

PUD 94, BAZ 1236

APPROVED WITH 3 ADDENDUMS  
BY B.A. CITY COUNCIL  
NOVEMBER 16, 1995

## BATTLE CREEK COMMUNITY DEVELOPMENT

Submission for:  
PLANNED UNIT DEVELOPMENT AND REZONING

Submitted to:  
CITY OF BROKEN ARROW, OKLAHOMA

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## TABLE OF CONTENTS

Development Concept .....	1
Statistical Summary .....	4
Existing Conditions .....	6
Topography Analysis/Existing Conditions Plan .....	7
Slope Analysis Plan .....	8
Existing Utilities Analysis .....	9
Existing Utilities Plan .....	10
Hydrology Analysis .....	11
Hydrology Analysis Plan .....	12
Soils Analysis .....	13
Soils Analysis Plan .....	14
Zoning Analysis .....	15
Original Zoning Plan .....	17
Annexed Zoning Plan .....	18
Proposed Zoning Plan .....	19
Development Standards:	
Estate Homesites .....	20
Premier Homesites .....	21
Executive Homesites .....	22
Garden Homes .....	23
Patio Homes .....	24
Villas .....	25
Office .....	27
Commercial Shopping .....	28
Hotel/Conference Center .....	30
Landscaping .....	32
Property Owners' Association .....	33
Translocation of Densities and Land Use Areas .....	34
Site Plan Review .....	35
Platting Requirement .....	36
Expected Schedule of Development .....	37
Conceptual Development Plan .....	38

## DEVELOPMENT CONCEPT

The Battle Creek Community Development is a proposed mixed-use Planned Unit Development (PUD) located in northwestern Broken Arrow, between 41st Street South and the Broken Arrow Expressway and east from 145th East Avenue to 161st East Avenue. This  $\pm 786.48$  acre development is situated on rolling terrain that features tree lined creeks, scattered farm ponds, and a dramatic bluff that runs along the eastern most section of the property. The site has excellent development possibilities.

The proposed PUD currently being considered for approval is predominately a residential golf course community with provisions for an elementary school site, commercial shopping, office, and hotel/conference land uses. The creation of active open space, while emphasizing the preservation of passive open space, is a very important aspect in the planning of the Battle Creek Community Development.

In keeping with this philosophy, Battle Creek will have as its centerpiece, a beautiful 18-hole championship golf course. This golf course, Broken Arrow's first public golf course, is routed in such a way as to compliment and enhance the existing site conditions as well as provide maximum exposure to the development tracts which front onto the course. It is important to note that all stormwater detention will take place within the boundaries of the golf course.

In determining which areas lend themselves to specific land uses, sensitivity to topography, vegetation, surrounding land uses and other critical factors are of primary importance. Careful planning and execution of the development will help fulfill the present and future needs of the community. Through the utilization of innovative planning techniques, the need for different types of housing can be met while minimizing the effect and impact on the unique natural features that exist on the land today. A diverse range of housing types and lot sizes, with regard to changing lifestyles of today's and tomorrow's home buyer, are being proposed for this community. These housing types, which will encompass a wide spectrum of price range and density, will ultimately reflect the effort that has been exerted to create this harmoniously planned community. These varying housing types are anticipated to be developed in such a way that the less intense land uses will be buffered from the more intense land uses by means of the golf course, landscape buffers and/or through a hierarchy of more intense to less intense land uses. It is

also important that lot sizes will generally be consistent within individual development areas. No development tract will be allowed to increase its density or decrease its lot size by more than 25% from the densities or lot sizes reflected on the Battle Creek Conceptual Development Plan. The architectural design of buildings will create individuality within a development area while simultaneously maintaining the overall unity of this golfing community.

There are two contiguous parcels of land that make up the Battle Creek Planned Unit Development. The first is a 478.94 acre tract that sits between 145th and 161st East Avenues and 41st and 51st Streets South. This land is envisioned to be developed primarily in single-family dwellings of varying densities with two commercial tracts and two tracts of multi-family dwellings also proposed for this area. The corners of 41st and 51st Streets and 145th East Avenue are where the commercial tracts are located with the multi-family tracts being situated due east and due north of the commercial tracts, respectively. There will most likely be a need generated by this development for an elementary school site. The site being proposed for this educational facility is located in the north central portion of this first tract. In addition, a private park is proposed to be located contiguous to the school site. It is very important to address the educational needs of a community and, with the flexibility allowed by a PUD, this task is made easier for the city as well as the developer.

