Centennial Crossing Planned Unit Development #266 (BAZ-1986)

<u>Approved</u> February 7, 2019

<u>Amended</u> January 27, 2020

Location

A Tract of land located in the South Half Northwest Quarter (S/2, NW/4) of Section Thirty Five (35), Township Nineteen(19) North, Range Fourteen(14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 19.64 +/- Acres.

> Owner Brown and Perkins, LLC 2223 E. Skelly Dr. #10

Broken Arrow, OK 74105

RECEIVED January 28, 2020 BROKEN ARROW COMMUNITY DEVELOPMENT

Prepared By: AAB Engineering, LLC



Development Concept

PUD #266, Centennial Crossing, is a 19.64 acre development located east of Elm Avenue and south of Omaha Street. The property is abutted on the north by Centennial Middle School and unplatted land, on the east by Country Lane Estates III and the south by Crown Village at Elm Ridge Apartments and unplatted property. The western boundary fronts Elm Avenue as it detours from the section line due to the terrain in the area. This PUD is presented along with a rezoning application of the property from A-1 to RM (BAZ-1986). See Exhibits B & C for the surrounding areas and zoning maps affecting the property.

The project proposes a maximum of 320 dwelling units divided between two separate developments. The western development (Development Area A) is expected to be developed as a traditional apartment concept containing no more than 285 units. The eastern development (Development Area B) is expected to develop as a smaller scale multi-family product with a character more consistent with a townhome/condominium project. The architectural standards set out in this PUD maximize the visual interest and character of the project as it is seen from the surrounding street right of way by increasing the masonry standards for exterior facing elements and the perimeter landscaping. See Exhibit D for the conceptual development plan of the property.

This PUD has been further amended to allow two separate development concepts for Development Area A. The proposed site plan for the option development concept is shown in Exhibit H. The standards originally approved in the PUD shall remain in effect but are amended to include the option development standards indicated (noted as Single Story Alternative). All PUD development standards must be met for either option selected and may not be blended between the two options.

A boulevard style street will be constructed that connects Elm Avenue to East Indianapolis Street within Country Lane Estates III. This street will provide access to both development areas but also accommodate school traffic from the middle school. Initially this street will be stubbed to the east with a temporary turn around constructed until such time as the remaining property immediately west of County Lane Estates III is developed.

Development Standards

Development Area A

APPROVED BY PLANNING COMMISSION FEBRUARY 13, 2020 BROKEN ARROW COMMUNITY DEVELOPMENT

Originally Approved

Development Area A shall governed by the Broken Arrow Zoning Ordinance use and dimensional standards as established by the RM district except as hereinafter modified:

Permitted uses:	Multi-family dwellings an accessory thereto.	nd uses customarily	
Net Land Area:	16.36 acres		
Maximum Number of Dwelling Units	285*	RECEIVED January 28, 2020 BROKEN ARROW	
Minimum Livability Open	1,200 square feet	COMMUNITY DEVELOPMENT	



Space per Unit

Maximum Building Height

3 stories in height except buildings located within 100' of the north, east, and west boundaries shall be limited to 2 stories.

Minimum Building Setbacks

From Elm Avenue From Other ROW Other Boundaries	50 feet 35 feet 25 feet	Janu	CCEIVED ary 28, 2020 DKEN ARROW
Maximum Building Length	200 feet	COMMUN	ITY DEVELOPMENT
Minimum Separation Between Buildings	20 feet		APPROVED BY PLANNING COMMISSION
Minimum Off Street Parking	1.5 per Single Bedroom Unit		FEBRUARY 13, 2020 BROKEN ARROW COMMUNITY DEVELOPMENT
Maximum Building Coverage	30%		

Building Design Requirements

Exterior Walls within 150' of the north or west boundary of the Development Area shall have a minimum masonry finish of not less than 65% of brick or masonry rock for perimeter facing walls. All other walls shall be constructed of not less than 25% of brick or masonry rock. All percentage measurements are excluding windows and doors.

