

# **Elgin Street Row Homes**

## **PLANNED UNIT DEVELOPMENT NO. 263**

Owner/Developer  
**RoCo Properties, LLC**  
8624 Harp Blvd.  
Broken Arrow, OK 74014

Prepared: March 2017  
Pittman Poe & Associates, inc.  
1709 W. Granger Street  
Broken Arrow, OK 74012

**RoCo Properties**  
**PLANNED UNIT DEVELOPMENT No. 263**

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## **I. DEVELOPMENT CONCEPT**

The project site comprises 0.562 acres situated in the northwest quarter of Section 11, Township 18 North, Range 14 East, Tulsa County, and City of Broken Arrow, Oklahoma. The site is located in the Original Town-site of Broken Arrow at the intersection of North Cedar Avenue and West Elgin Street. The Owner, RoCo Properties, LLC, proposes to create a new PUD, based on the Existing PUD 241. The new PUD 263 would create 7 individual lots with attached houses on them the intended purpose to be used as single-family, owner occupied units. The concept for this unit is shown on the Conceptual Site Plan on page 5 of this PUD, with individual lots label 1-7 on the Conceptual Site Plan. Public streets and public utilities are available to the site. There is an existing man-made watercourse on the North and East sides of the property that conveys stormwater from the downtown area. The development is referred to has “Eglin Street Row Homes. This waterway travels Easterly along the North side of W. Elgin St. to the Southeast corner of the RoCo property, then sharply North to the Northeast corner , then sharply West to a drainage structure on Cedar Ave. The developer understands that stormwater capacity should be preserved in the watercourse as part of the development plan.

## **II. ZONING**

This property is currently zoned R3 and this underlying zoning will be change to DF (Downtown Fringe). The current Comprehensive Plan has been revised to Level 3 – Transitional Area to allow for this zoning use.



### III. DIMENSIONAL AND DENSITY STANDARDS

#### D. Bulk Area and Parking Requirements:

- 1). Minimum Lot Frontage: 0'
- 2). Minimum Lot Size: 2,300 SF.
- 3). Minimum Lot Coverage: 65%
- 3). Setbacks
  - Lot 1).
    - West Side Yard Setback: 10' from the ROW of Cedar Street
    - East Side Yard Setback: 0' to allow for attached single-family unit
    - North Rear Yard Setback: 12' from center line of private drive.
    - South Front Yard Setback: 4' from the ROW of Elgin\*
  - Lot 2).
    - West Side Yard Setback: 0' to allow for attached single-family unit
    - East Side Yard Setback: 0' to allow for attached single-family unit
    - North Rear Yard Setback: 12' from center line of private drive.
    - South Front Yard Setback: 4' from the ROW of Elgin\*
  - Lot 3).
    - West Side Yard Setback: 0' to allow for attached single-family unit
    - East Side Yard Setback: 0' to allow for attached single-family unit
    - North Rear Yard Setback: 12' from center line of private drive.
    - South Front Yard Setback: 4' from the ROW of Elgin\*
  - Lot 4).
    - West Side Yard Setback: 0' to allow for attached single-family unit
    - East Side Yard Setback: 0' to allow for attached single-family unit
    - North Rear Yard Setback: 12' from center line of private drive.
    - South Front Yard Setback: 4' from the ROW of Elgin\*
  - Lot 5).
    - West Side Yard Setback: 0' to allow for attached single-family unit
    - East Side Yard Setback: 18' to allow for utilities and creek mitigation
    - North Rear Yard Setback: 12' from center line of private drive.
    - South Front Yard Setback: 4' from the ROW of Elgin\*
  - Lot 6).
    - West Side Yard Setback: 10' from the ROW of Cedar Street
    - East Side Yard Setback: 0' to allow for attached single-family unit
    - South Side Yard Setback: 16' from center-line of private drive
    - North Side Yard Setback: 10' from property line

- Lot 7).
- |                          |   |
|--------------------------|---|
| West Side Yard Setback:  | 0' to allow for attached single-family unit     |
| East Side Yard Setback:  | 18' to allow for utilities and creek mitigation |
| South Side Yard Setback: | 16' from center-line of private drive           |
| North Side Yard Setback  | 10' from property line                          |
- 3). Building Height: 2 Stories or 35'
- 5). Parking Requirements: a minimum 1 car garage parking per unit.
- 7). Lighting Requirements: Lighting shall be directed down and shielded from view of neighboring RS-3 district.
- 8). Building Exterior Materials: All building walls (excluding windows) will use durable materials such as masonry, stucco, stone or "Hardieplank" trim siding. Units shall vary in color and blend with the colors in use in surrounding neighborhood. Roofing materials shall be "Tamko Herritage" or equal.
- 9). Landscaped Standards: The Landscaped on each individual lot shall meet Section 5.2 of the City of Broken Arrow Zoning Code.
- 10). Signage: Signage shall meet Section 5.7.
- 11). Sidewalks As required by the City of Broken Arrow Standards along Cedar Street and Elgin in the ROW area.

\*0 feet if single-family attached unit with a minimum 4' porch

#### **IV. SITE PLAN REVIEW**

No building permit will be issued for the construction of buildings within the development until the developer has submitted a detailed site plan that is approved by the City of Broken Arrow.