The second parcel is 307.54 acres in size and is situated between 145th and 161st East Avenues, and 51st Street South and the Broken Arrow Expressway. This parcel will have various land uses that are to include: residential single-family dwellings of varying intensities, multi-family, office, commercial and a hotel/conference center. This parcel is to contain the most intense land uses of the entire development. Due to the proximity of the Broken Arrow Expressway, the south half of this parcel will have the majority of the commercial and all of the office and hotel/conference land uses. With the accessibility and visibility provided by the Broken Arrow Expressway, this area lends itself very well for these more intense uses. It is important to note that due to the size of this large scale development and the importance of maintaining the integrity of the PUD the land owner will have the right to require any potential developer at Battle Creek to submit site plans, architectural plans and any other plans or information deemed necessary to determine the appropriateness of the proposed project in relation to the overall Battle Creek Development before said plans are submitted to the City of Broken Arrow for approval.

In a development of this caliber and size, flexibility of design and densities is of the utmost importance. In the next five to ten years, as this project is being developed, market and housing trends will most likely be changing in one form or another. It is felt that utilizing a PUD will allow the adaptability that is needed to change with the times. What is popular and viable in today's market, whether it be housing types, lot sizes, etc. may not be feasible in a market five years from now. The PUD will help guard against market inconsistencies by allowing for the transfer of densities and flexibility within the project for all land uses.

## STATISTICAL SUMMARY

Project Area	±786.5 gross acres
	±717.8 net acres
Maximum Allowable Dwelling Units	2,779 DUs
Overall Project Density	3.53 DU/acre

## DEVELOPMENT AREAS

### RESIDENTIAL:

#### *Estate Homesites:*

- Total Area	±74.2 gross acres
	±69.0 net acres
- Number of Dwelling Units	222 DUs
- Density	3.0 DU/acre

#### *Premier Homesites:*

- Total Area	±67.5 gross acres
	±62.5 net acres
- Number of Dwelling Units	236 DUs
- Density	3.5 DU/acre

#### *Executive Homesites:*

- Total Area	±161.6 gross acres
	±143.4 net acres
- Number of Dwelling Units	686 DUs
- Density	4.25 DU/acre

#### *Garden Homes:*

- Total Area	±45.2 gross acres
	±39.7 net acres
- Number of Dwelling Units	248 DUs
- Density	5.5 DU/acre

#### *Patio Homes:*

- Total Area	±38.9 gross acres
	±35.5 net acres
- Number of Dwelling Units	331 DUs
- Density	8.5 DU/acre

*Villas:*

- Total Area	±64.0 gross acres
	±57.3 net acres
- Number of Dwelling Units	1,056 DUs
- Density	16.5 DU/acre

COMMERCIAL:

- Total Area	±57.6 gross acres
	±48.6 net acres
- Maximum Floor Area	1,040,736 sq.ft.
- Floor Area Ratio	0.415

OFFICE:

- Total Area	±58.3 gross acres
	±51.2 net acres
- Maximum Floor Area	825,798 sq.ft.
- Floor Area Ratio	0.326

HOTEL/CONFERENCE CENTER:

- Total Area	±16.6 gross acres
	±16.2 net acres
- Maximum Floor Area	225,000 sq.ft.
- Floor Area Ratio	0.31