Site Design Requirements

Parking lots may exceed the 500' maximum length as set out in the Broken Arrow Zoning code.

Landscape and Screening Standards

Landscaping and screening within the development shall meet the standards of the City of Broken Arrow Zoning Ordinance except that the required landscape edge along the southern boundary of Development Area A and the northern and eastern boundary of Development Area B shall be reduced from 35' to 25'. In addition, the landscape islands required by Section 5.2.B.1.c.II may be replaced by striped access aisles located next to the walkways that connect to breezeways. Landscape materials otherwise required at the islands shall be located throughout the project.

*The developer will consider reducing the cumulative number of apartment units from 320 to 285 units to be closer to the number included in the notification sent to the public. This reduction shall be at the sole discretion of the developer and is not mandatory. Regardless of the developers election the total number of units in Development Area A cannot exceed 285.



Single Story Alternative

Development Area A shall governed by the Broken Arrow Zoning Ordinance use and dimensional standards as established by the RM district except as hereinafter modified:

Permitted uses:	Multi-family dwellings an accessory thereto, howeve dwelling units may be attache	r, no more than two
Net Land Area:	16.36 acres	
Maximum Number of Dwelling Units	175, all located on one lot.	
Minimum Livability Open Space per Unit	1,200 square feet	APPROVED BY PLANNING COMMISSION FEBRUARY 13, 2020 BROKEN ARROW
Maximum Building Height	One Story/35 feet	COMMUNITY DEVELOPMENT
Minimum Building Setbacks From Elm Avenue From Other ROW Other Boundaries	50 feet 35 feet 25 feet	RECEIVED January 28, 2020 BROKEN ARROW
Maximum Building Length	200 feet	COMMUNITY DEVELOPMENT
Minimum Separation Between Buildings	5 feet*	
Minimum Off Street Parking	1.5 per Single Bedroom Unit 2 per Two and Three Bedroom Unit	
Maximum Building Coverage	30%	

Building Design Requirements

Exterior Walls shall be clad with 100% masonry to the first-floor top plate, excluding porches. All building shall be architecturally similar to the elevations attached in Exhibit I. In order to provide a more visually diverse appearance, buildings with a side elevations immediately abutting a public street right of way with a decorative metal fence shall contain at least 30% brick or stone, less and except doors and windows, on those elevations that abut the right of way. Manufactured masonry products providing a visual similar appearance may be substituted for natural brick or stone.

Site Design Requirements

Parking lots may exceed the 500' maximum length as set out in the Broken Arrow Zoning code.

*Building separations of less than 6' will require 1 hour rated fire walls as required by the building code.



Landscape Concept & Requirements

The Nest at Centennial Crossing is a new development that offers an exciting approach to single-family living. The appearance and feel of the site are of great importance to the development team. The landscape plan will foster a feeling of community while providing aesthetic values to residents, guests and the surrounding neighborhoods.

The plantings along the street frontage are a rich mixture of deciduous shade, ornamental and evergreen trees. The total number of trees provided along street frontage exceeds the minimum requirements established by the City of Broken Arrow landscape ordinance. The parking areas have been set back and therefore no shrubs are required along the street frontage. However, some shrub planting beds will be installed at the street entries to define the entry areas.

The development will meet the City of Broken Arrow landscape and tree requirements for parking lots. The islands and trees are well dispersed in the development. Within the islands, several varieties of shade trees will be used to create an attractive parking lot that offers shade and minimizes heat island impacts.

The project is a non-traditional multifamily development, unlike any in the State of Oklahoma. Each unit will have a private, fenced backyard. As a result, the areas in which trees and shrubs can be successfully planted is somewhat limited. A total of 238 3" caliper trees will be carefully located across the site along with 3 shrubs (3 gallon) per unit. These larger 3" trees are substantially larger than the 2" trees required by the City of Broken Arrow standards. We are requesting the elimination of the two trees and five shrubs per unit requirement. In place, we will provide the shrubs and trees as listed above. In addition, the landscape islands required by Section 5.2.B.1.c.II may be replaced by striped access aisles located next to the walkways that connect to dwelling units. Landscape materials otherwise at the islands shall be located throughout the project.

