



September 17, 2008

JR Donelson  
8410 East 111<sup>th</sup> Street South  
Bixby, OK 74008

Subject: PUD 190 and BAZ 1805 – Tarp Cottages

Dear JR:

The Broken Arrow City Council, in their meeting of September 16, 2008, reviewed and in accordance with the Planning Commission and Staff recommendations, approved PUD 190 and BAZ 1805, subject to the Revised Design Statement dated September 10, 2008, on property located south of Washington Street, one quarter to one-half mile west of Elm Place.

Action taken by the City Council will be recorded in the minutes of their meeting of September 16, 2008. If you have any questions, please contact me.

Sincerely,

Farhad K. Daroga  
City Planner

cc: Jorgen and Kathleen Tarp  
FKD/pcm

**THE TARP COTTAGES**  
Broken Arrow, Oklahoma  
PUD 190

September 10, 2008

Prepared for:  
Jorgen & Kathleen Tarp  
1401 W. Washington  
Broken Arrow, Ok. 74012

Prepared by:  
JR Donelson, Inc.  
8410 E. 111th St. So.  
Bixby, Oklahoma 74008  
918-394-3030  
email: jrdon@easytelmail.com

APPROVED BY CITY COUNCIL  
DATE 9-16-2008  
BROKEN ARROW PLANNING DEPT.

RECEIVED  
SEP 16 2008  
By \_\_\_\_\_

**THE TARP COTTAGES**  
Planned Unit Development (PUD) Number 190

**DEVELOPMENT CONCEPT**

**Site Description and Location.** The project is planned as a development of not to exceed 29 single family lots. The Site included in this planned unit development (PUD) is located in the NE/4 of Section 22, T-18-N, R-14-E, Tulsa County, State of Oklahoma. The property contains 5.71 acres more or less. The property is located south of West Washington Street and 1/2 mile west of South Elm Place, in Broken, Oklahoma. The areas adjacent to the Site include a single family residence to the east "Village Square Third", a single family residence to the south "Arrow Park" and "Tarp Estates" to the west. See Exhibit "A", which is a Concept Illustration of the Site, including a Location Map insert. The project will be built in two phases. Phase one will consist of 19 lots and a reserve area and phase two will consist of 10 lots.

**Existing site zoning.** The Site is presently zoned "R-1 and R-3"

**Summary of the Development Area in the proposed PUD.** The development consists of one development area, designated as Development Area "A". Development Area "A" is to be re-zoned "RS-3" single family dwellings. The legal description is provided as follows: Exhibit B-1 (Overall PUD Site Legal Description)

**Compatibility of the proposed planned unit development with the existing and planned uses surrounding the site further is achieved by the development standards explained in the text that follows.**

**Features of the Site Area**

The property is located adjacent to the east boundary of the East Branch of Haikey Creek. The property is vacant, relatively flat and is wooded. Stormwater from this site will flow to the East Branch of Haikey Creek. A Letter of Map Revision will required before grading to adjust the existing floodplain boundary. Compatibility of the proposed planned unit development with the existing and planned uses surrounding the site further is achieved by the development standards explained in the text that follows.

THE TARP COTTAGES  
Planned Unit Development (PUD) Number 190

**DEVELOPMENT STANDARDS**  
**DEVELOPMENT AREA A**

**GROSS/NET LOT AREA:**

Gross:	5.71	acres	248,872 sf
Net:	5.71	acres	248,872 sf

Maximum Intensity of Use: 29 Lots  
No more than 19 lots shall be created without a second point of access.

**PERMITTED USES:**

Proposed Underlying Zoning District: "RS-3"  
Limitation on Uses: Allowed uses within Development Area A, include all Use Units of the City of Broken Arrow Zoning Code within the "RS-3" zoning district.

<b><u>MAX BUILDING HEIGHT</u></b>	35 feet or 2 stories
<b><u>LOT WIDTH (min.ft.)</u></b>	50 feet

<b><u>LOT AREA (min.sq.ft.)</u></b>	4,500 s.f
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<b><u>LAND AREA PER D.U.</u></b>	8,500 s.f.
<b><u>(min.sq.ft.)</u></b>	

<b><u>LIVABILITY PER D.U. (min.sq.ft.)</u></b>	1,600 s.f.
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**MINIMUM BUILDING SETBACKS (YARD REQUIREMENTS):**

