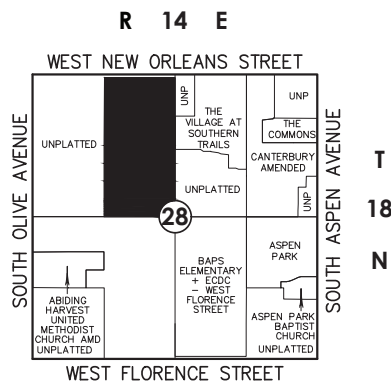
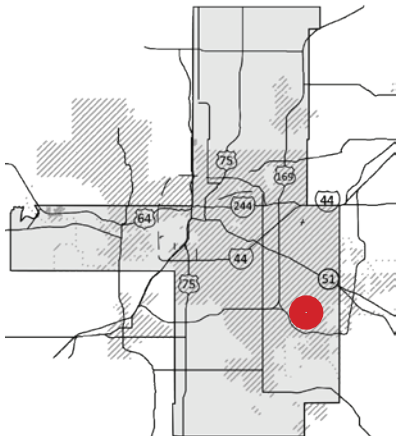


PUD-\_\_\_\_

# The Colony at Cedar Ridge

APPROXIMATELY 78.122 ACRES LOCATED ONE-HALF MILE WEST OF THE SOUTHWEST CORNER OF WEST NEW ORLEANS STREET AND SOUTH ASPEN AVENUE IN THE CITY OF BROKEN ARROW, OKLAHOMA



Location Map

Scale: 1"= 2000'



DECEMBER 2019

**APPLICANT/CONSULTANT:**

TANNER CONSULTING LLC  
c/o ERIK ENYART  
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## I. PROPERTY DESCRIPTION

**The Colony at Cedar Ridge** consists of 78.122 acres located one-half mile west of the southwest corner of West New Orleans Street and South Aspen Avenue in the City of Broken Arrow, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 28; THENCE NORTH 88°43'49" EAST AND ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 1317.40 FEET TO A POINT AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER (E/2 NW/4); THENCE SOUTH 1°20'17" EAST AND ALONG THE WEST LINE OF SAID E/2 NW/4 FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 101ST STREET SOUTH, AS RECORDED MAY 18, 2012, AT DOCUMENT NO. 2012048270, COUNTY OF TULSA RECORDS, STATE OF OKLAHOMA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 88°43'49" EAST AND PARALLEL WITH THE NORTH LINE OF SAID E/2 NW/4 FOR A DISTANCE OF 1317.44 FEET TO A POINT ON THE EAST LINE OF SAID E/2 NW/4, THENCE SOUTH 1°22'23" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 2580.64 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID E/2 NW/4; THENCE SOUTH 88°39'17" WEST AND ALONG THE SOUTH LINE OF SAID E/2 NW/4 FOR A DISTANCE OF 1319.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID E/2 NW/4; THENCE NORTH 1°20'17" WEST AND ALONG THE WEST LINE OF SAID E/2 NW/4 FOR A DISTANCE OF 2582.38 FEET TO THE POINT OF BEGINNING.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

## II. DEVELOPMENT CONCEPT

**The Colony at Cedar Ridge** is a mixed-use Planned Unit Development (PUD) of 78.122 acres located one-half mile west of the southwest corner of West New Orleans Street and South Aspen Avenue in the City of Broken Arrow, Oklahoma. The Colony at Cedar Ridge is a master-planned community exhibiting new urbanism principles, complete with an innovative “Market” for the convenience of the residents, but with individual shops open to the public at large. Multiple unique housing types and neighborhood styles are proposed, including homes on private, gated streets, larger estate lots, alley-loaded homes, and more customary lots which will compliment the existing neighborhoods to the east.

The master plan (PUD Exhibit B “Conceptual Site Plan”) focuses on the main entrance on New Orleans Street, designed as a wide, boulevard-style entrance with generous landscaping on each side and in the central median. The Market would be accessed by right-hand turn when entering the subdivision, a convenience for residents picking up essentials upon returning home. The Market is envisioned as an innovative, neighborhood-oriented “market” building with individual spaces for such uses as general store, coffee shop, ice cream parlor, farmers market/fresh produce, and convenience services such as cleaning drop off and pick up. While being developed as part of this neighborhood, the Market will be open to the public. With these attractions, the Market may serve as a casual meeting venue for residents and visitors. It may also host community focal points such as sheltered benches, neighborhood mailbox facilities, and bulletin boards to further invite neighbors to interact by chance encounters, deepening the sense of community. Walking trails and sidewalks will also connect the Market to the neighborhood, thereby reducing the need for vehicular dependence.

As shown on the Conceptual Site Plan, the central boulevard will continue as a ‘parkway’ as it tapers into a minor residential street with lower speeds, allowing direct access. The central street will stub into the undeveloped tract to the east, at the point where previous plans already designated a connection. The central street will connect each neighborhood type, which will be further connected by a series of large open space reserves, doubly serving as stormwater detention and trail-connected neighborhood parks. Streets with sidewalks, trails, and neighborhood parks will allow all residents of the subdivision and surrounding areas to walk to the new Broken Arrow school campuses and the proposed new “Aspen Creek Community Park” adjoining to the south and southeast. A crosswalk on New Orleans Street is also planned to connect The Colony at Cedar Ridge to the Wolf Creek Elementary School / Oliver Middle School campus to the north. Altogether, the various connections will create a walkable, cohesive neighborhood.

By its design, this PUD satisfies the purposes for a PUD as outlined in the Broken Arrow Zoning Ordinance Section 6.4.A. as it is intended to provide a unified treatment of the development possibilities of the project site by fusing continuity of function and design, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, and to encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure, and land use compatibility.

The subject property is presently zoned A-1 Agricultural. A companion application is being filed to rezone the site to RS-3 Single-Family Residential District with the 2.3 acres comprising the Market site to be rezoned to CM Community Mixed-Use District, as suggested by Planning Staff during the Pre-Development Meeting held November 22, 2019.



