

GREEN ACRES

Planned Unit Development No. 2018

By: ABC Consulting, Inc.

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I. DEVELOPMENT CONCEPT

The Green Acres PUD site comprises 157 acres located approximately the southwest corner of Orland Drive and Evergreen Terrace with approximately 2,850 LF of frontage on Orland Drive and 2,750 LF of frontage on Evergreen Terrace. On February 7, 2018, the City Council approved Comprehensive Plan Amendment BACP-357 for the site from Level 4 to Level 3, subject to a PUD similar in context to the draft PUD submitted with BACP-357 being submitted with the future rezoning and that the property be platted.

Green Acres is a proposed multi-family residential project to be developed by ABC Consulting, Inc. ABC Consulting, Inc. and its principals have over 15 years of multi-family development experience. ABC Consulting, Inc., in cooperation with the current property owner is submitting this PUD application. This PUD for 300 units of multi-family housing is located on the southwest corner of Orlando Drive and Evergreen Terrace and has excellent access with the close proximity to Gray Water Turnpike to the west.

This development within the PUD will be separated by a 35ft landscape perimeter around the property that will serve as a buffer from surrounding undeveloped properties.

Green Acres will provide quality universally designed multi-family housing for in the Broken Arrow community. This high density development will offer residents options for maintenance free living while preserving green space. ABC Consulting, Inc. has a proven track record of quality development that will exceed the minimum requirements of the Zoning Ordinances.

II. Development Standards

Land Area: 157 acres

Permitted Uses:

The uses permitted as a matter of right in the RM Residential Multifamily district, and uses customarily accessory to permitted uses.

Maximum Number of Dwelling Units: 300

Maximum Building Height:

Multifamily Dwelling 3 story Bldgs	45 FT to the highest roof ridgeline
Multifamily Garage/Dwelling 2 story Bldgs	25 FT to the highest roof ridgeline

Off-Street Parking:

1.75 off-street parking spaces for each Dwelling Unit.

Minimum Building Setbacks and Buffers:

40 foot building setback/landscape buffer from the North property line
35 foot building setback/landscape buffer from East and West property Line
35 foot landscaping buffer on the West property line
3 foot building setback/landscape buffer from South property line

Minimum Distance Between Buildings: 30 feet

III. Landscaping and Screening

Landscaping:

As required and regulated by Chapter 5, Section 5.2.B except Section 5.2.B.1.a.4. is modified to reduce the number of trees required per dwelling unit from two trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper)

Landscape edge tree requirements per Chapter 5, Section 5.2.B.1.a.2 shall apply along both arterial streets.

Screening:

As required and regulated by Chapter 5, Sections 5.2.D and 5.2E. An architectural open vinyl fence with limited masonry columns and/or walls shall be provided along the arterial street boundaries.

Along all other property boundaries, an opaque fence of at least 6 feet in height shall be provided. All bracing and metal posts shall be installed on the inside part of the fence along all boundaries.

IV. 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. All signs shall be located outside the public right-of-way and utility easement.

V. Lighting

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in this PUD.

VI. Building Facades

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except:

1. The maximum length of any multi-family building shall be 220 feet.
2. Exterior building material shall be 50 percent brick or stone.

VII. Access

Access to the proposed development is through one entrance off Orlando Drive and one off Evergreen Terrace.

VIII. 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 City Planning Commission and the City Council and duly filed of record. The property shall be platted in accordance with the City subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City, setting forth the development standards of the planned unit development.

IX. 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 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. A letter of approval from the Department of Environmental Quality (DEQ) shall be provided before the approval of any site plan located in environmentally sensitive area.

Exhibit A: Conceptual Site Plan

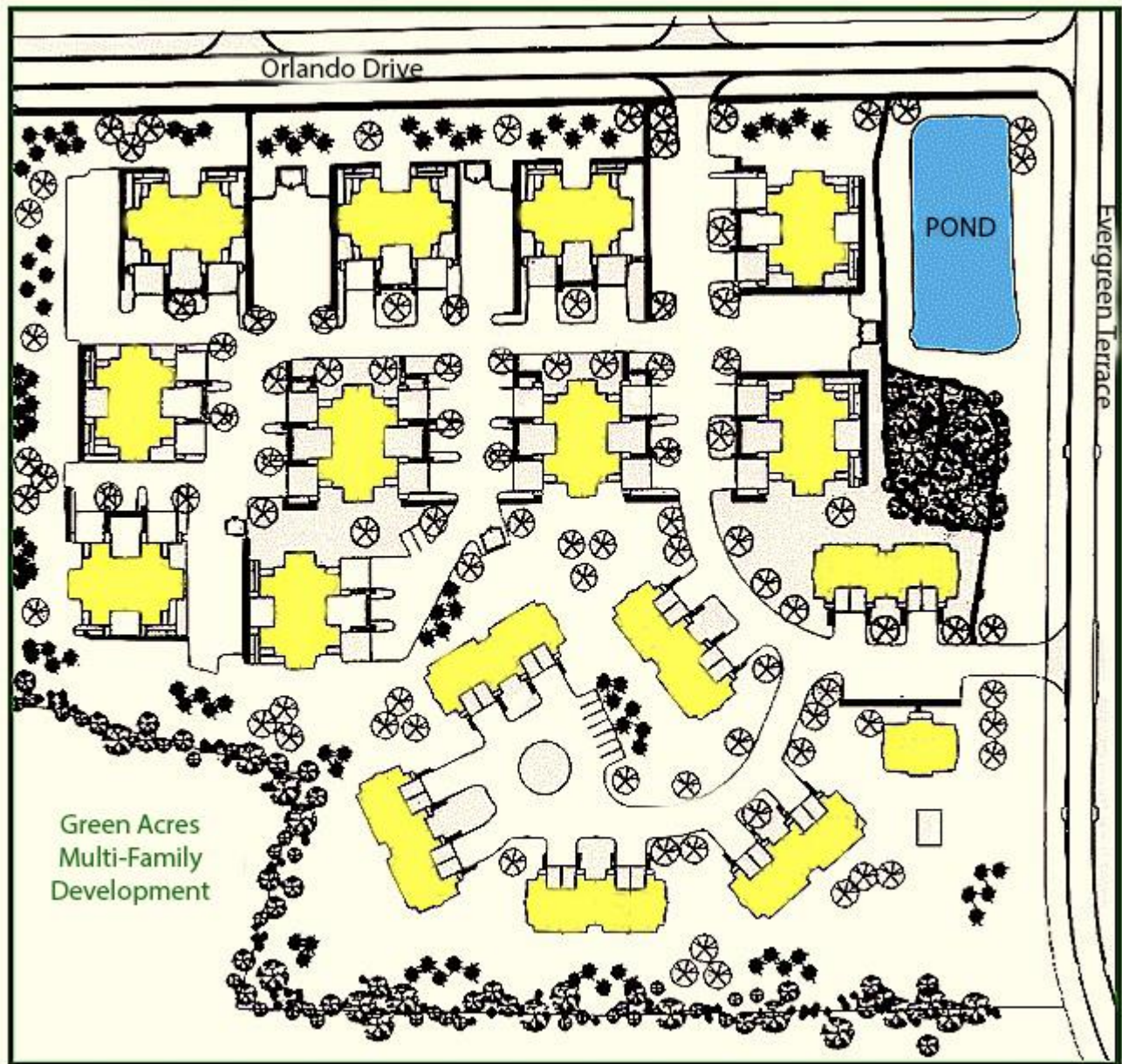


Exhibit B: Conceptual Elevations