The overall goal of the landscape plan for the site is to provide shade, beautiful color, and texture through the use of shade, ornamental and evergreen trees as well as landscape planting beds to be installed at the leasing office and swimming pool area for the enjoyment of all residents and visitors.

A conceptual landscape plan is shown in attached Exhibit J.



Screening Fence

The code required opaque screening fence abutting arterial and collector streets may be replaced by a decorative metal fence with masonry columns at a spacing not greater than 80 feet.

Maintenance Responsibility

All buildings, drives, fencing, landscaping, and private utilities shall be maintained by a single property owner.

Lot Splits

Development Area A shall be developed as a single development on one lot. No lot splits shall be permitted once developed.





Development Area B

Development Area B shall governed by the Broken Arrow Zoning Ordinance use and dimensional standards as established by the RM district except as hereinafter modified:

Permitted uses:	Multi-family dwellings and uses customarily accessory thereto.
Net Land Area:	3.28 acres
Maximum Number of Dwelling Units	35*
Minimum Livability Open Space per Unit	1,200 square feet
Maximum Building Height	3 stories in height except buildings located within 100' of the east boundary shall be limited to 2 stories.
Minimum Building Setbacks From ROW with No Parking From ROW with Parking Other Boundaries	35 feetRECEIVED75 feetJanuary 28, 202025 feetBROKEN ARROW
Maximum Building Length	160 feet
Minimum Separation between Buildings Minimum Off Street Parking	20 feet 1.5 per Single Bedroom Unit 2 per Two and Three Bedroom Unit BROKEN ARROW COMMUNITY DEVELOPMENT
Maximum Building Coverage	30%

Building Design Requirements

Exterior Walls within 100' of the west boundary or 50' of the north boundary of the Development Area shall have a minimum masonry finish of not less than 65% of brick or masonry rock for perimeter facing walls. All other exterior walls shall be constructed of not less than 25% of brick or masonry rock. All percentage measurements are excluding windows and doors.

Landscape and Screening Standards

Landscaping and screening within the development shall meet the standards of the City of Broken Arrow Zoning Ordinance except that the required landscape edge along the southern boundary of Development Area A and the northern and eastern boundary of Development Area B shall be reduced from 35' to 25'. In addition, the landscape islands required by Section 5.2.B.1.c.II may be replaced by striped access aisles located next to the walkways that connect to breezeways. Landscape materials otherwise required at the islands shall be located throughout the project.

*The developer will consider reducing the cumulative number of apartment units from 320 to 285 units to be closer to the number included in the notification sent to the public. This



reduction shall be at the sole discretion of the developer and is not mandatory. Regardless of the developers election the total number of units in Development Area B cannot exceed 35.

Street Design and Access

Access to Development Area A will be via a single curb cut on Elm Avenue and the proposed road extension along the northern boundary. With the raised median restricting left turn movements and due to the limited frontage available along Elm Avenue a 250' minimum drive separation will not be required. East of that connection the road will be constructed with a 30' wide paving section. The entire street shall be designed and constructed according to the City of Broken Arrow Engineering Design Criteria. Sidewalks will be constructed in accordance with City of Broken Arrow Subdivision Regulations. A sidewalk will be constructed by the developer along the north side of the proposed road extension where the extension directly abuts the Broken Arrow Public Schools property. This portion of the sidewalk will be constructed at the same time as the road extension. The layout of the proposed detention facility shall allow for additional sidewalk access along the eastern side of the property for pedestrian use. This layouts shall be coordinated with city Staff.