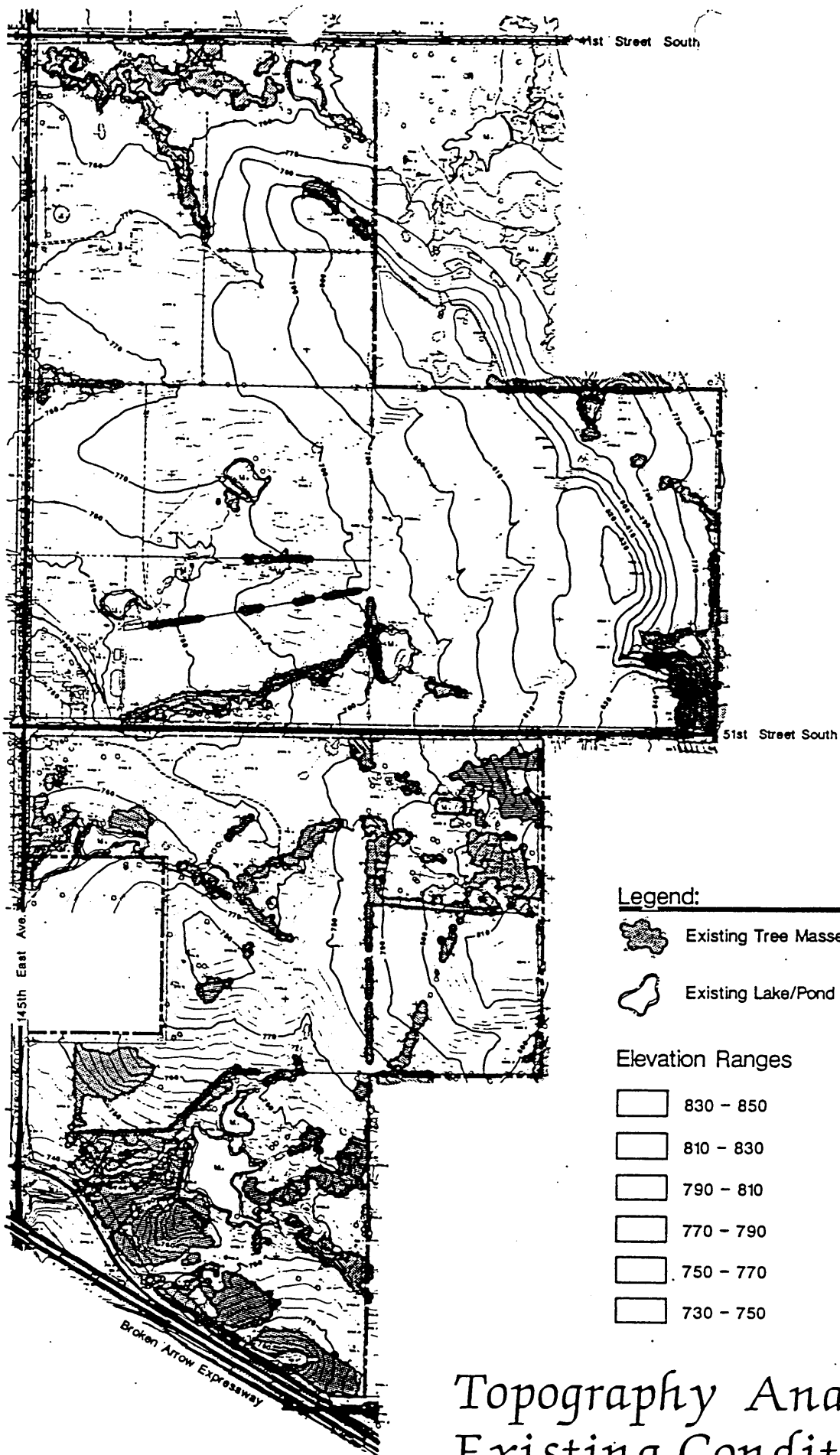
ELEMENTARY SCHOOL SITE:

- Total Area	±13.5 gross acres
	±12.0 net acres

OPEN SPACE:

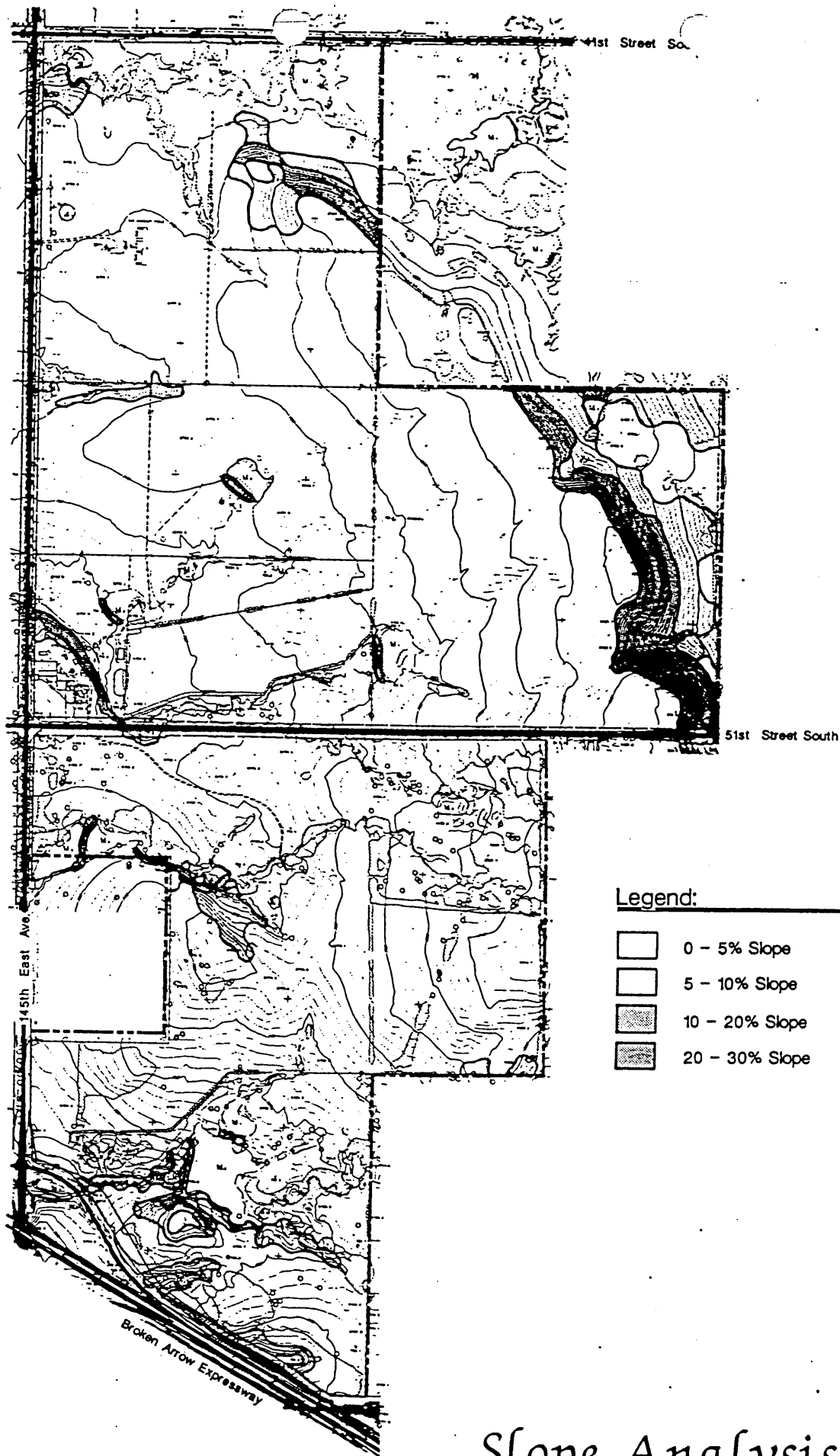
- Total Area	±189.1 gross acres
	±182.4 net acres
- Golf Course Area*	±184.9 gross acres
	±178.8 net acres
- Private Park Area	±4.2 gross acres
	±3.6 net acres