Front yard abutting a private street	20 feet
Front yard abutting West Washington St.	50 feet
Side yard abutting a private street	15 feet
Rear Yards (min.ft.)	15 feet
Side yards (min.ft.)	5 feet

**THE TARP COTTAGES**  
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**DEVELOPMENT STANDARDS**

**LANDSCAPED AREA AND VISUAL SCREENING:**

- (1) A preliminary Landscape and Screening Plan is depicted on Exhibit "D". All landscaping and screening shall meet or exceed the requirements of the Zoning Ordinance. A 15 foot wide fence and landscape easement shall be provided along Washington Street. A fence and landscape plan shall be submitted to and approved by the City of Broken Arrow prior to the plat being recorded. A 40 foot wide trail easement will be created along the East property line. The owner will construct sidewalks along the private street in the development.

**SIGNS:**

All signs shall comply with the setback, height, size and other requirements of the Broken Arrow Zoning Ordinance. The location, size, and height of all ground signs shall be shown on the fence and landscape plan submitted to the City of Broken Arrow.

**LIGHTING:**

- (1) Exterior light poles shall meet the requirements of the Broken Arrow Zoning Ordinance.

**100-YEAR FLOODPLAIN**

All property located within the 100-year floodplain shall be placed in a reserve area. No portion of any residential lot shall be located in the 100-year floodplain.

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**DEVELOPMENT STANDARDS**

**FENCING:**

Fencing shall be installed in accordance with the requirements of the Broken Arrow Zoning Ordinance. A 6'-0" privacy fence will be installed along the west Trail Easement line. Where the private street right-of-way abuts the trail easement, an architectural metal fence, at least 16 feet in length, shall be installed. At least two segments of architectural metal fence shall be provided. Masonry columns, at least two feet in width, shall be provided at the end of each architectural metal fence segment. This will create a buffer between the "Trail" and the lots.

**ACCESS AND CIRCULATION:**

The streets in this PUD will be private and constructed to City of Broken Arrow standards, with sufficient right-of-way provided to allow construction and maintenance of the roadway. Access and circulation areas are shown on the Exhibit A Site Plan. The streets in Development Area "A" will be a minimum of 26'-0" wide face of curb to face of curb. The right-of-way will be a minimum of 30'-0" in width. The access to the site will be through a privacy gate. The entryway and gate design shall meet the requirements of the Subdivision Regulations. The call box shall be located at least 50 feet away from the street right-of-way line. An access point to adjacent properties will be provided at the southwest corner of the development for Phase 2. The entrance will consist of two (2) exit lanes, a median and one (1) entrance. The number of lots for phase 1 will be 19 lots and a reserve area for a clubhouse.

The access for Lots 1, 2 and 3, Block 1, from the private street will be from a common driveway at the rear of the lots. A mutual access easement will be shown across Lots 1, 2, and 3, Block 1. Other than the private street, no other access will be allowed to West Washington Street.

**UTILITIES:**

All site utilities are available to the PUD site. The existing 21" sanitary sewer along the east property line will be accessed. Storm water will be conveyed from "Village Square Second", via storm sewer pipe. Exhibit E shows the site utilities.

**SCHEDULE OF DEVELOPMENT:**

Development of the phase 1 site is scheduled for the 2nd Quarter of 2009.