Utilities

The City of Broken Arrow will provide water, sanitary sewer, and storm sewer service to the property. A water system will be constructed with Development Area A that will connect to the 10" waterline along Elm Avenue to a proposed water extension along the Boulevard. Sanitary sewer will be extended from the existing line along the northern boundary throughout the development. A "regional" detention facility will be constructed at the northeast corner of the undeveloped land and extend onto the BA School property. This facility will accommodate the needs of the BA School property, the proposed multi-family developments, and the future single family residential tract. All drainage infrastructure shall conform to City Code Requirements and Design Standards and the layout and design shall be coordinated through city staff. The attached exhibits E & F depict the conceptual improvements plan and the existing topography of the site, respectively.

Franchise utilities will also serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

Detailed Site Plan Review

No building permit shall be issued for any structure until a detailed site plan including landscaping and building elevations is submitted to and approved by the City of Broken Arrow as in conformance with the standards and development concept of this PUD. The site plan shall be presented to the City Council for approval and all property owners within the ¼ mile radius area, those who signed in protest, and those who spoke in protest at the February 7, 2019 City Council meeting shall be notified of the date and time of the City Council meeting.





Exhibit A Legal Descriptions

APPROVED BY PLANNING COMMISSION FEBRUARY 13, 2020 BROKEN ARROW COMMUNITY DEVELOPMENT



Legal Description (PUD AREA A)

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 35; THENCE SOUTH 01°28'11" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION 35, A DISTANCE OF 1321.74 FEET; THENCE NORTH 88°40'47" EAST A DISTANCE OF 979.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ELM AVENUE AS DESCRIBED IN DOCUMENT #2009005742 AND THE POINT OF BEGINNING: THENCE NORTH 88°40'47" EAST ALONG A WESTERLY EXTENSION OF THE SOUTH LINE AND ALONG THE SOUTH LINE OF NORTH BROKEN ARROW MIDDLE SCHOOL, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA AND RECORDED AS PLAT #5592 A DISTANCE OF 1151.38 FEET; THENCE SOUTH 09°37'45" EAST A DISTANCE OF 619.12 FEET: THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01°49'27", A DISTANCE OF 15.92 FEET ALONG THE CURVE. AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 10°32'29" EAST AND A CHORD DISTANCE OF 15.92 FEET; THENCE SOUTH 52°29'41" WEST A DISTANCE OF 485.88 FEET TO A POINT ON THE EAST LINE OF CROWN VILLAGE AT ELM RIDGE, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA AND RECORDED AS PLAT #6489: THENCE NORTH 01°17'48" WEST ALONG AN EASTERLY LINE OF SAID CROWN VILLAGE AT ELM RIDGE A DISTANCE OF 182.37 FEET; THENCE SOUTH 88°43'04" WEST ALONG A NORTHERLY LINE OF SAID CROWN VILLAGE AT ELM RIDGE A DISTANCE OF 298.38 FEET; THENCE NORTH 01°17'16" WEST ALONG AN EASTERLY LINE OF SAID CROWN VILLAGE AT ELM RIDGE A DISTANCE OF 280.06 FEET; THENCE SOUTH 88°45'17" WEST ALONG A THE MOST NORTHERLY LINE OF SAID CROWN VILLAGE AT ELM RIDGE A DISTANCE 464.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR SAID NORTH ELM AVENUE: THENCE NORTH 03°05'48" EAST A DISTANCE OF 0.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 860.00 FEET. A CENTRAL ANGLE OF 31°03'54". A DISTANCE OF 466.28 FEET ALONG THE CURVE, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 12°26'11" WEST AND A CHORD DISTANCE OF 460.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 712,513.88 SQUARE FEET / 16.36 ACRES MORE OR LESS

APPROVED BY PLANNING COMMISSION FEBRUARY 13, 2020 BROKEN ARROW COMMUNITY DEVELOPMENT



Legal Description (PUD AREA B)