\* Includes clubhouse and golf maintenance areas.



## Topography Analysis/ Existing Conditions





## Slope Analysis

## EXISTING UTILITIES ANALYSIS

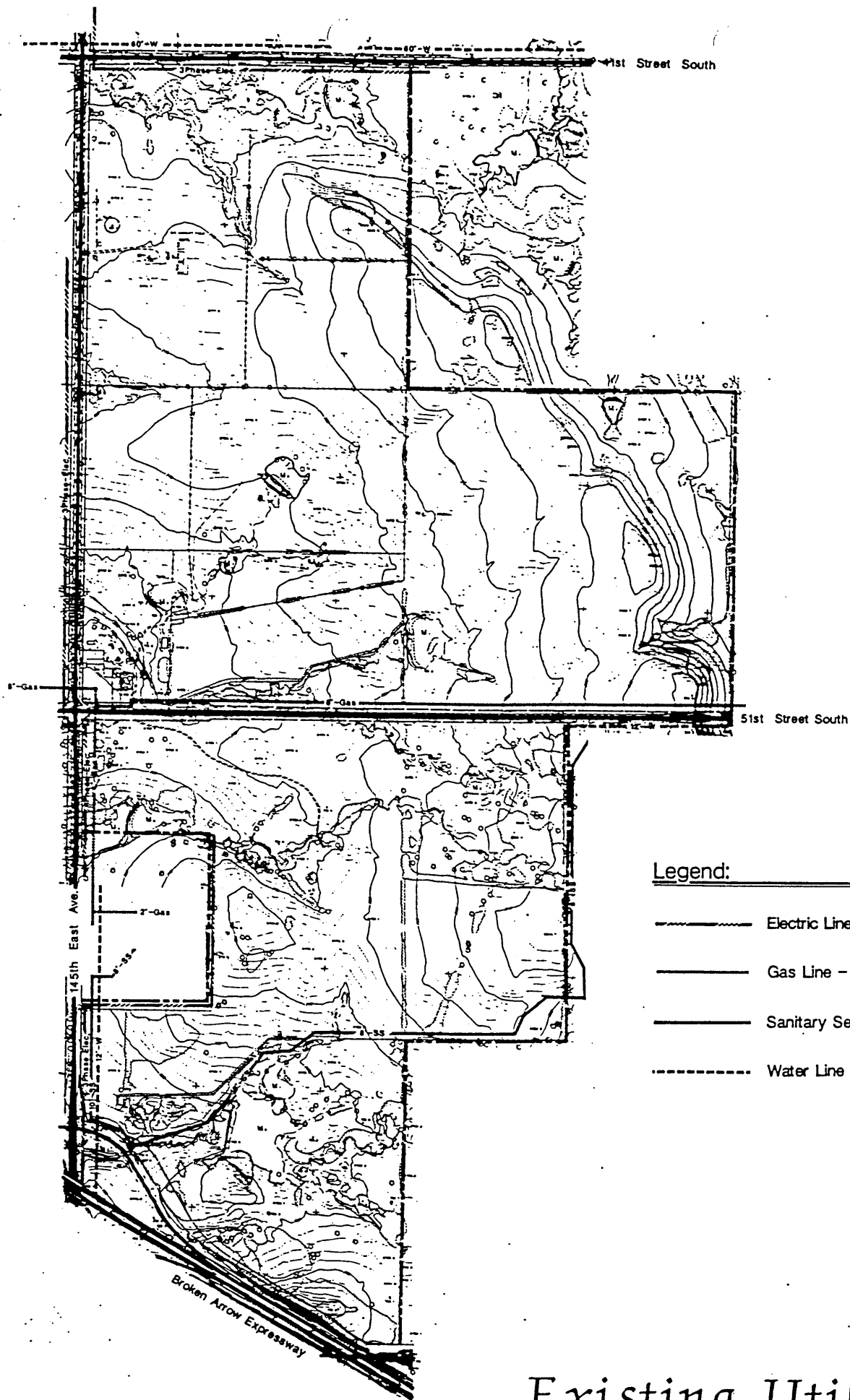
All major utilities: water, sewer, electric and natural gas have direct access to the project site at one or more points. While there appears to be no significant problem in servicing all portions of the project, utility extensions for the provision of service to different sections of the site need to be analyzed as these parcels become developed.