The existing and the latest draft Future Development Guide land use maps (Figure 4-7 of the pending "Broken Arrow Next Comprehensive Plan," illustrated on Exhibit I of this PUD) both designate the entire site as "Level 2." This designation supports the proposed rezoning to RS-3 residential. To enable the proposed commercial "Market," another companion application has been filed for the 2.3 acres to amend the Comprehensive Plan from Level 2 to Level 4, which would then support the rezoning to CM.

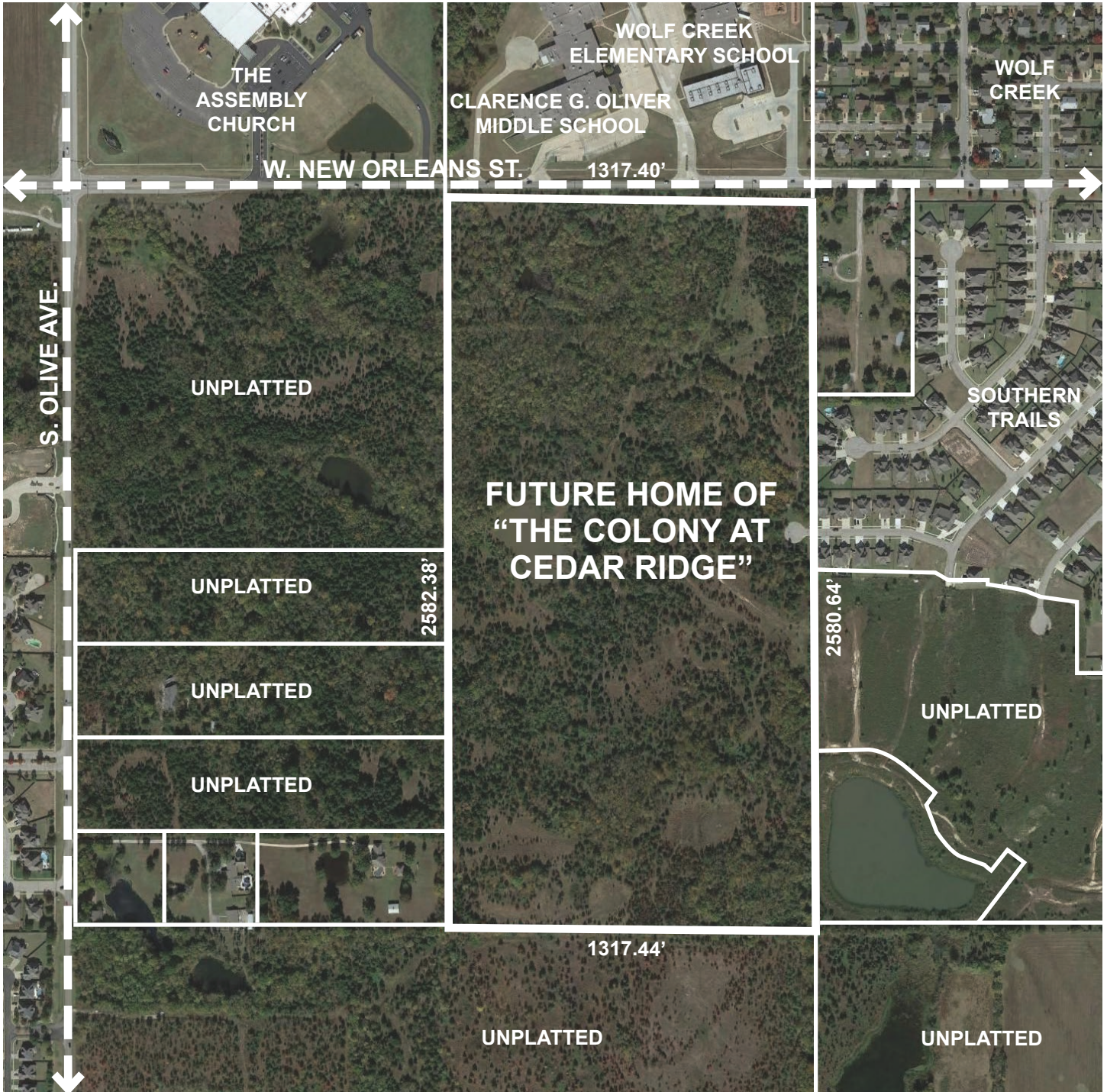
The Exhibit B "Conceptual Site Plan" represents initial concepts for neighborhood amenities, which will be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual development plan depicting design features is provided on Exhibit B "Conceptual Site Plan." Development Areas identified on Exhibit C "Development Areas." Final Development Area boundaries and areas shall be established by required PUD subdivision plats, provided the relative spatial proportions of the single-family residential development area and 2.3-acre Market commercial use areas are maintained. The PUD shall be developed in accordance with the use and development regulations of the City of Broken Arrow Zoning Ordinance, except as otherwise specified herein. Bulk and area standards within the proposed Development Standards generally follow those of the underlying CM district for Development Area A and those of the underlying RS-3 district for Development Area B. This PUD will impose higher development standards than if developed with the existing straight zoning.

# The Colony at Cedar Ridge

## EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION  
WITH ADJACENT DEVELOPMENTS LABELED





# The Colony at Cedar Ridge

## EXHIBIT B

### CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 13, 2019



### III. DEVELOPMENT STANDARDS

#### III.A. DEVELOPMENT AREA A:

Gross Land Area:	122,126 SF	2.804 AC
Net Land Area:	100,332 SF	2.303 AC
Permitted Uses: Uses permitted as a matter of right or by Specific Use Permit in CM Mixed-Use zoning district in the Broken Arrow Zoning Ordinance according to the list provided in Section III.C.		
Minimum Lot Area:	2 Acres	
Minimum Building Width to Frontage Ratio:	35%	
Minimum Building Coverage:	10%	
Maximum Floor Area:	12,000 SF *	
Maximum Building Height:	35 FT or 2.5 Stories **	
Maximum Building Setbacks:	None	
Minimum Building Setbacks:		
North:	0 FT	
East:	0 FT	
South:	10 FT	
West:	20 FT	
Other Bulk and Area Requirements:	As required within CM District	

\* Substantially reduced by this PUD from the maximum allowed by Broken Arrow Zoning Ordinance Section 4.1.E.1.c.

\*\* Architectural features such as chimneys and cupolas may extend beyond 35' to a maximum height of 45'.