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 35; THENCE SOUTH 01°28'11" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION 35, A DISTANCE OF 1321.74 FEET; THENCE NORTH 88°40'47" EAST A DISTANCE OF 2131.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°40'47" EAST ALONG A WESTERLY EXTENSION OF THE SOUTH LINE AND ALONG THE SOUTH LINE OF NORTH BROKEN ARROW MIDDLE SCHOOL, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA AND RECORDED AS PLAT #5592 A DISTANCE OF 331.65 FEET; THENCE SOUTH 01°26'05" EAST A DISTANCE OF 268.16 FEET; THENCE SOUTH 27°39'51" WEST A DISTANCE OF 354.60 FEET; THENCE SOUTH 52°29'41" A DISTANCE OF 84.67 FEET; THENCE NORTH 11°27'12" WEST A DISTANCE OF 0.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01°49'27", A DISTANCE OF 15.92 FEET ALONG THE CURVE, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 10°32'29" WEST AND A CHORD DISTANCE OF 15.92 FEET; THENCE NORTH 09°37'45" WEST A DISTANCE OF 619.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 142,873.08 SQUARE FEET / 3.28 ACRES MORE OR LESS

APPROVED BY PLANNING COMMISSION FEBRUARY 13, 2020 BROKEN ARROW COMMUNITY DEVELOPMENT

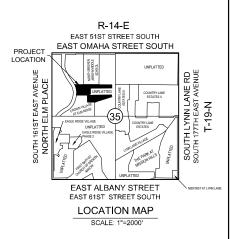


Exhibit B Surrounding Areas for Centennial Crossing





DRAWING SCALE: 1"= 250"







PROPOSED DEVELOPMENT A



PROPOSED DEVELOPMENT B



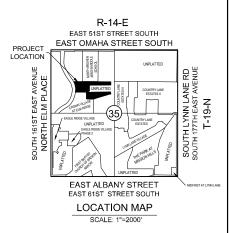


Exhibit C Existing Zoning and Proposed Zoning for Centennial Crossing

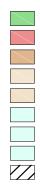




DRAWING SCALE: 1"= 250'







LEGEND

ZONED A1 (AGRICULTURE)
ZONED CG (COMMERCIAL)
ZONED R1 (RESIDENTIAL SINGLE FAMILY)
ZONED R3 (RESIDENTIAL SINGLE FAMILY)
ZONED RM (RESIDENTIAL MULTI FAMILY)
PUD 140
PUD 216A
PUD 128
PROPOSED DEVELOPMENT





Exhibit D Conceptual Site Plan for Centennial Crossing





DRAWING SCALE: 1"= 150"