Water will be provided primarily by the City of Broken Arrow which has existing waterlines located south of 51st Street. The City of Tulsa has waterlines north of 51st Street, but it is anticipated that these waterlines will not be utilized.

Sanitary sewer is provided by the City of Broken Arrow. The City has several sanitary sewerlines either crossing the south half of the site or in very close proximity. The largest of these lines runs from the northeastern corner of the south half of the development and travels south and west until it continues off site in the southwestern corner of the PUD. The capacity of this sewerline should have no problem in handling the development's waste.

Public Service Company of Oklahoma (PSO) furnishes electricity to the entire area. As with the other aforementioned utilities, electric service is available and is either located on site or in close proximity to the development.

Oklahoma Natural Gas (ONG) is the supplier of natural gas to the project. The main gasline with direct access to the project site is an eight inch (8") line located on the north side of 51st Street with a smaller four inch (4") line that runs approximately 1,750 feet south of 51st Street on the east side of 145th East Avenue.



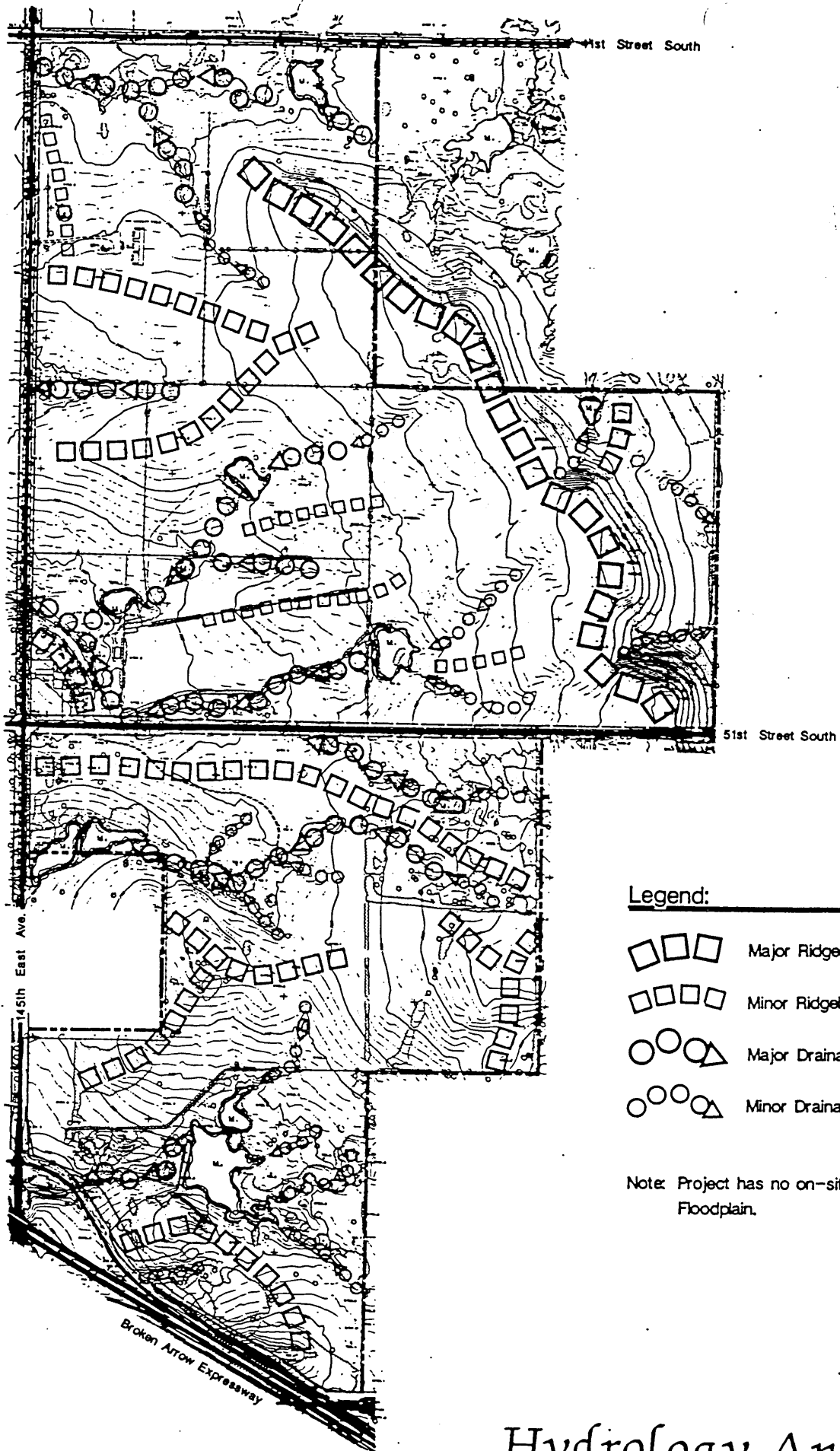
## Existing Utilities

## HYDROLOGY ANALYSIS

One of a project's most desirable aesthetic elements can also be one of the more challenging areas to deal with, these areas being the site's ridgelines and drainageways. While most of the project's ridgelines and drainageways are not restrictive, from a development point of view, they do function well in helping to define the project's drainage basins as well as specific development areas that will be located throughout the project. The ridgelines assist in determining where roadways and views will be established. In addition to the drainageways helping to separate and define specific parcels of land, they also help to separate and buffer differing land uses. Analyzing the ridgelines and drainageways also aids in determining appropriate locations for golf holes, proposed lakes and other water features.

Much of the on-site stormwater drainage generally flows from west to east. There are numerous small farm ponds scattered throughout the property that collect some of the project's stormwater. Some of these ponds and lakes will be preserved within the golf course and other key areas to aid in golf course strategy, aesthetics, and stormwater management purposes. As mentioned previously, the site's stormwater detention requirements will take place within the area of the golf course.

It is important to note that there is no on site 100 year floodplain.



