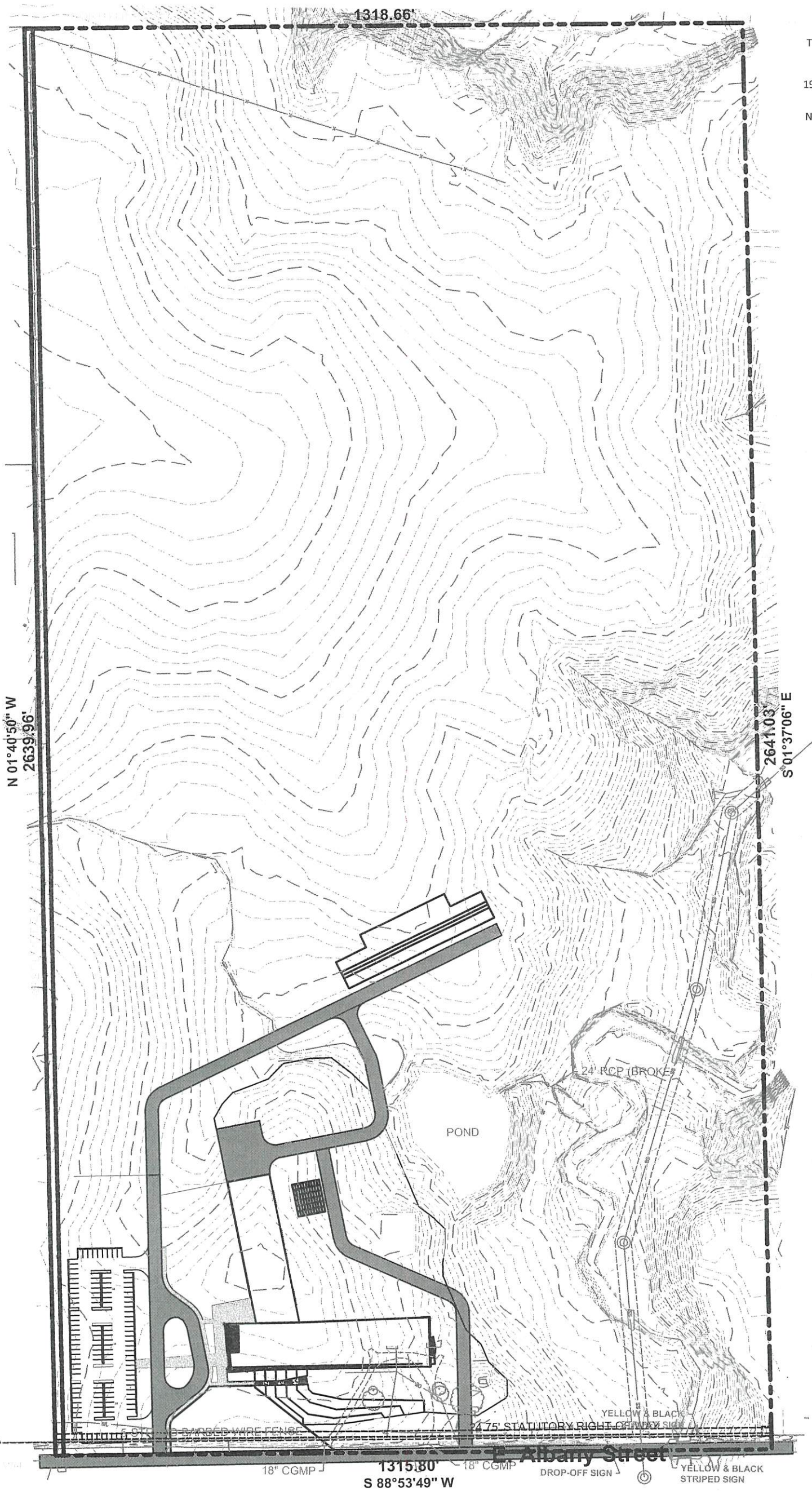


SP-296
BAPS STEM





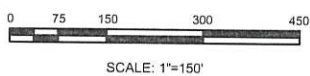
Note: Site Plan is conceptual. Site design subject to revision and expansion



wallace



Wallace Engineering
Structural Consultants, Inc.
Structural and Civil Consultants
123 N. Martin Luther King Jr. Blvd.
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858

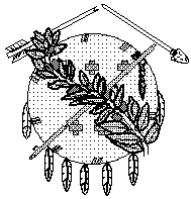


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CITY OF BROKEN ARROW

Specific Use Permit Exhibit
Innovation Center
Broken Arrow Public Schools
July 1, 2019



City of Broken Arrow

Request for Action

File #: 19-1001, **Version:** 1

Broken Arrow Planning Commission
Meeting of: 08-08-2019

Title:

Consideration discussion and possible action to recommend the appointment of Fred Dorrell to the Elm and New Orleans Steering Committee

Background:

The City Council has requested that the Planning Commission recommend the appointment of Fred Dorrell to serve on the steering committee for the Elm and New Orleans project.

Attachments: None

Recommendation:

Recommend to recommend the appointment of Fred Dorrell to the Elm and New Orleans Steering Committee.

Reviewed and Approved By: Larry R. Curtis