#### **V. PROPERTY OWNER'S ASSOCIATION**

The Property Owner's Association to be established at Elgin Street Row Homes will be created in accordance with Oklahoma State Statutes. Initially the Property Owner's Association will be managed by the project developer with the governance of the Association being transferred to the residents of this development as the project builds out. The Association will have a variety of responsibilities, the most significant of which are described below.

- A. Property Ownership: Lands committed to the common use and benefit of the residents shall be transferred to and administered by the Association. These lands include areas such as open space or mutual private drives.
- B. Maintenance: The Association shall maintain common use elements such as open space and mutual access easement private drives.
- C. Protective Covenants: The Association will be provided specific responsibilities in the enforcement of the adopted protective covenants.

In the event the Association fails in its responsibilities to maintain the common areas as outlined in the protective covenants, the City of Broken Arrow will have the right to maintain these areas and bill the Property Owner's Association for the costs.

Final documents on the Property Owner's Association for the development will be filed with the final plat and will include the maintenance agreement and other specific rights and requirements for association members.

#### **VI. PLATTING REQUIREMENT**

Elgin Street Row Homes is part of an existing platted area, upon approval of the Comprehensive Plan Revision and approval of the PUD the plat will be revised per the City of Broken Arrow's Standards.

#### **VII. EXPECTED SCHEDULE OF DEVELOPMENT**

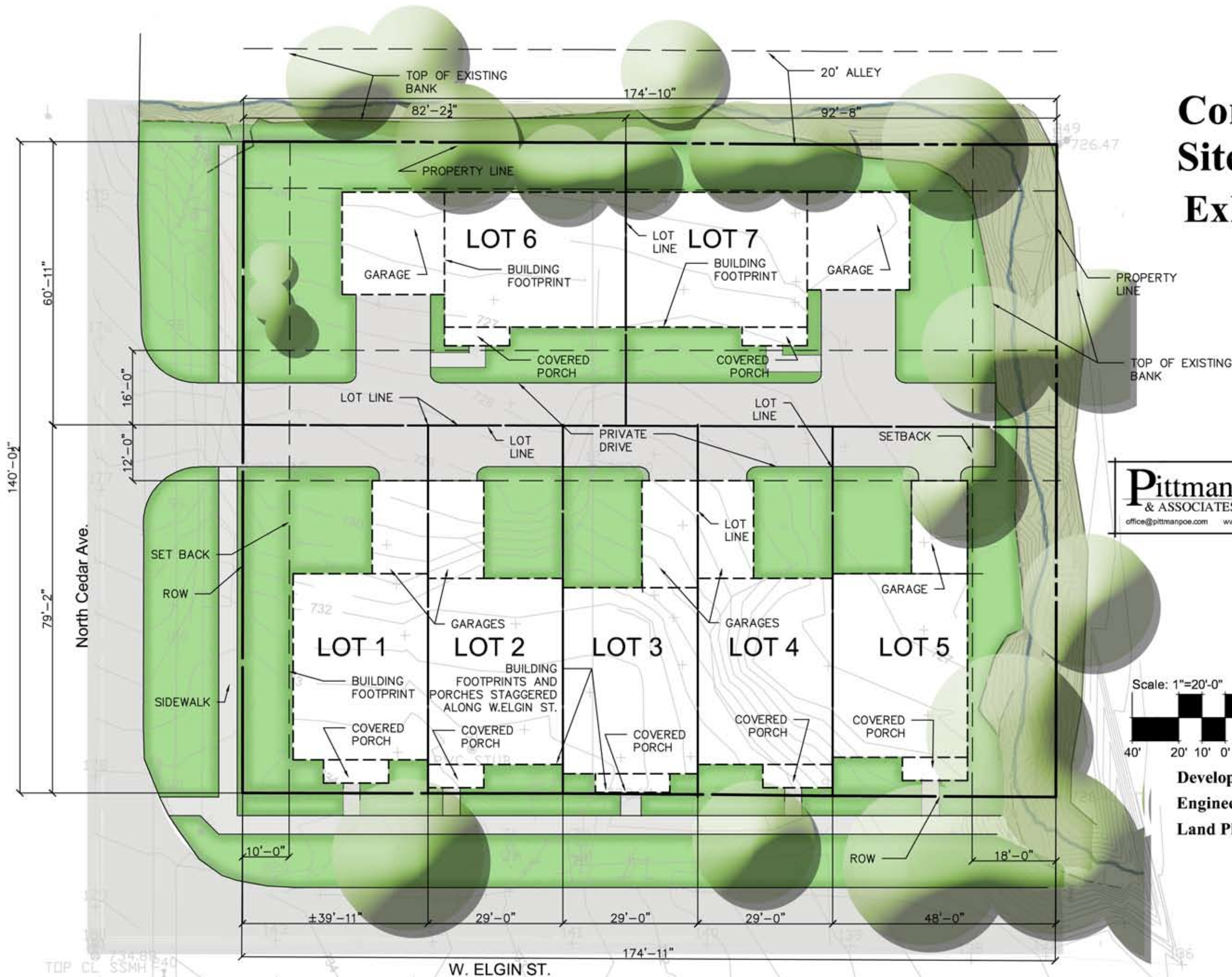
Development of the project is expected to commence within 12 months of the filing of the approved Planned Unit Development and subsequent lot split.