### III.B. DEVELOPMENT AREA B:

Gross Land Area:	3,359,918 SF	77.133 AC
Net Land Area:	3,302,665 SF	75.819 AC
Permitted Uses: Single-family detached dwellings and customary accessory uses, including accessory dwelling units (ADUs). *		
Maximum Number of Lots:	250	
Minimum Lot Width:	50 FT : 70 FT ** †	
Minimum Lot Size:	5,500 SF : 9,500 SF †	
Maximum Building Height:	35 FT and 2.5 Stories ***	
Minimum Off-street Parking:	Minimum two (2) enclosed or unenclosed off-street parking spaces required per dwelling	
Maximum Lot Coverage:	70% ****	
Minimum Livability Open Space per Dwelling:	2,360 SF : 4,000 SF **** †	
Minimum Yard Setbacks:		
Front Yard:	15 FT : 25 FT †	
Rear Yard:	5 FT : 20 FT †	
Side Yard Abutting a Street:	10 FT : 25 FT †	
Side Yard <u>Not</u> Abutting a Street:	5 FT	
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way	
Attached Garage Facing a Street:	5 FT more than principal dwelling	
Other Bulk and Area Requirements:	As required within the RS-4 District	

\* ADUs are restricted to a maximum of 1,200 square feet or 30% of the total square footage of the principal dwelling, whichever is greater, shall comply with bulk and area requirements in aggregate with the principal dwelling, and shall otherwise meet the more restrictive requirements of this PUD and the Broken Arrow Zoning Ordinance.

\*\* Lots with frontage streets curves are exempt from lot-width requirements, provided the same shall maintain not less than 30' of frontage and meet the minimum lot area requirement.

\*\*\* Architectural features such as chimneys and cupolas may extend to a maximum height of 45 feet.

\*\*\*\* Maximum aggregate lot coverage by buildings, parking, and drives is limited to the lesser of 70% or that amount necessary to meet minimum livability open space requirements for the lot. Livability open space, defined as open space not utilized for parking or drives, may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1.d of the Broken Arrow Zoning Ordinance.

† See Section III.D. Residential Lot Ratios and Supplemental Development Standards Within Development Area B.

### III.C. USES PERMITTED WITHIN DEVELOPMENT AREA A:

Within Development Area A, uses are permitted or prohibited as follows:

**Parks and Open Space:**

Private park and outdoor recreation

**Community Service:**

Small indoor (up to 250-person capacity) and/or outdoor place of assembly or recreation

**Recreation and Entertainment Indoor:**

Fitness and recreational sports center, private art gallery or museum, general indoor recreation

**Personal Services:**

Dry cleaning and laundry services, general personal services, studio of the arts, or instructional service

**Health Care Facility:**

Medical office or clinic

**Financial Service:**

Financial institution with or without drive-through

**Food and Beverage Service:**

Restaurant without drive-through and micro food and beverage production; alcoholic beverage sales for onsite consumption or catering services must be accessory (<50% gross sales) to the restaurant use

**Office:**

Business or professional office

**Retail (Sales): \***

General retail, convenience goods, grocery store, farmers market, and alcoholic beverage sales

**Uses accessory to the market:**

Agricultural: horticultural farm or community supported garden

Food truck court (no electric generators; onsite electric connections only)

Accessory uses listed above

Other uses customarily accessory to permitted uses as listed herein

**Prohibited Uses:**

Medical marijuana dispensaries, pawn shops, gasoline sales, bar, nightclub, vehicular service and/or repair, bail bonding, and check casher/payday lenders (Defined as an establishment that is substantially in the business of charging a fee to cash a check and/or negotiating, arranging, aiding, or assisting a consumer in procuring payday loans), and prohibited uses listed above

\* *Retail uses shall comprise not less than 51% of building floor area within Development Area A.*

### III.D. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS WITHIN DEVELOPMENT AREA B:

The following ratios and residential bulk and area development standards shall be maintained throughout the various phases of development of Development Area B:

#### Gated Village Lots:

Minimum lot type ratio:	N/A
Maximum lot type ratio:	55%
Minimum lot width:	50 FT
Minimum lot size:	5,500 SF
Minimum livability open space per dwelling:	2,360 SF
Minimum Yard Setbacks:	
Front Yard:	45 FT (from street centerline)
Rear Yard:	20 FT
Side Yard Abutting a Street:	
Where attached garage faces street	45 FT (from street centerline)
Where rear yard backs to side yard	40 FT (from street centerline; no attached garage facing side street)
Where rear yard backs to rear yard	35 FT (from street centerline; no attached garage facing side street)

#### Cottage Lots (Street-Loaded):

Minimum lot type ratio:	30%
Maximum lot type ratio:	85%
Minimum lot width:	60 FT
Minimum lot size:	7,200 SF
Minimum livability open space per dwelling:	3,100 SF
Minimum Yard Setbacks:	
Front Yard:	20 FT
Rear Yard:	20 FT
Side Yard Abutting a Street:	25 FT (attached garage faces side street)
Where rear yard backs to side yard	15 FT (no attached garage facing side street)
Where rear yard backs to rear yard	10 FT (no attached garage facing side street)

#### Cottage Lots (Alley-Loaded):

Minimum lot type ratio:	N/A
Maximum lot type ratio:	55%
Minimum lot width:	50 FT
Minimum lot size:	5,500 SF
Minimum livability open space per dwelling:	2,360 SF
Minimum Yard Setbacks:	
Front Yard:	15 FT (no attached garage shall face street)
Rear Yard:	20 FT (principal dwelling and attached garage)
Rear Yard:	5 FT (detached accessory building/garage only)
Side Yard Abutting a Street:	10 FT (all buildings; no garage shall face street)
Side Yard Abutting an Alley:	5 FT (all buildings)
Maximum Front Yard (required build-to line):	20 FT

#### Estate Lots:

Minimum lot type ratio:	15%
Maximum lot type ratio:	70%
Minimum lot width:	70 FT
Minimum lot size:	9,500 SF

Minimum livability open space per dwelling: 4,000 SF

Minimum Yard Setbacks:

Front Yard: 25 FT

Rear Yard: 20 FT

Side Yard Abutting a Street: 25 FT (attached garage faces side street)

Where rear yard backs to side yard 20 FT (no attached garage facing side street)

Where rear yard backs to rear yard 15 FT (no attached garage facing side street)



## IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

**IV.A. SURROUNDING ZONING AND LAND USE:** Surrounding zoning is primarily A-1 Agricultural with single-family residential districts RS-3, RE, R-3, and R-2 to the east and northeast. Vacant and rural residential land abuts to the west. Broken Arrow Public School and church campuses zoned A-1 adjoin to the south and north, supported by Specific Use Permits. To the east, the single-family residential zoning districts contain housing additions such as The Village at Southern Trails and various Wolf Creek South subdivisions. The 39-acre Village at Southern Trails was part of 73.6 acres approved for RS-3 zoning and Preliminary Plat in 2006. The balance of the acreage, lying to the south of the platted area, remains vacant and zoned A-1 until it is platted.

**IV.B. ACCESS AND CIRCULATION:** The subject property has  $\frac{1}{4}$  mile of frontage on West New Orleans Street and contains a temporary cul-de-sac turnaround on the west dead-end of W. Quantico Street. Per the conceptual site plan, multiple points of vehicular and pedestrian access are planned in locations appropriate to serve the accessibility needs of the Market commercial Development Area A and various types of lots and homes in the residential Development Area B.

As illustrated on the Exhibit B “Conceptual Site Plan,” a main entrance and an emergency-only, gated connection are presently proposed along West New Orleans Street. The central boulevard will continue as a parkway as it tapers into a minor residential street with lower speeds, allowing direct access. The central street will stub into the undeveloped tract to the east, at the point where previous plans already designated a connection. The central street will connect each neighborhood type, which will be further connected by a series of large open space reserves, doubly serving as stormwater detention and trail-connected neighborhood parks. Streets with sidewalks, trails, and neighborhood parks will allow all residents of the subdivision and surrounding areas to walk to the new Broken Arrow school campuses and the proposed new “Aspen Creek Community Park” adjoining to the south and southeast. A crosswalk on New Orleans Street is also planned to connect The Colony at Cedar Ridge to the Wolf Creek Elementary School / Oliver Middle School campus to the north. Altogether, the various connections will create a walkable, cohesive neighborhood.

Most streets serving the single-family residential Development Area B are proposed to be public; neighborhood sections will be gated and served by private streets, as allowed by this PUD. Whether public or private, streets shall be constructed to meet the City of Broken Arrow standards for public streets; provided, however, the City of Broken Arrow may approve alternative street design standards, such as reduced right-of-way widths for private streets or divided, boulevard-style entrances, provided any median landscaping and other private entry features shall be maintained by the mandatory property owners’ association. Any gates serving private streets or drives shall be designed according to the International Fire Code adopted by the City of Broken Arrow and be approved by the Broken Arrow Fire Marshal during the platting stage.

Streets and pedestrian accessways, consisting of sidewalks and/or trails, will connect the various neighborhood sections and the commercial Market, and will be planned during the platting phase.

Limits of No Access (LNA) will be imposed by the future plat(s) along the West New Orleans Street frontage, except at approved street intersection(s).

**IV.C. SIGNAGE, LANDSCAPING, AND FENCING:** Signs, landscaping, and fencing shall comply with the applicable provisions of the Broken Arrow Zoning Ordinance, provided that fences enclosing a front yard (“courtyard”) shall be permitted up to four (4) feet in height.

**IV.D. UTILITIES AND DRAINAGE:** Per City of Broken Arrow atlas utility data, waterlines are located along West New Orleans Street and within The Village at Southern Trails to the east. Waterlines shall be extended throughout the site and looped to provide water service and fire protection and will be designed during the platting stage. Fire hydrant locations shall be coordinated with and approved by the Broken Arrow Fire Marshal during platting.

Also per City of Broken Arrow atlas utility data, sanitary sewer adjoins to the east. However, sanitary sewer service for the development is presently in design and ultimate plans will be established during the engineering design and platting stage.

An internal stormwater collection and detention system will be designed and constructed to drain the site to stormwater detention facilities, to be sited and designed during the platting stage. Early concepts for drainage and onsite stormwater detention are shown on the Exhibit B “Conceptual Site Plan.” Stormwater drainage and detention facilities will be contained within Reserve Areas and/or overland drainage easements, to be maintained by a property owners’ association. These facilities may additionally serve as neighborhood amenities.

Electric, natural gas, and communications services are available onsite or by extension.

Existing utilities are shown on Exhibit D of this PUD.

**IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** The site is moderately sloped and contains the top of a small hill at the southeast corner. The site drains to the west, with the exception of the area around the hilltop which also drains to the south and east. The entire site ultimately drains to Haikey Creek.

As represented on Exhibit F FEMA Floodplain Map, none of the site is within the 100-year (1% Annual Chance) Regulatory Floodplain. The entire site is within Unshaded Zone X, outside of the 500-year Floodplain.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Newtonia Silt Loam, 1-3% and 3-5% slopes, Dennis Silt Loam, 1-3% and 3-5% (eroded and non-eroded) slopes, Okemah-Parsons-Pharoah Complex, 0-1% slopes, and Dennis-Radley Complex, 0-12% slopes. Development constraints associated with these soils types will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report will be performed to recommend paving sections and subgrade design. Soil types and topography are shown on Exhibit E of this PUD.

**IV.F. PLATTING AND SITE PLAN REQUIREMENTS:** No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Broken Arrow Planning Commission and approved by the Council of the City of Broken Arrow, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Broken Arrow shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat. The Market or any other nonresidential buildings within Development Area A and any neighborhood amenities requiring a building permit shall submit and receive Broken Arrow city staff approval of a site plan application.