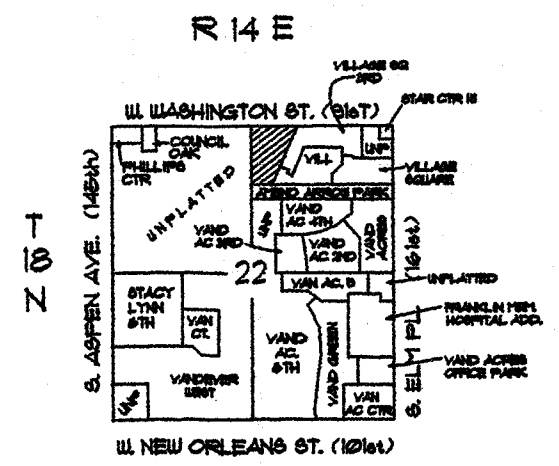
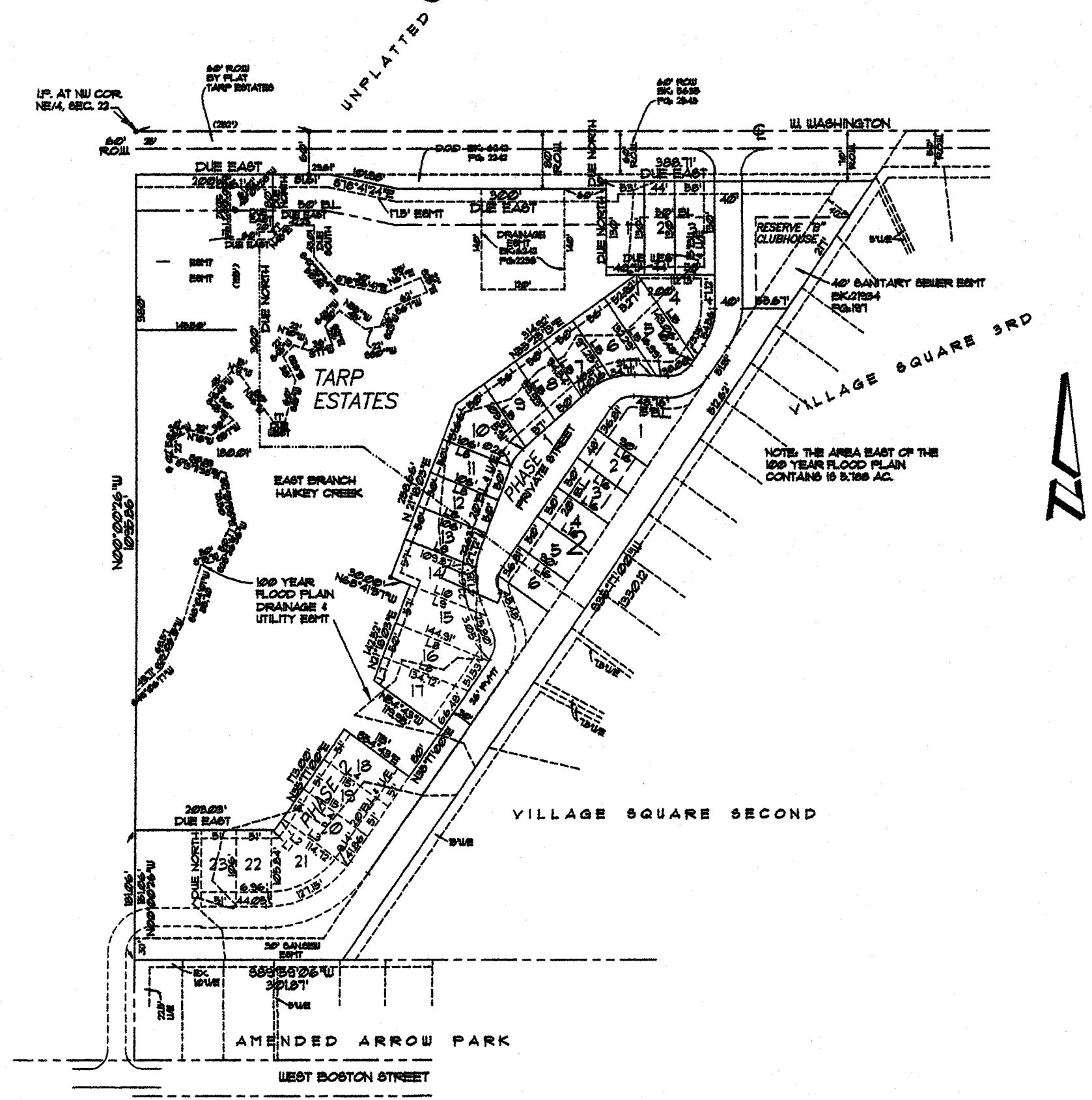
**THE TARP COTTAGES**  
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**EXHIBITS**

- Exhibit A: Overall Concept Site Plan.
- Exhibit B: Development Area.
- Exhibit B-1 Overall legal description.
- Exhibit C: Existing and Surrounding Zoning.
- Exhibit D: Landscape Plan.
- Exhibit E: Utility Plan
- Exhibit F: Topography
- Exhibit G: F.I.R.M. Data Map

The foregoing PUD Text shall control in the event of any conflict between the terms of the PUD Text and the exhibits. Therefore, all exhibits shall be deemed to be modified as necessary to comply with the terms of the PUD text and with the requirements of the Broken Arrow City Council.