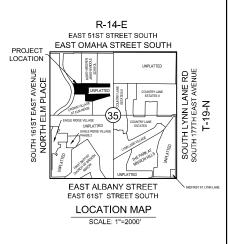






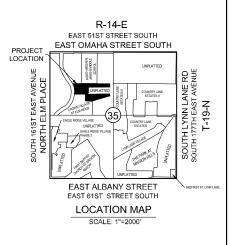


Exhibit E Existing Topos & Aerial for Centennial Crossing











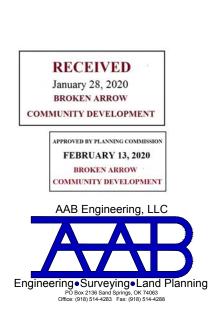
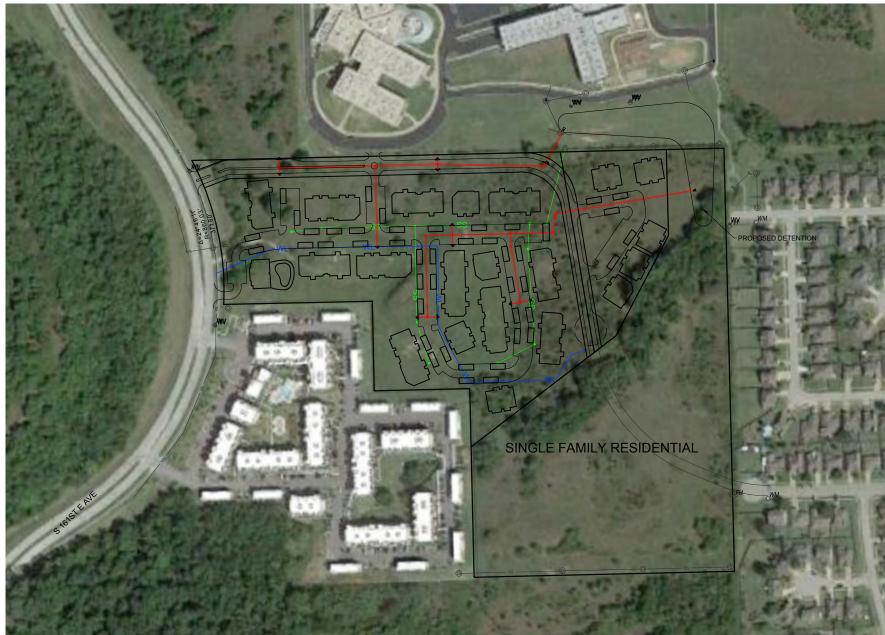


Exhibit F Conceptual Improvements for Centennial Crossing





DRAWING SCALE: 1"= 150"