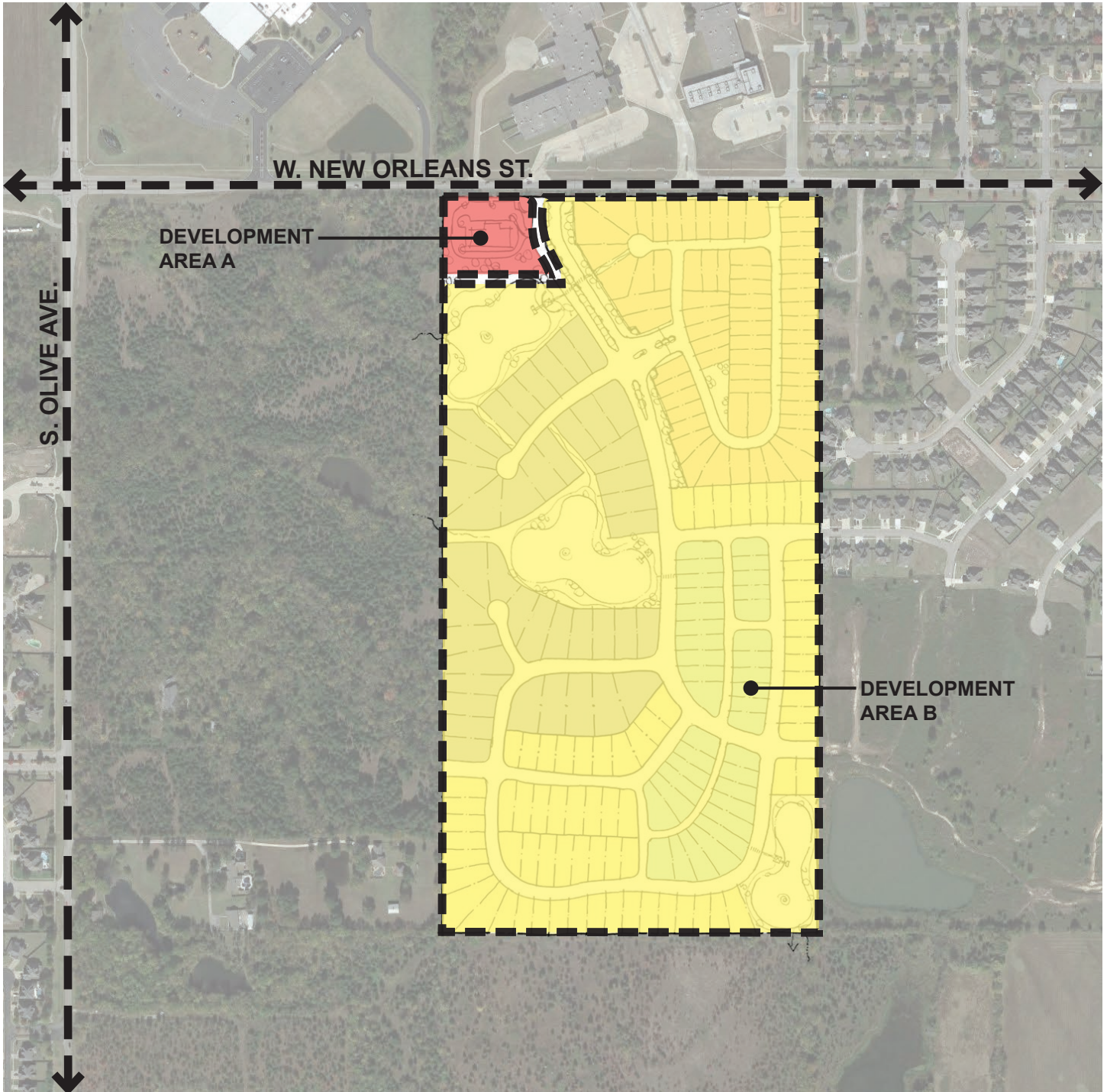
**IV.G. SCHEDULE OF DEVELOPMENT:** Development of the project is expected to commence and be phased and completed as market conditions permit. If phased, each phase will be coordinated with the City of Broken Arrow in order to provide adequate traffic circulation and utility service.