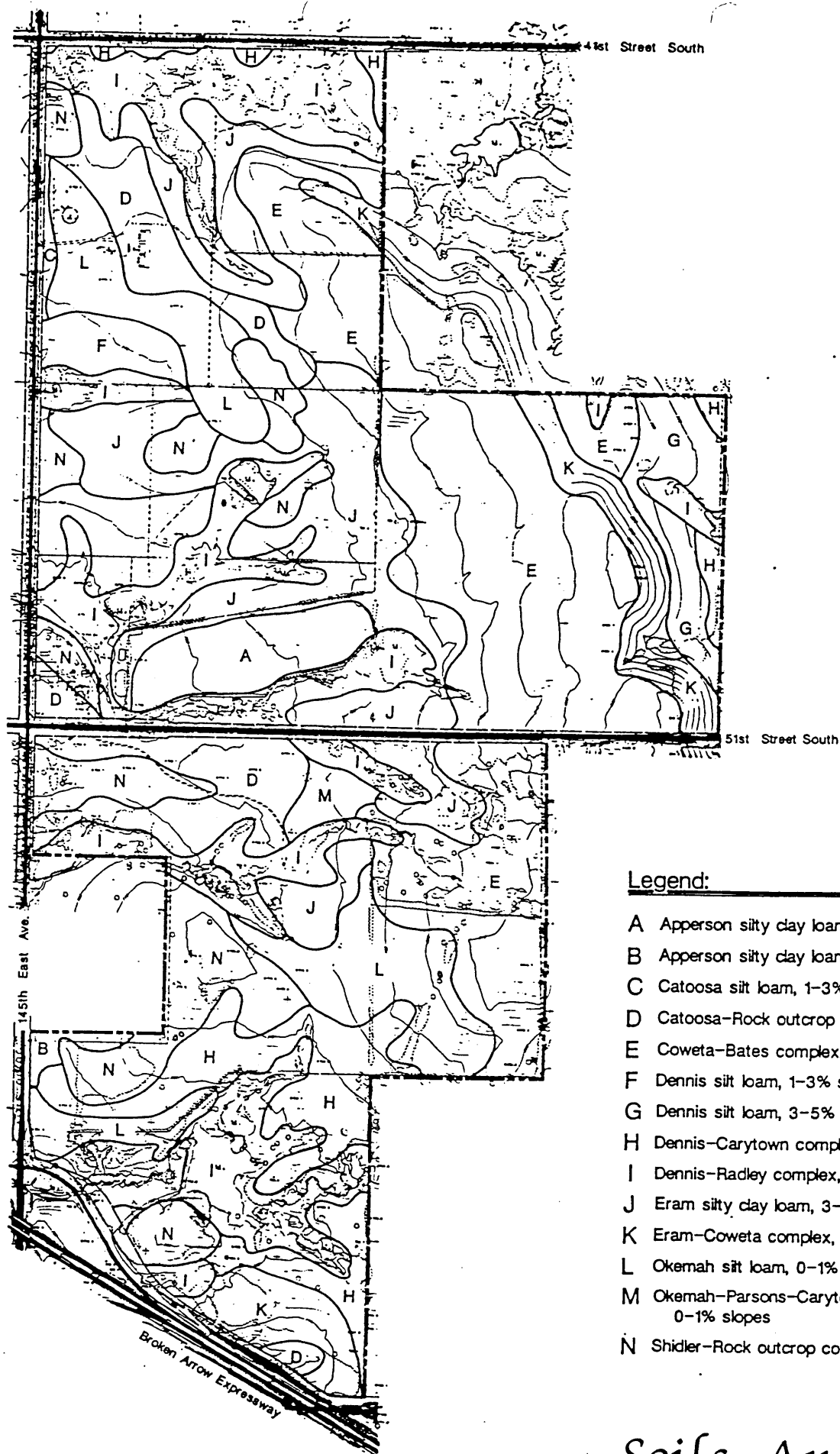
# Hydrology Analysis

## SOILS ANALYSIS

The soil types found on the Battle Creek site are typical for this part of the state. The bulk of the soil types have some problems with shrink/swell potential and somewhat low strength. In addition there is a certain amount of rock on site that will have to be considered when some tracts are developed. These soils should create no unusual developmental problems that are not commonly encountered in most other area developments. Proper structural design will be needed to compensate for the shrink/swell potential and low strength. Detailed soil tests will need to be performed as parcels become developed.

The specific soil types found on the project are:

- Apperson silty clay loam	1-3% slopes
- Apperson silty clay loam	3-5% slopes
- Catoosa silt loam	1-3% slopes
- Catoosa-Rock outcrop complex	1-8% slopes
- Coweta-Bates complex	2-6% slopes
- Dennis silt loam	1-3% slopes
- Dennis silt loam	3-5% slopes
- Dennis-Carytown complex	1-3% slopes
- Dennis-Radley complex	0-12% slopes
- Eram silty clay loam	3-5% slopes
- Eram-Coweta complex	5-15% slopes
- Okemah silt loam	0-1% slopes
- Okemah-Parsons-Carytown complex	0-1% slopes



### Legend:

- A Apperson silty clay loam, 1-3% slopes
- B Apperson silty clay loam, 3-5% slopes
- C Catoosa silt loam, 1-3% slopes
- D Catoosa-Rock outcrop complex, 1-8% slopes
- E Coweta-Bates complex, 2-6% slopes
- F Dennis silt loam, 1-3% slopes
- G Dennis silt loam, 3-5% slopes
- H Dennis-Carytown complex, 1-3% slopes
- I Dennis-Radley complex, 0-12% slopes
- J Eram silty clay loam, 3-5% slopes
- K Eram-Coweta complex, 5-15% slopes
- L Okemah silt loam, 0-1% slopes
- M Okemah-Parsons-Carytown complex, 0-1% slopes
- N Shidler-Rock outcrop complex, 0-12% slopes

## Soils Analysis

## ZONING ANALYSIS

The zoning history for the Battle Creek site is rather complex. Originally, the tract bounded by 41st and 51st Streets South and 145th and 161st East Avenues was within the city limits of Tulsa and had an underlying zoning pattern based on a PUD that was approved by the City of Tulsa in September 1981. The tract bounded by 51st Street and the Broken Arrow Expressway and east of 145th East Avenue is located within the city limits of Broken Arrow and also comes in with an existing zoning pattern. The original zoning plan for both tracts had the following zoning district areas which produced the densities as shown (see Original Zoning Plan [Pre-Annexation] P. 17):

### CITY OF TULSA:

RS-3	5.19 DU/ac.	426.28 ac.	2,212 DUs
RM-O	12.1-15.56 DU/ac.	11.36 ac.	137-178 DUs
RM-1	19.8-25.62 DU/ac.	21.36 ac.	423-547 DUs
CS	FAR 0.50	20.00 ac.	435,600 sq.ft.
Total number of Tulsa Dwelling Units			2,772-2,937 DUs*

\*Original PUD was approved for 3,206 DUs.