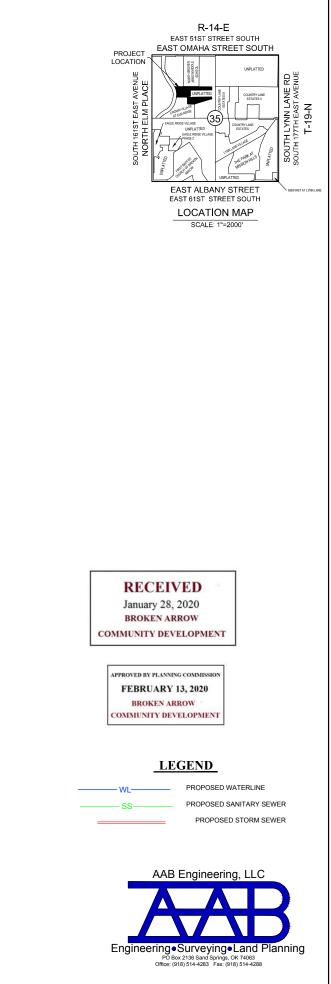


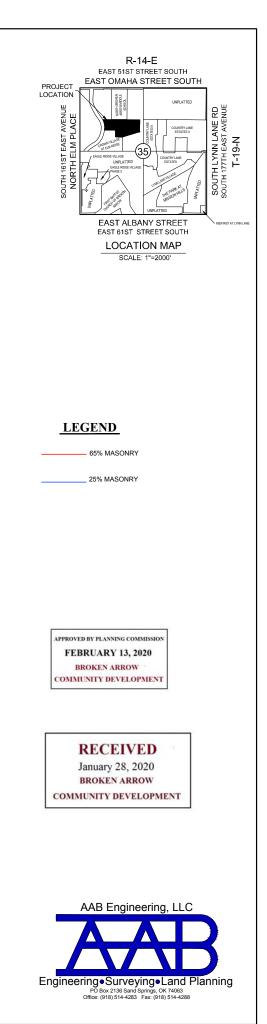


Exhibit G Conceptual Exterior Finish for Centennial Crossing

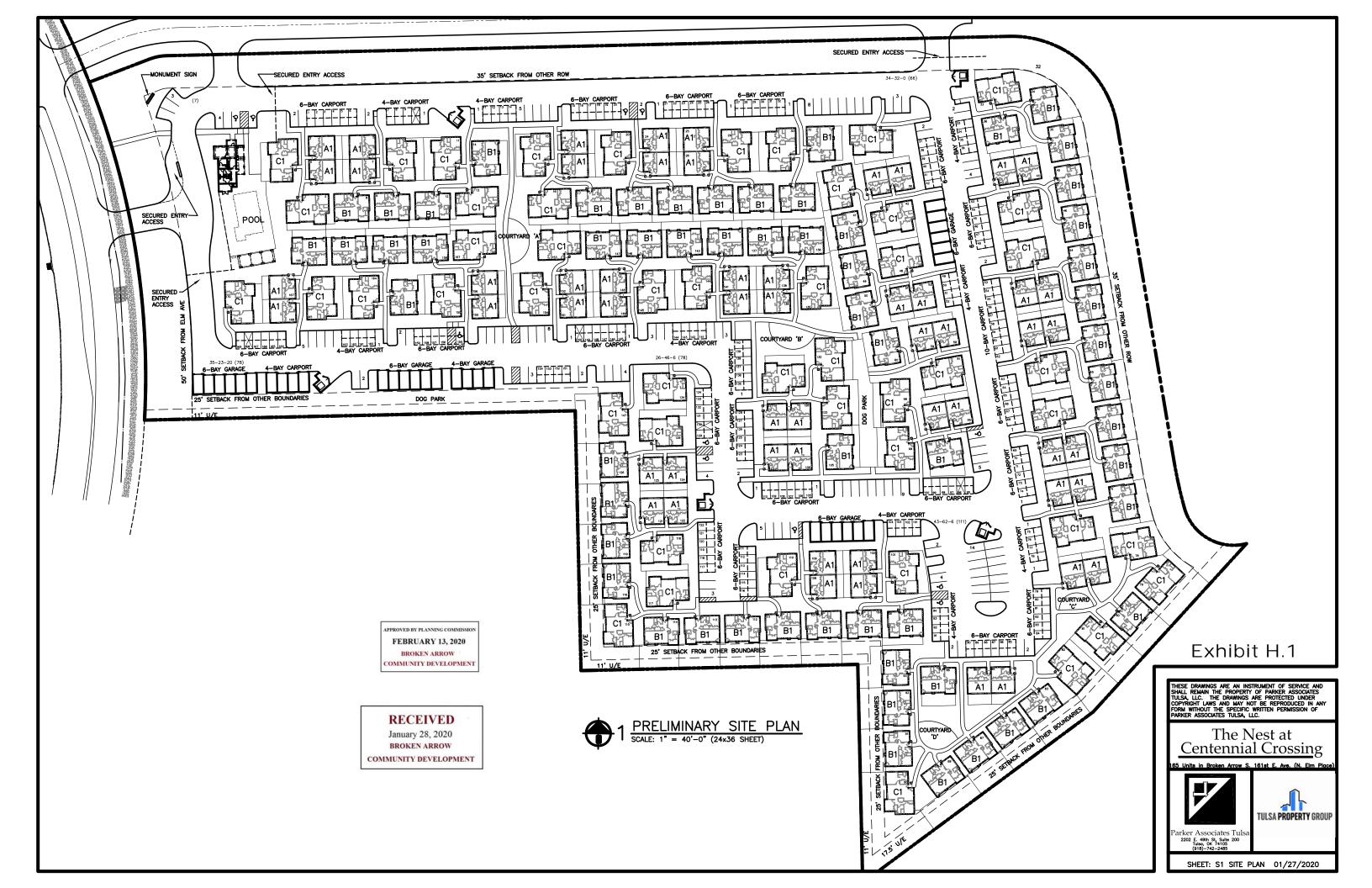












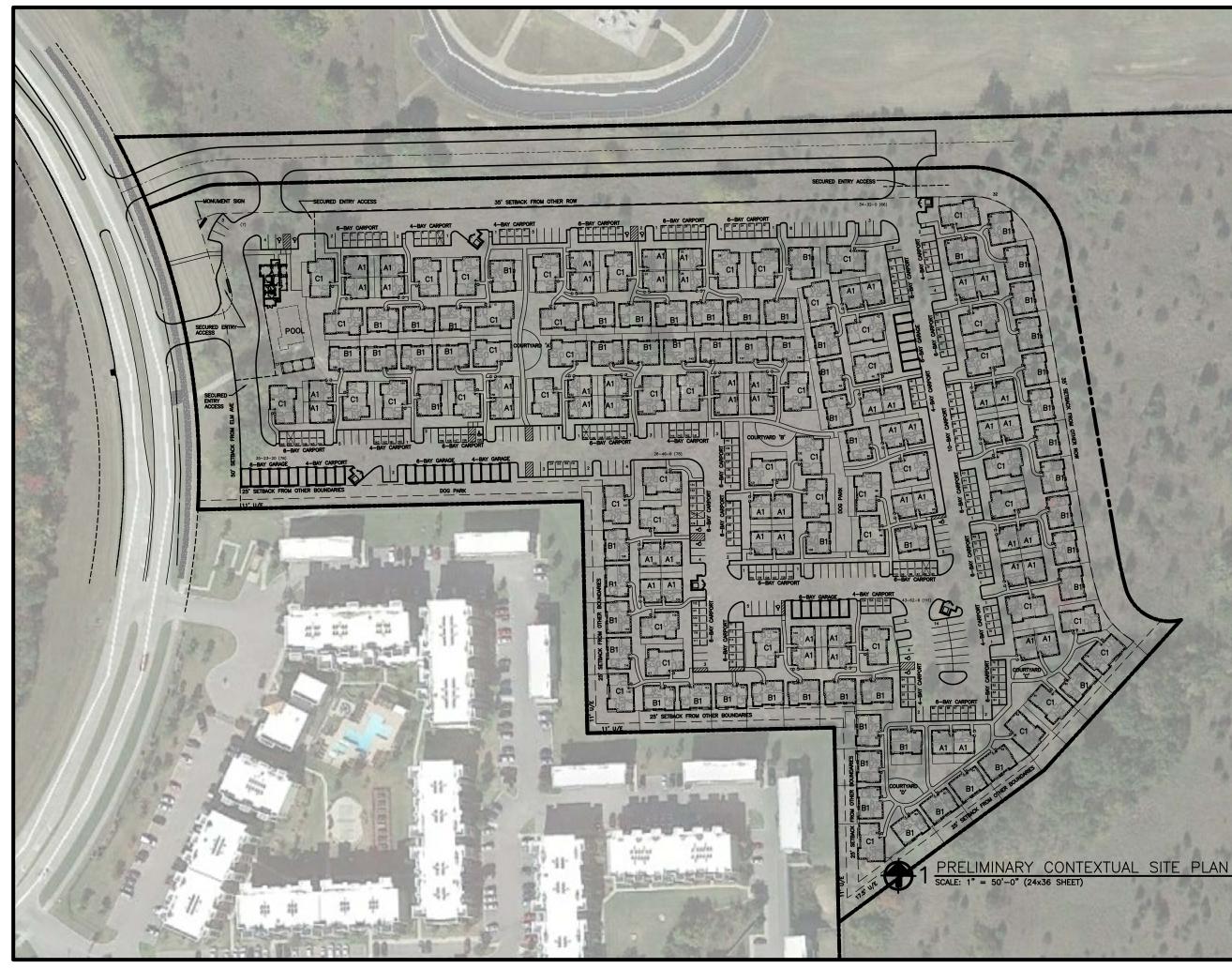






Exhibit H.2

HESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND HALL REMAIN THE PROPERTY OF PARKER ASSOCIATES. HE DRAWINGS ARE PROTECTED UNDER COPYRIGHT LAW ND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PICHTC WRITTEN PERMISSION OF PARKER ASSOCIATES.





The Nest at Centennial Crossing

165 Units in Broken Arrow S. 161st E. Ave. (N. Elm Place)

COMMUNITY DEVELOPMENT

Parker Associates Tulsa, LLC 2202 E. 49th St., Suite 200 Tulsa, Oklahoma 74105 (918)-742-2485



Exhibit I