# The Colony at Cedar Ridge

## EXHIBIT C

### DEVELOPMENT AREAS

CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 13, 2019





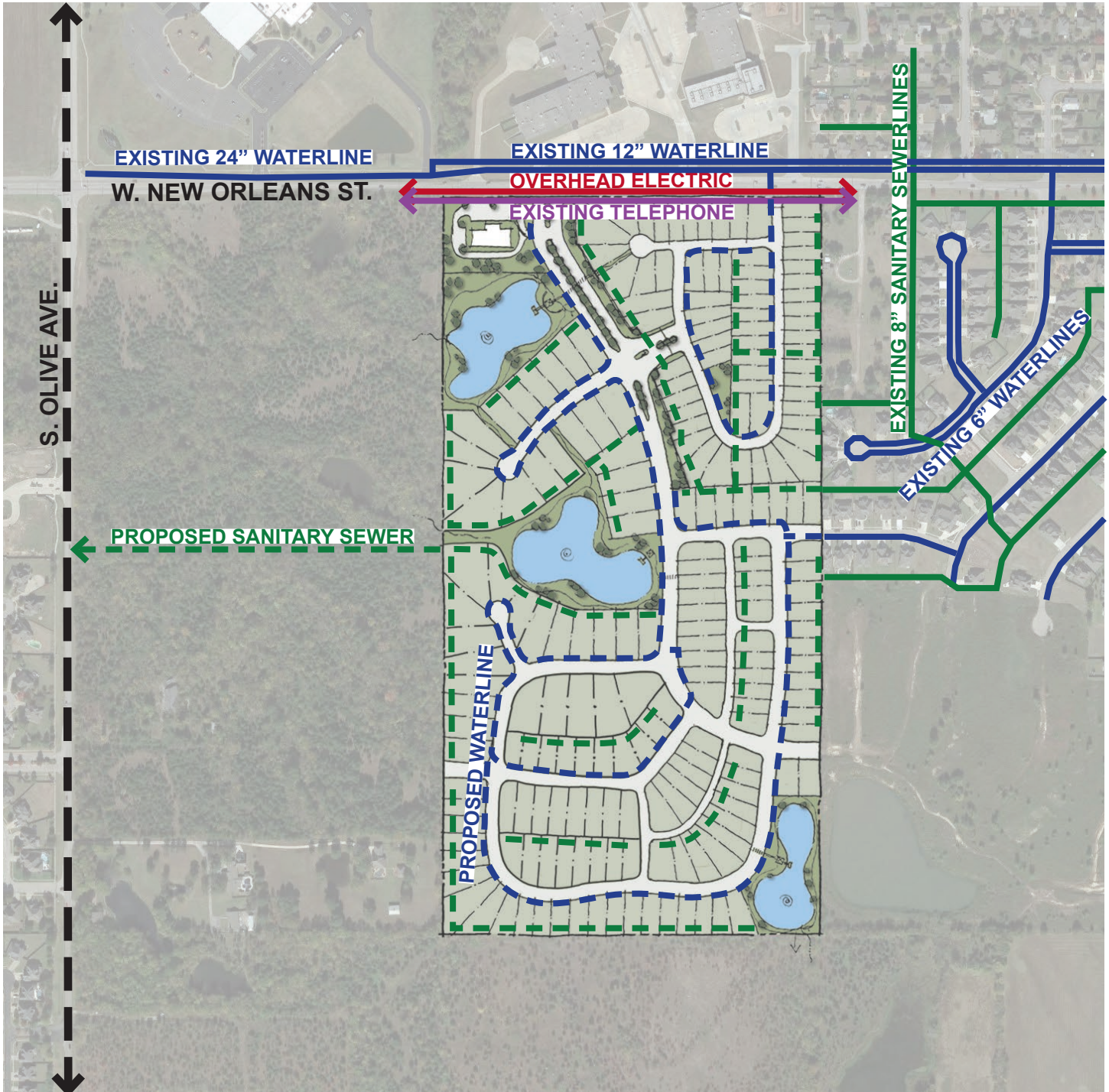
# The Colony at Cedar Ridge

## EXHIBIT D

### EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 13, 2019

EXISTING UTILITIES PER CITY OF BROKEN ARROW ATLAS AND FIELD SURVEY DATA



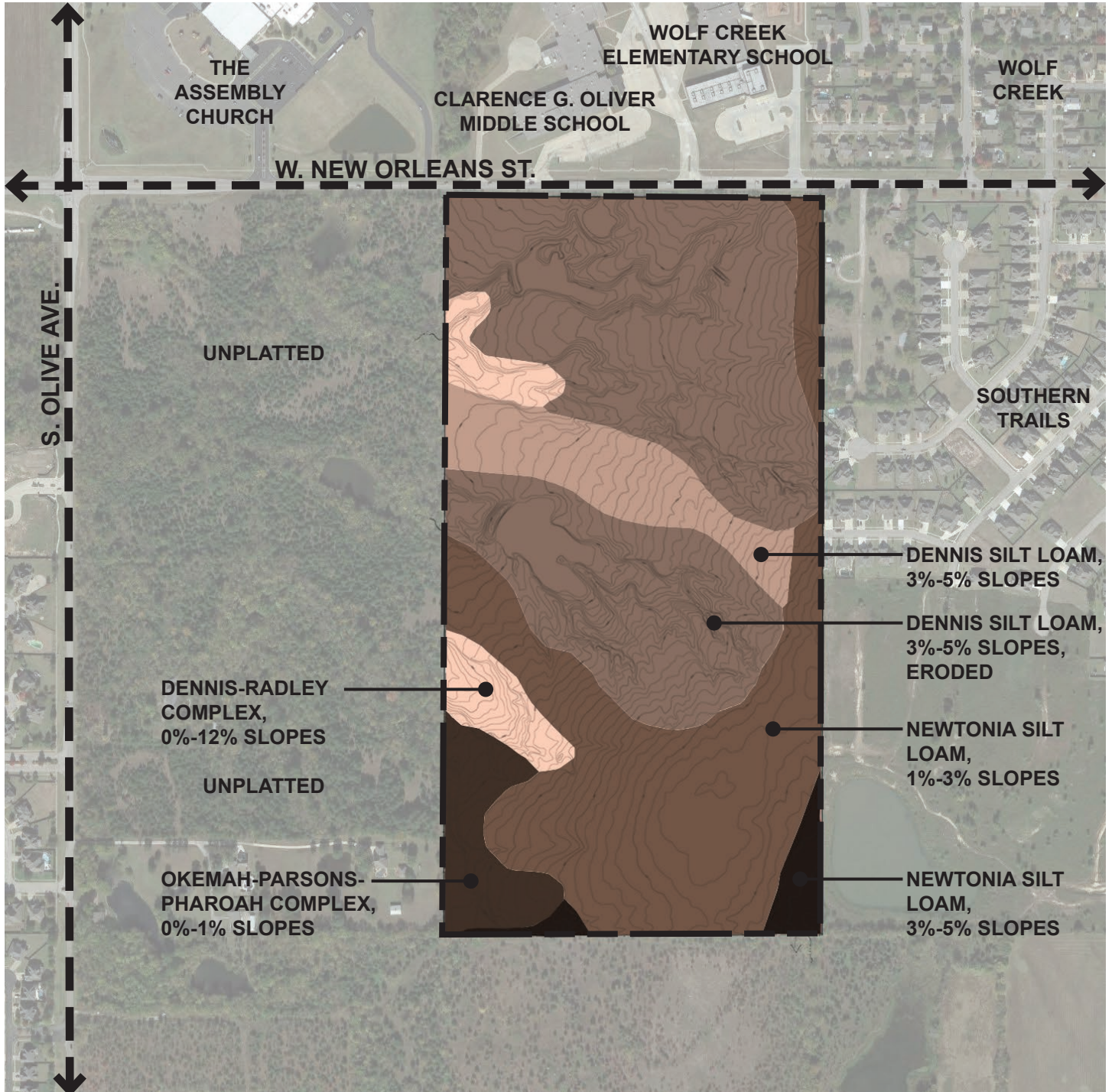


# The Colony at Cedar Ridge

## EXHIBIT E

### EXISTING SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED NOVEMBER 18, 2019  
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY





