

September 24, 2020

City PUD-319

Property Description

The City Property consists of approximately 20 acres located one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike in the City of Broken Arrow, Tulsa County, Oklahoma, and is more particularly described as:

A strip, piece or parcel of land lying in the NW/4 SW/4 of Section 34, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, said tract being more particularly described as follows:

Commencing at the Northwest corner of said SW/4; thence N 88°41'54" E a distance of 51.61 feet to the Point of Beginning; thence S 04°35'01" E a distance of 620.56 feet; thence S 80°50'04" E a distance of 671.86 feet; thence N 88°19'23" E a distance of 300.67 feet; thence N 84°30'32" E a distance of 272.57 feet to a point on the East line of the W/2 SW/4; thence N 01°18'57" W, along said East line, a distance of 719.35 feet; thence S 88°42'52" W a distance of 1268.54 feet to the Point of Beginning.

Development Concept

PUD-319 is a future mixed-use, residential, and commercial development which will provide housing and commercial growth opportunities to south Broken Arrow. Through the development of this property, a frontage road shall be provided along the north side of the Creek Turnpike. Trail connections in the area shall be provided in accordance with the GO Plan.

Zoning and Land Use

R-2 (Single-Family Residential) zoning was assigned to the property as part of BAZ-740 that was approved by the City Council on April 21, 1980. BAZ-1847, a request to rezone 20.23 acres from R-2 to CG was approved by the City Council on July 20, 2010, subject to the property being platted. The property remains unplatted.

BACP-169 a request to change the Comprehensive Plan designation on this approximately 20-acre tract of undeveloped land from Level 6 (Regional Employment/Commercial) to Level 6 and Level 3 (Transition Area) was approved by the City Council on September 1, 2020, subject to the property being platted.

In conjunction with PUD-319, a rezoning request, BAZ-2065, is proposed to amend the zoning district on this property from R-2 (Single-Family Residential) to CH (Commercial Heavy) and RM (Residential Multi-Family). The commercial development is proposed to be located on the west 10 acres of the property adjacent to Aspen Avenue and the Creek Turnpike and is shown in the Exhibit A as Development Area A. Multi-Family residential uses are contained within Development Area B.

Development Standards

Development Area A consists of the west 10 acres of the PUD-319 area. This area is proposed to be developed in accordance with the use and development regulations of the Broken Arrow Zoning Ordinance as permitted in the Commercial Heavy (CH) zoning district except as follows. Any future use approved by the City of Broken Arrow in the CH district shall be permitted without amendment to the PUD.

- Front building setbacks on commercial lots shall be reduced from 50-feet to 30-feet.
- Within required landscape edges, the number of trees shall be increased from 1 per 50 linear feet to 1 per 30 linear feet, along all frontages which abut the arterial street or frontage road.

Development Area B consists of the east 10 acres of the PUD-319 area. This area is proposed to be developed in accordance with the use and development regulations of the Broken Arrow Zoning Ordinance as permitted in the Residential Multi-Family (RM) zoning district. Any future use approved by the City of Broken Arrow in the RM district shall be permitted without amendment to the PUD.

Access and Circulation

Primary access to the site shall be provided through a frontage road onto Aspen Avenue. A second access point onto Aspen Avenue may be provided with the approval the Community Development Department and the Engineering and Construction Department. No lots within this development shall have direct access to Aspen Avenue. The future frontage road shall be designed and constructed in accordance with the City of Broken Arrow Subdivision Regulations and Engineering Design Criteria Manual. Final plans for access will be determined during the platting process.

Sidewalks shall be constructed along the Aspen Avenue frontage as each internal, street facing lot is developed. Sidewalks along the future frontage road shall be constructed by the developer of each lot at the time of development and in accordance with the City of Broken Arrow Subdivision Regulations. Sidewalks shall be a minimum of five feet in width, ADA compliant, and shall tie in to other sidewalks abutting the site boundaries. Any sidewalks which are proposed outside of the public right-of-way shall be placed in a public sidewalk easement.