UNPLATTED



LOCATION MAP

AUGUST 11, 2008  
 SUBDIVISION CONTAINS  
 15 LOTS PHASE 1  
 10 LOTS PHASE 2  
 5.18 ACRES  
 TARP ESTATES

EXHIBIT A  
 SITE PLAN



NE/4, SEC. 2

UNPLATTED

TARP  
ESTATES

DEVELOPMENT AREA "A"

VILLAGE SQUARE 3RD

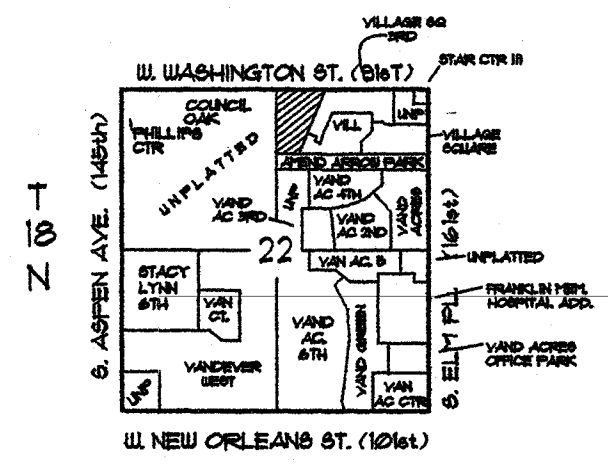
VILLAGE SQUARE SECOND

AMENDED ARROW PARK

WEST BOSTON STREET

W. WASHINGTON

R 14 E



LOCATION MAP

OCTOBER 1, 2001  
SUBDIVISION CONTAINS  
30 LOTS  
5.18 ACRES  
TARP0101.DWG

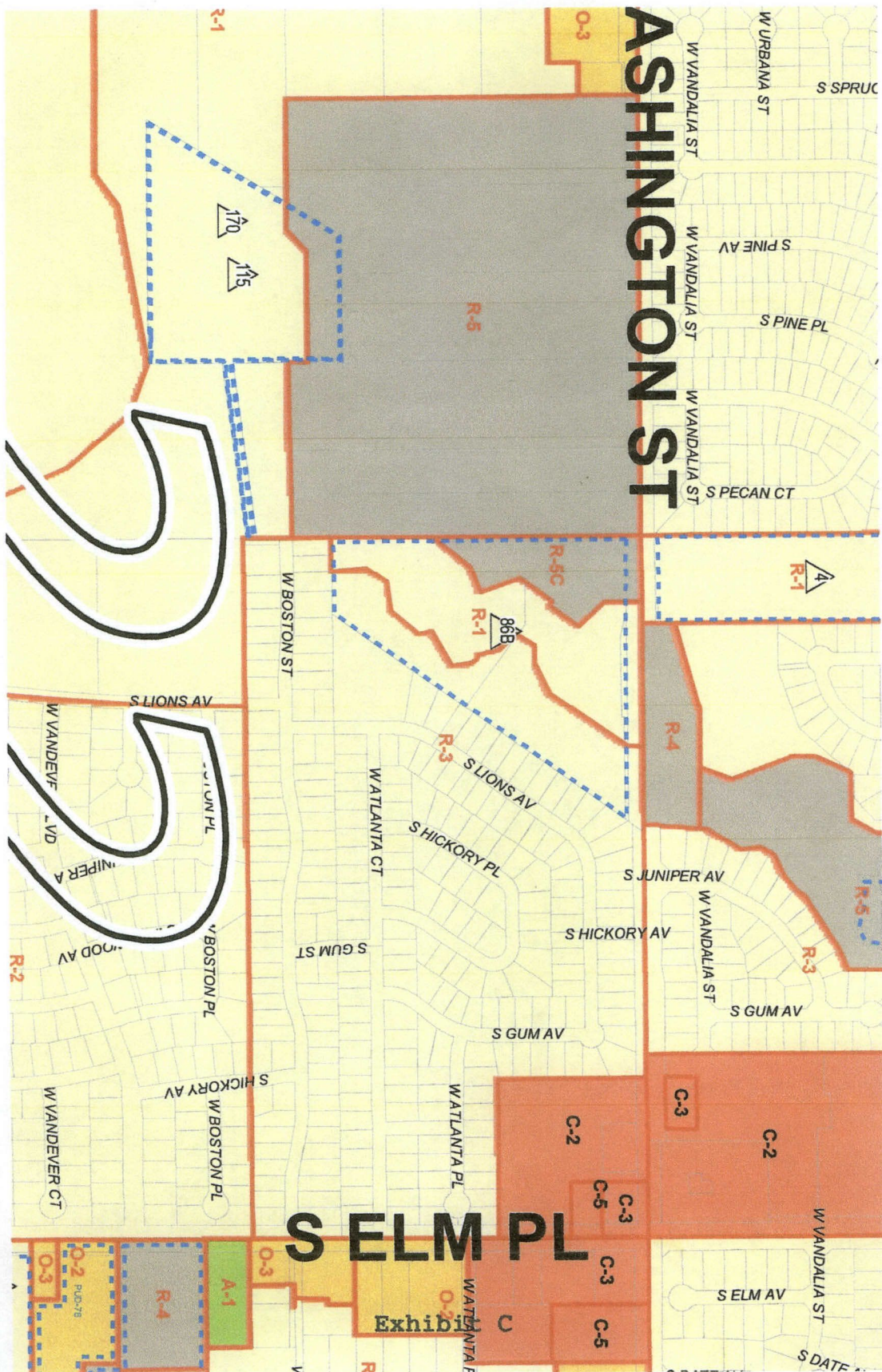
EXHIBIT B  
DEVELOPMENT AREA

Legal Description  
Exhibit B-1

A tract of land situated in that part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section 22, Township 18 North, Range 14 East of the Indian Base Meridian, Tulsa County, Oklahoma, being a re-plat of a portion of "Tarp Estates 2nd", being more particularly described by metes and bounds as follows, to-wit:

Commencing at a point 252.00 feet Due East and 60.00 feet Due South of the Northwest corner of Said Northeast Quarter (NE/4), said point being the Northeast Corner of Block 1 of Tarp Estates to the City of Broken, Tulsa County, Oklahoma, thence Due East for 29.61 feet, thence S 78°41'24" E for 101.98 feet, thence Due East for 300.00 feet, thence Due North for 10.00 feet to the point of beginning;

thence Due East for 388.71 feet, Thence S 35°17'00"W and along the West line of Village Square 2nd Addition, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma according to the recorded plat thereof for 1330.12 feet, Thence S 89°59'06" W and along the North line of Arrow Park Addition, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma for 301.87 feet to the West line of Said NW/4 NE/4, Thence N 00°00'26" W and along the West Boundary of Tarp Estates for 181.06 feet, Thence Due East for 203.03 feet, thence N 35°17'00"E for 173.00 feet, thence S 54°43'00"E for 115.00 feet, thence N 35°17'00"E for 80.00 feet, thence N 54°43'00"W for 119.95 feet, thence N 21°18'03"E for 142.52 feet, thence N 68°41'57"W for 30.00 feet, thence N 21°18'03"E for 258.66 feet, thence N 55°25'13"E for 314.92 feet, thence Due North for 2.00 feet, thence Due West for 40.71 feet, thence Due North for 130.00 feet to the point of beginning and containing 5.71 acres more or less.





