

Aspen Crossing

Planned Unit Development No. 260

RECEIVED
REVISED PUD
TEXT
MARCH 23, 2017
(GOES WITH EXHIBITS
SUBMITTED MARCH
20, 2017)
BROKEN ARROW
PLAN DEVELOPMENT



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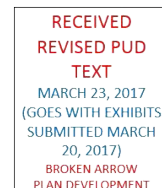
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I. DEVELOPMENT CONCEPT

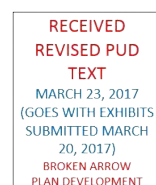
Aspen Crossing is a proposed residential development, with a 5.00 acre commercial corner component, submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The residential portion of the project site was originally approved by the Broken Arrow City Council on December 3, 2007 (PUD 183), with a subsequent major amendment (PUD 183A) approved on March 23, 2010. The proposed Aspen Crossing PUD is essentially the same as was originally approved in December 2007 and March 2010 except for the addition of the 5.00 acre commercial corner. The residential site consists of 44.52 acres located on the east side of South Aspen Avenue and the north side of West Jasper Street, wrapping around the 5.00 acre commercial corner. The site has approximately 2,597 linear feet of frontage on South Aspen Avenue and 1,258 linear feet of frontage along West Jasper Street. The site is bounded on the north by large lot residential, to the south by West Jasper Street, to the west by South Aspen Avenue and to the east by Aspen Creek and Southtowne Estates single-family subdivision. The floodplain area of Aspen Creek is intended to become the buffer between the subject project and Southtowne Estates.

This residential component of Aspen Creek is proposed for development in two tracts. Fronting on South Aspen Avenue, Tract 1 is being proposed as a single-family detached residential development with 52 ft. wide lots, with two access points onto South Aspen Avenue and one connection to West Jasper Street through Tract 2. Tract 2 is proposed just east of Tract 1 on the West Jasper Street frontage. Tract 2 is to be developed as a small lot single family attached and detached homes in a private gated community. Tract 2 shall have one connection to West Jasper Street and one connection to Tract 1 and South Aspen Avenue via a private street system that will be built to the City of Broken Arrow design standards for public streets. Maintenance of the private street system will be the responsibility of the Homeowners' Association.

Tract 3, the commercial portion of the Aspen Creek PUD, is proposed as a 5.00 acre tract located on the northeast corner of South Aspen Avenue and West Jasper Street. Tract 3 is proposed to be developed as essentially a traditional Commercial General (CG) type of development.

Open space will be provided for the project on the east side of Tract 1 and the north side of Tract 2 in the floodplain area. Stormwater detention facilities, trails and parks are some of the opportunities available in the open space area.

Standard rights of way will be dedicated along West Jasper Street and South Aspen Avenue, with a 10 foot fence and landscape easement also being provided.



II. STATISTICAL SUMMARY -

Total Project Area: ±49.52 Acres (Gross/Net)

- Tract 1 Area: ±29.23 Acres (Net)

- Tract 2 Area: ±15.29 Acres (Gross/Net)

- Tract 3 Area: ±5.00 Acres (Net)

Residential (Tracts 1 and 2) -

Maximum Number of Dwelling Units: 262 Dus

With Underlying RS-3 Zoning (30.66 Acres) 157 DUs

With Underlying RD Zoning (13.86 Acres) 105 DUs

- Tract 1 (5.12 DUs/Acre): 151 DUs

- Tract 2 (7.26 DUs/Acre): 111 DUs

Project Density (Maximum): 5.88 Dus/Acre

Minimum Required Open Space: 4.452 Ac./193,929 SF (10.0%)

Commercial (Tract 3) -

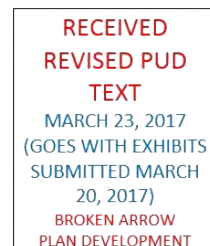
Maximum Floor Area: 217,800 SF

Maximum Floor Area Ratio: 0.50

Minimum Required Open Space: 0.50 Ac./21,780 SF (10.0%)

Notes: 1). Due to final layout, tract size may be adjusted up to 15%.

2). Exhibit 'A' - Conceptual Site Plan shows a total of 172 DUs, 96 DUs in Tract 1 and 76 DUs in Tract 2. Conceptual Site Plan overall density is 3.86 DUs/Acre.

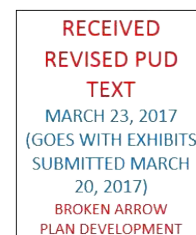


III. Development Standards: Single-Family Detached Residential (Tract 1) -

Tract 1 shall be governed by the use and development regulations of the RS-3 District, except as hereinafter modified:

Permitted uses:	Single-Family Detached Residential and Accessory Uses.
Total Tract Area:	29.23 Acres (Net)
Maximum Number of Dwelling Units:	151 DUs
Minimum Lot Frontage	52 feet at Building Line
Minimum Lot Area	5,600 sf.
Maximum Building Height:	35 feet
Minimum Building Setbacks:	
Front	25 feet
Rear	15 feet
Side	5/5 feet
Side, Corner Lot	15 feet/20 feet side loaded garage
Access Limitations	No lots shall have direct access to S. Aspen Ave. or W. Jasper St.