In accordance with the Go Plan, a bicycle/pedestrian trail shall be provided within Development Area B to connect Liberty trail to the Windsor Oak Estates neighborhood to the northeast. The placement and layout of the trail connection shall be determined during the site plan process of any development within Development Area B.

Platting

The required subdivision plat shall be in compliance with all City of Broken Arrow codes and regulations. Upon platting, no building permit shall be issued for any lot until a site plan has been submitted to and approved by the City of Broken Arrow as being in compliance with the PUD and all other applicable building and development codes.

Exhibit A- Development Areas

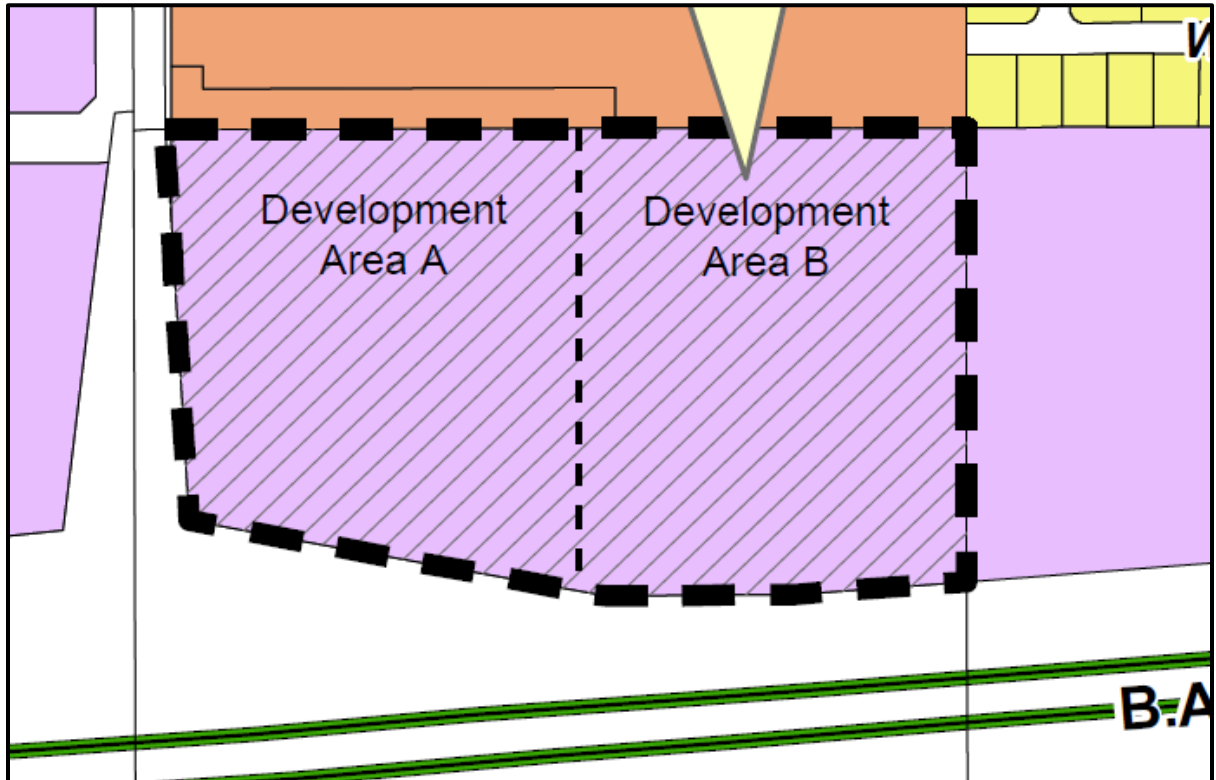
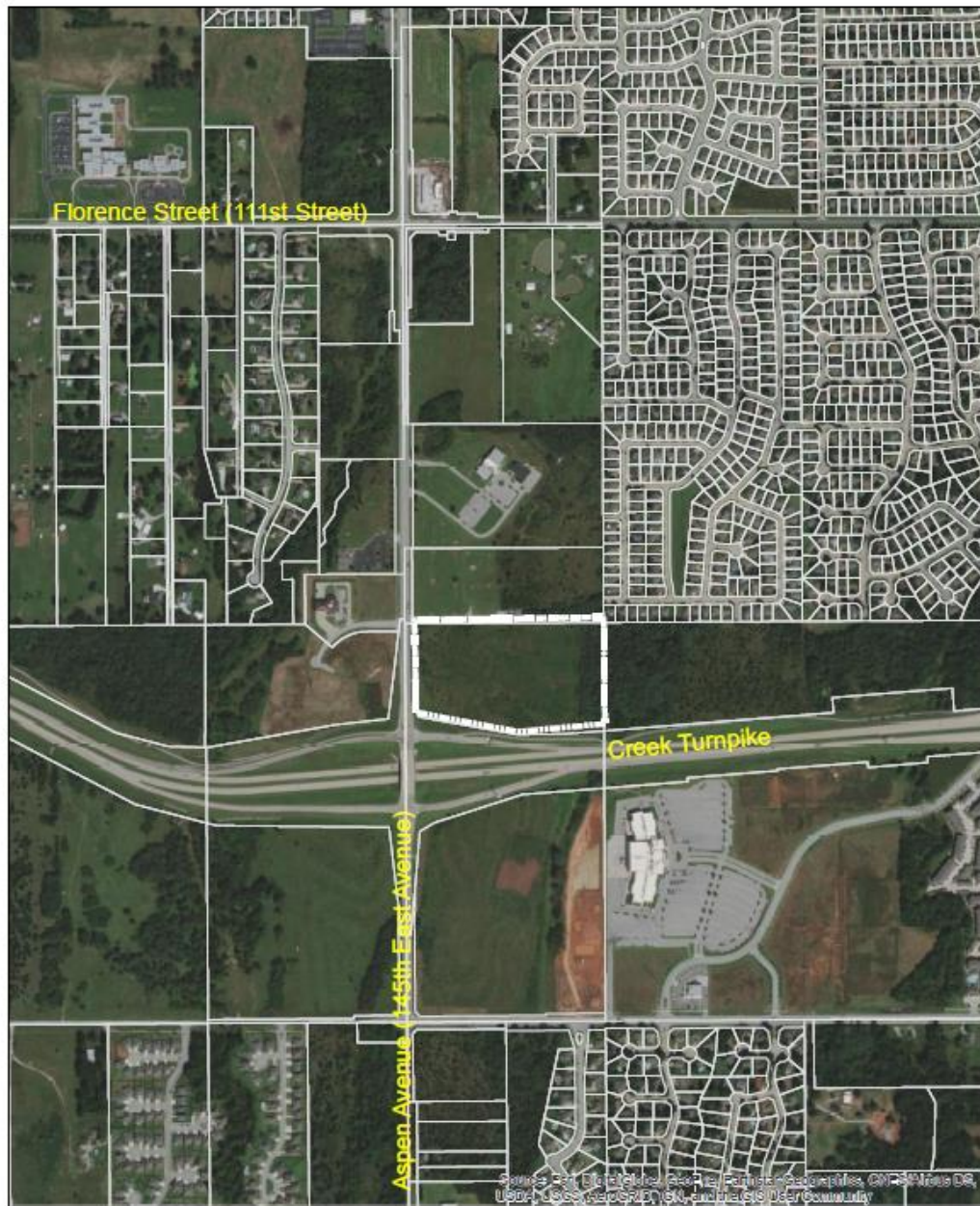


Exhibit B- Aerial Map



PUD-319 & BAZ-2065
 City PUD & Rezoning