#### **VIII. LEGAL DESCRIPTION**

Lots 13, 14, 15, 16, 17, 18 and 19, Block 12, *Original* Town of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat No. B-2 thereof.



# Conceptual Site Plan Exhibit A



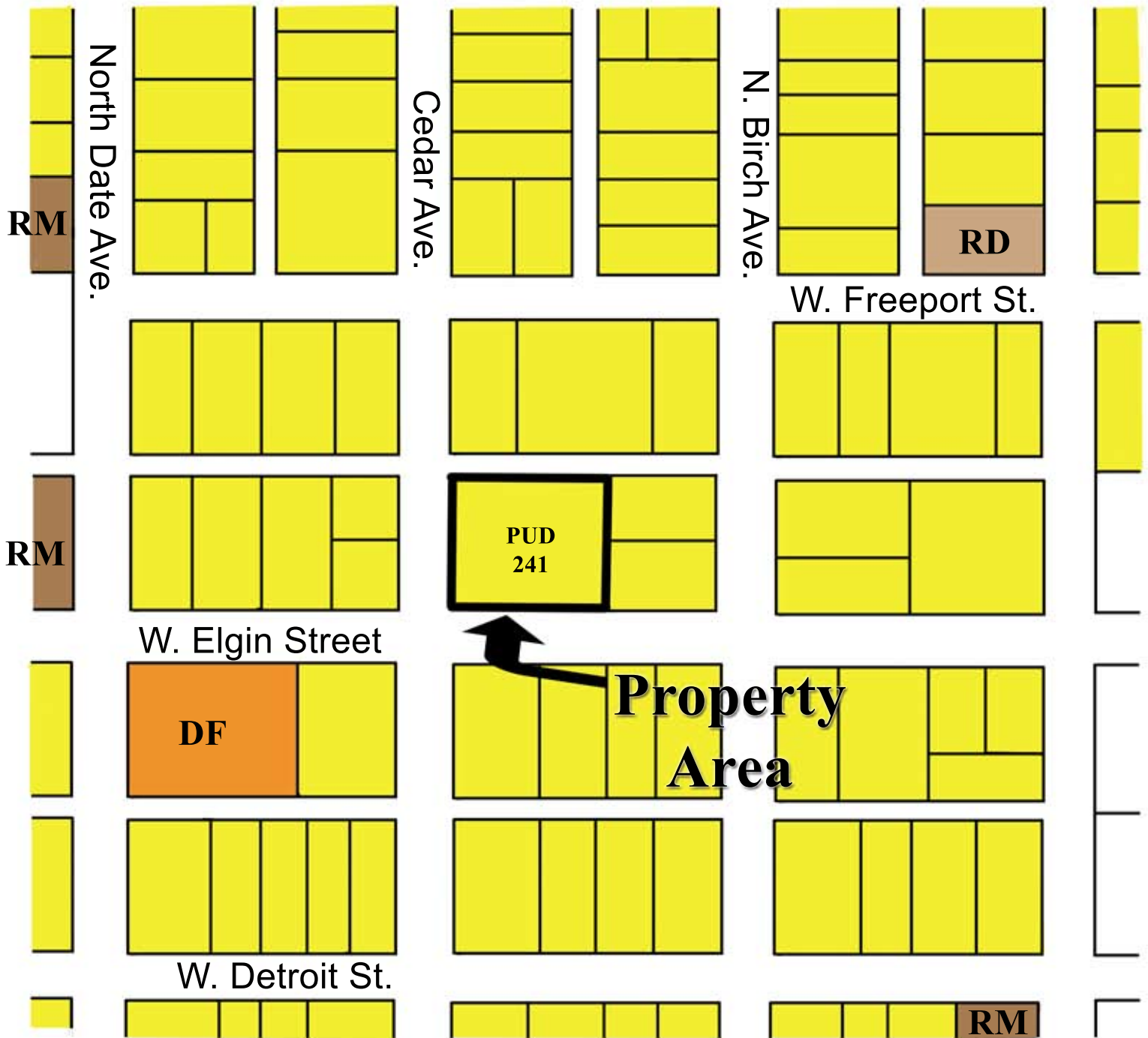
**Pittman Poe**  
& ASSOCIATES, INC.

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**Developer: Roco Properties**  
**Engineering: Sanders Engineering**  
**Land Planning & Site Design by:**

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# RoCo Properties, LLC

## Exhibit B

### Existing Zoning

- R3 - Single Family Residential
- DF - Downtown Fringe
- RM - Residential Multi-Family
- RD - Residential Duplex

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# RoCo Properties, LLC

## Exhibit C

### Proposed Zoning

- R3 - Single Family Residential
- DF - Downtown Fringe
- RM - Residential Multi-Family
- RD - Residential Duplex

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# **Exhibit D**

## **LEGAL DESCRIPTION**

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