# The Colony at Cedar Ridge

## EXHIBIT F

### FEMA FLOODPLAIN MAP

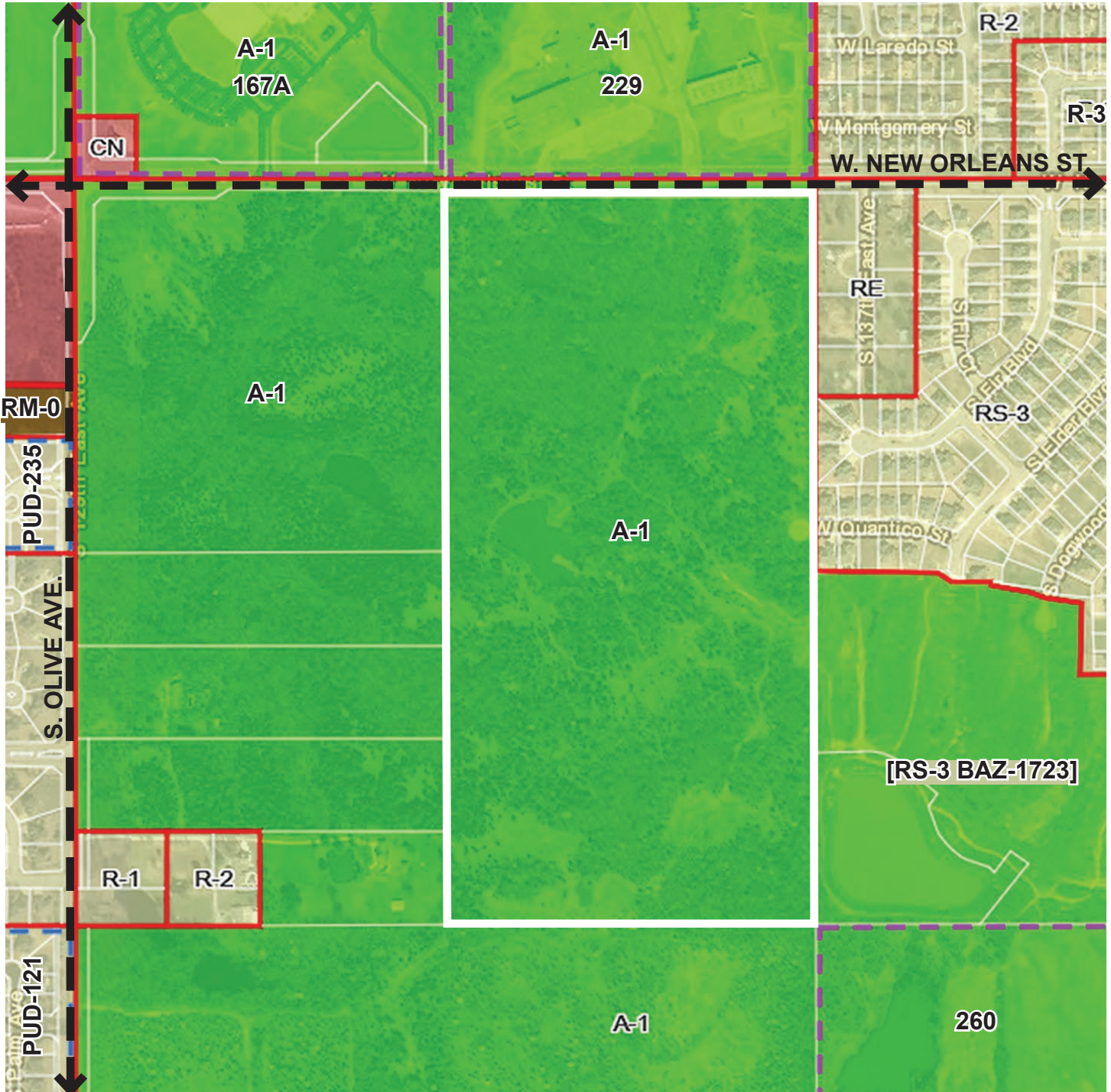
FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0389L, EFFECTIVE 10/16/2012