Open Space: All open space shall be designated as reserve areas and maintenance as such shall be the responsibility of the property owners association.

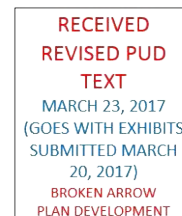


IV. Development Standards: Single-Family Attached and Detached Residential (Tract 2) -

Tract 2 shall be governed by the use and development regulations of the RS-3 District, except as hereinafter modified:

Permitted Uses:	Single-Family Attached and Detached Residential and Accessory Uses.
Total Tract Area:	15.29 Acres (Gross/Net)
Maximum Number of Dwelling Units:	111 DUs
Minimum Lot Frontage:	25 feet at Building Line
Minimum Lot Area:	2,500 sf.
Maximum Building Height:	35 feet
Minimum Building Setbacks:	
Front	20 feet
Rear	10 feet
Side (Single-Family Attached)	0 feet (Internal), 5 feet (End Unit)
Side (Single-Family Detached)	5 feet/5 feet or 0/10 feet
Minimum Building Separation (SFA End Units)	10 ft.
Side, Corner Lot	15 feet
Access Limitations	No lots shall have direct access to S. Aspen Ave. or W. Jasper St.

Open Space: All open space shall be designated as reserve areas and maintenance as such shall be the responsibility of the property owners association.



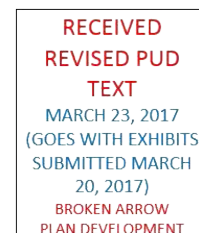
V. Development Standards: Commercial (Tract 3) -

Tract 3 shall be governed by the use and development regulations of the CG District, except as hereinafter modified:

Permitted uses:	Uses allowed by right in the CG Zoning District.
Total Tract Area:	5.00 Acres (Gross/Net)
Maximum Floor Area:	217,800 SF
Maximum Floor Area Ratio:	0.50
Maximum Building Height:	35 feet
Minimum building setbacks:	
From South Aspen ROW	50 feet
From West Jasper Street	50 feet
From an Interior Lot	0 feet
From Residential Uses	50 feet

Parking:

As provided in accordance with "Section 5.4 - Off Street Parking and Loading" of the City of Broken Arrow Zoning Ordinance.



VI. LANDSCAPING AND SCREENING -

Landscaping will be provided along South Aspen Avenue and West Jasper Street in accordance with Section 5.2 City of Broken Zoning Ordinance. In addition, a landscape reserve of at least 10 feet in width shall be provided along both West Jasper Street and South Aspen Avenue. All open space reserve areas in Tracts 1 and 2 shall be owned and maintained by the Homeowners' Association. Any landscape material that fails shall be replaced in accordance with the criteria contained in Section 5.2.B.4.d.ii of the Zoning Ordinance. All required fences shall be constructed in accordance with Section 5.2.E of the Zoning Ordinance, with all poles and bracing located on the interior side of the fence. Fencing along the arterial streets shall be installed by the Developer. In addition, the Developer shall install a minimum 6-foot high opaque fence on the portions of Tract 1 and Tract 2 that are located adjacent to the proposed commercial area on the northeast corner of Aspen Avenue and Jasper Street. Bracing and poles around the commercial area shall be located on the residential side. Maintenance and ownership of the fence along arterial streets and around the commercial tract shall be the responsibility of the Homeowners' Association. Fencing plans shall be presented to and approved by the Planning Commission at the same time landscape plans are submitted for review. Maintenance of open space and landscaping in Tract 3 area shall be provided by the Developer of Tract 3.

VII. SIDEWALKS -

Tract 1: Sidewalks shall be installed in accordance with the subdivision regulations. Sidewalk shall be constructed by the developer in all reserve areas that are adjacent to a street.

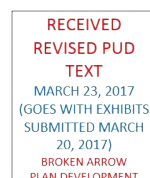
Tract 2: Sidewalks shall not be required in this gated subdivision. However, a pedestrian path/walkway providing access to the Reserve Areas along the northerly border of Tract 2 shall be designed by the Developer and approved by the Planning Commission at the time of site development.

Tract 3: Sidewalks shall be installed in accordance with the subdivision regulations.

VIII. SITE PLAN REVIEW -

No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City of Broken Arrow as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City of Broken Arrow.

For the purpose of site plan review for the residential portion of Aspen Crossing, the final subdivision plat shall serve as the required detail site plan.



IX. PLATTING -

No building permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

X. EXPECTED SCHEDULE OF DEVELOPMENT -

Development of the project is expected to commence and be completed as market conditions permit.