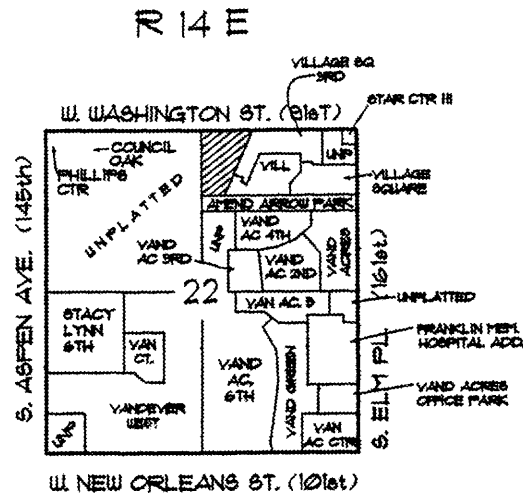




I.P. AT NW COR.  
NE/4, SEC. 22

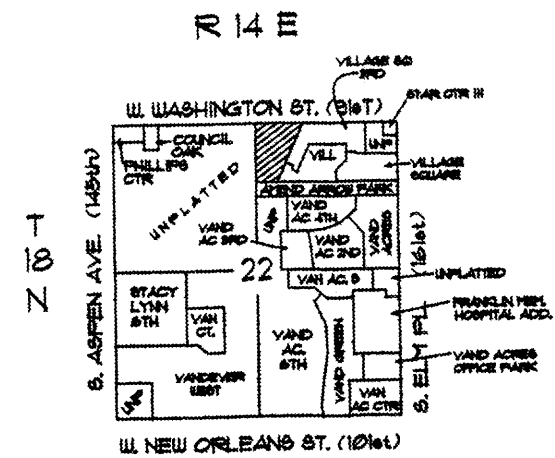
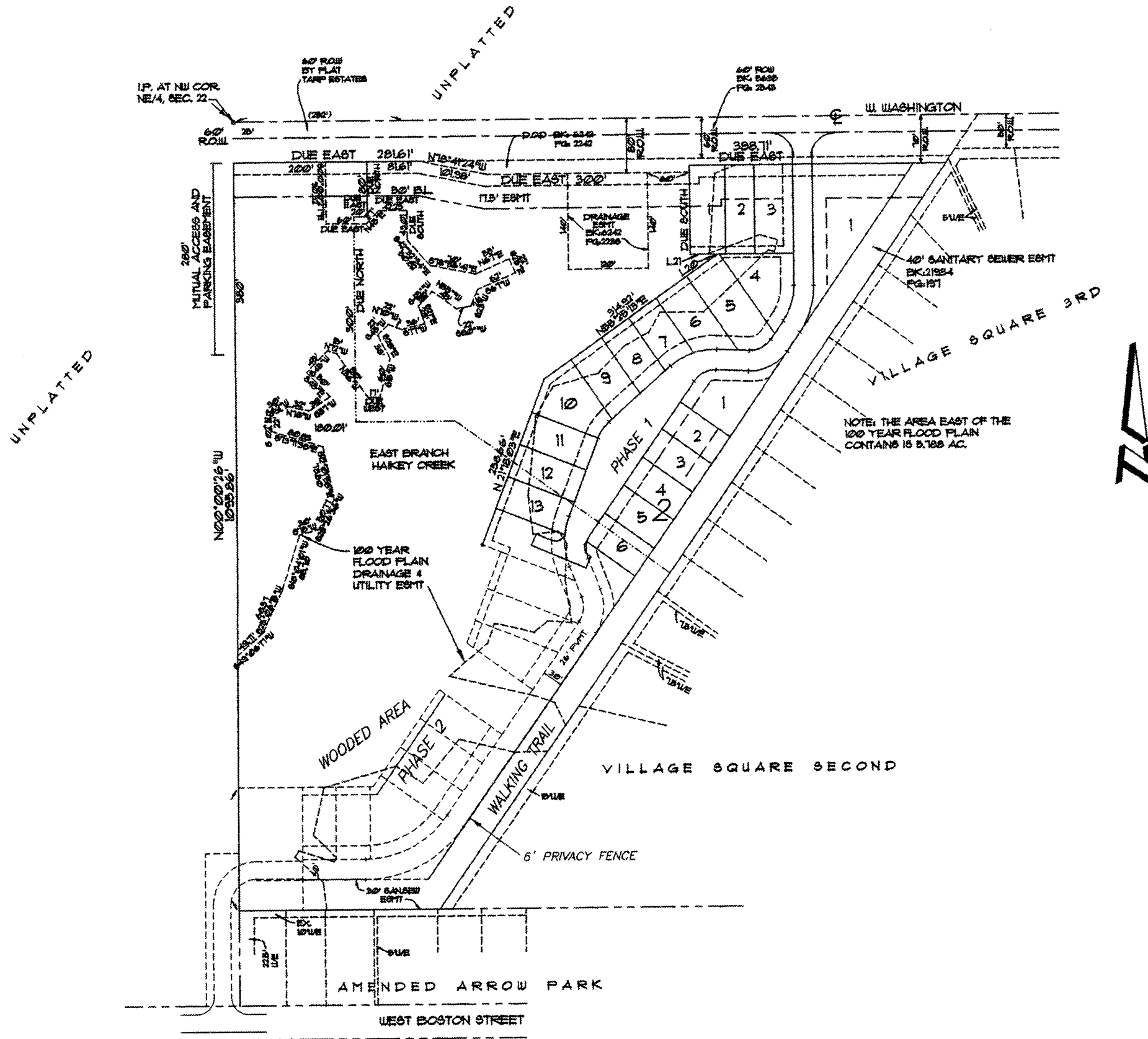


Z 10-1



LOCATION MAP

TOPO  
EXHIBIT F



LOCATION MAP

AUGUST 11, 2008  
 SUBDIVISION CONTAINS  
 30 LOTS  
 5.18 ACRES  
 TARPED/DUG

EXHIBIT G  
 F.I.R.M. DATA