# The Colony at Cedar Ridge

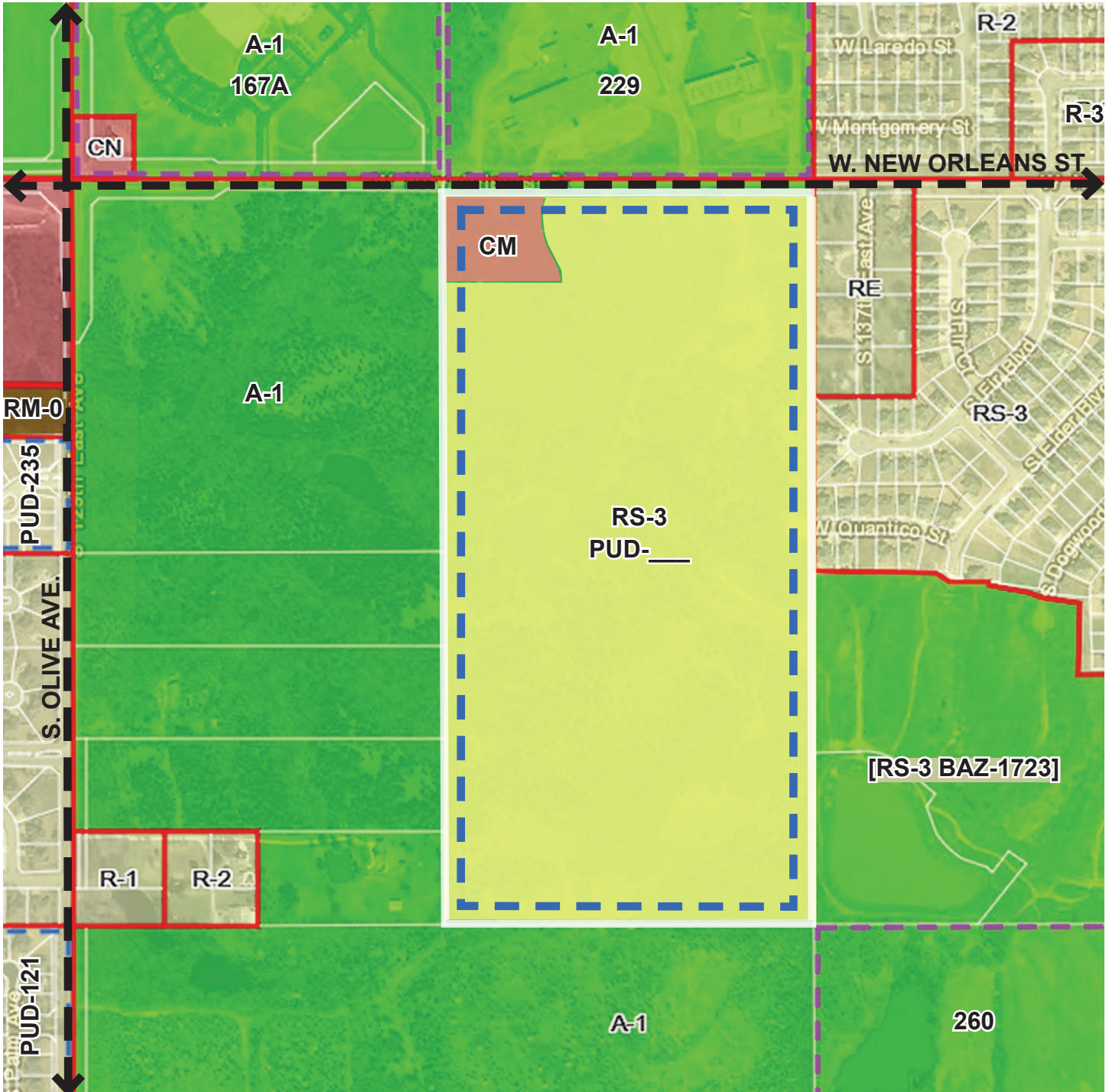
## EXHIBIT G EXISTING ZONING MAP





# The Colony at Cedar Ridge

## EXHIBIT H PROPOSED ZONING MAP

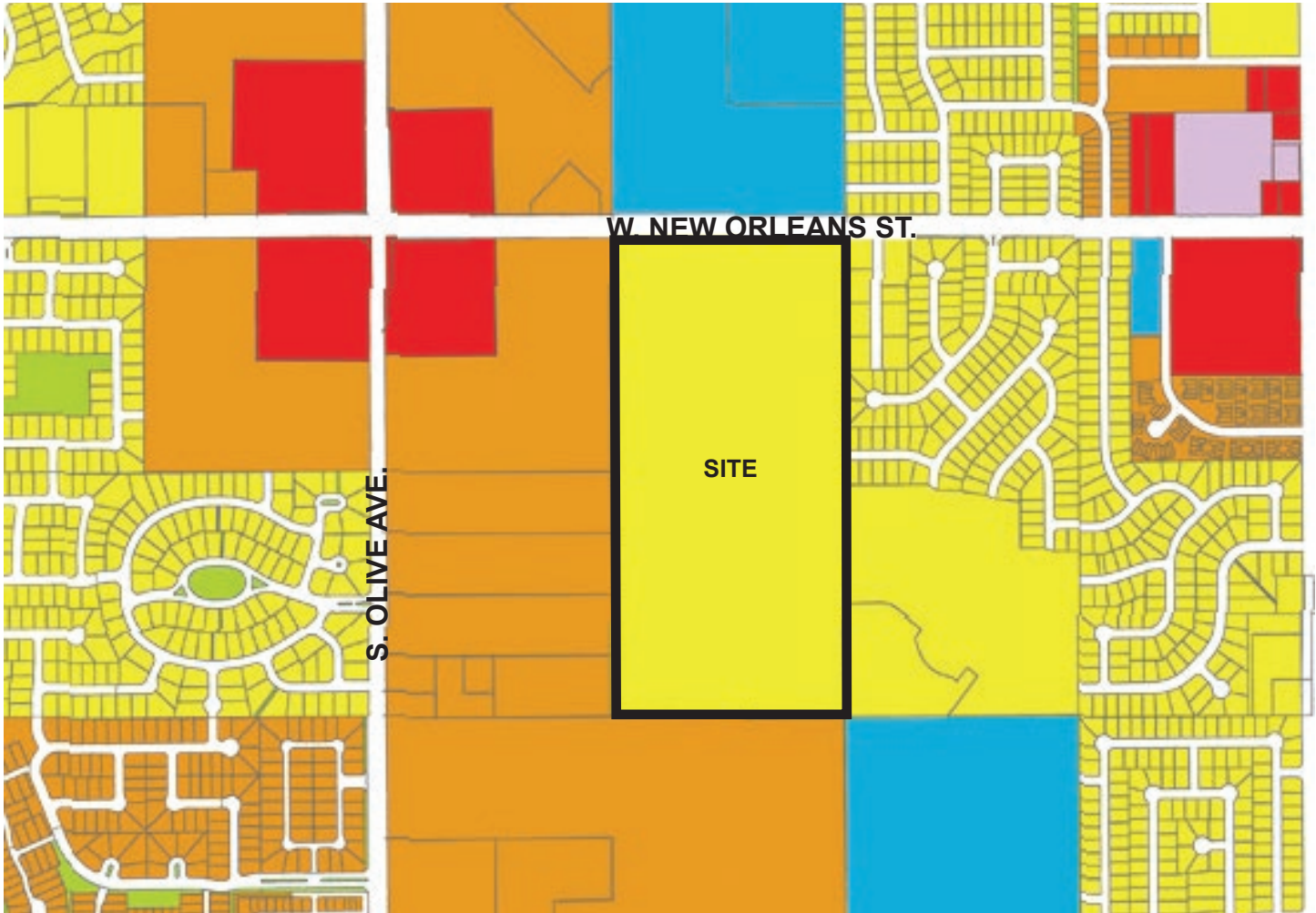


# The Colony at Cedar Ridge

## EXHIBIT I

### COMPREHENSIVE PLAN MAP

BROKEN ARROW FUTURE DEVELOPMENT GUIDE,  
2012 UPDATE "BROKEN ARROW NEXT COMPREHENSIVE PLAN"



#### LUIS Classification

- Level 1 - Rural Residential
- Level 2 - Urban Residential
- Level 3 - Transition Area
- Level 4 - Commercial/Employment Nodes
- Level 5 - Downtown Area
- Level 6 - Regional Employment/Commercial
- Level 7 - Major Industrial

#### Land Uses

- Greenway / Floodplain
- Public Recreation
- Private Recreation
- Public / Semi Public