### CITY OF BROKEN ARROW:

R-1	3.0 DU/ac.	15.2 ac.	46 DUs
R-3	5.12 DU/ac.	24.0 ac.	123 DUs
R-5	14.5 DU/ac.	85.1 ac.	1,234 DUs
O-2	FAR 0.33	92.1 ac.	1,323,919 sq.ft.
C-2	FAR 0.33	91.1 ac.	1,309,544 sq.ft.
Total number of Broken Arrow Dwelling Units			1,403 DUs

### COMBINED DENSITY TOTALS:

Dwelling Units	4,175-4,340 DUs
Office Floor Area	1,323,919 sq.ft.
Commercial Floor Area	1,745,144 sq.ft.
Original Gross Residential Density	7.16-7.44 DU/ac.



When the owners of the Battle Creek property decided to donate roughly 180 acres of land to the Broken Arrow Public Golf Authority for a public golf course, it became apparent that since the golf course and proposed development was located in two different cities that it would be more efficient to have the entire project administered under one jurisdiction. Working closely with the city of Tulsa, the city of Broken Arrow was able to annex the entire northern 479.0 acres into the city of Broken Arrow. This was obviously no small feat and required considerable cooperation by all parties involved.

It was originally intended that when the city of Tulsa property was annexed into the city of Broken Arrow that the Tulsa zoning districts and densities would come into the city of Broken Arrow unchanged. Apparently in the confusion and the intricacies of the annexation process, a significant portion of the residential and commercial densities was lost. There was a slight gain (192 DUs) in single-family units, but all the original multi-family density was lost (560-725 DUs). The commercial floor area was reduced by 148,104 sq.ft. or 34% (see Annexed Zoning Plan from [the city of Tulsa], P. 18). In reviewing these densities, it was decided that, while these new densities were less than what was originally anticipated, the Battle Creek development could function within these new parameters.

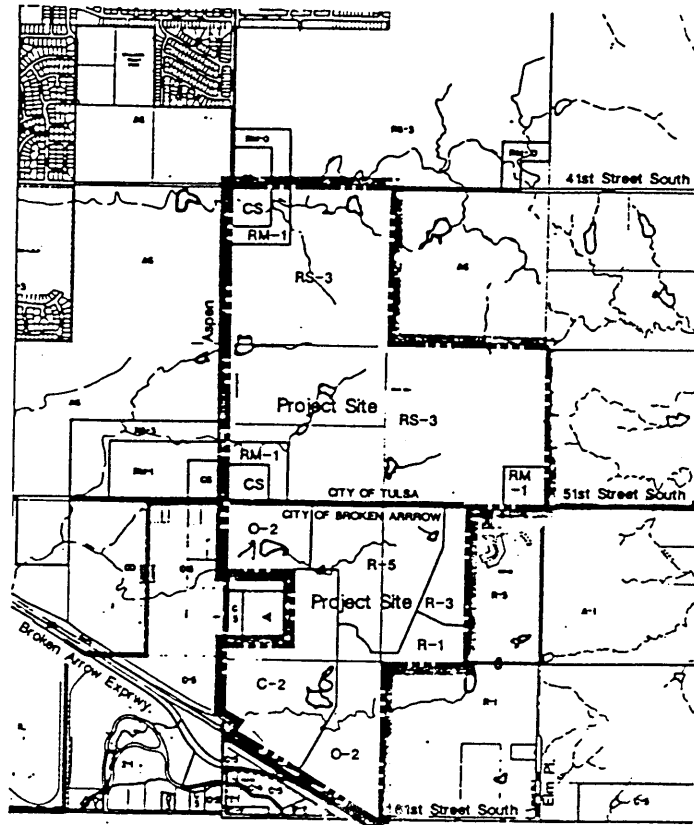
The final alteration in the zoning districts and their accompanying densities came when the golf course area was removed from the zoning districts on which the golf course laid. In a sense, the golf course land became 'unzoned'. The following data indicates what the final densities are for the Battle Creek PUD as well as the amount of density lost per land use from the original zoning pattern (see Proposed Zoning Plan [Post Annexation] P. 19).

		<u>Lost</u>	<u>Per Cent Lost</u>
Residential:	2,779 DUs	1,396-1,561 DUs	33.4-36.0
- Single-Family	2,186 DUs	195 DUs	8.2
- Multi-Family	593 DUs	1,201-1,366 DUs	66.9-69.7
Office:	1,050,798 sq.ft.	273,121 sq.ft.	20.6
Commercial:	1,040,736 sq.ft.	704,408 sq.ft.	40.4
Proposed Gross Res. Den.	4.75 DU/ac.		33.7-36.2

It is felt that even with the significant loss of dwelling units and floor areas, the Battle Creek development will have enough density allocated that will enable this to be a viable project.

# Original Zoning

(PRE-ANNEXATION)



	Zoning District	Area (Acres)	Total # of DUs	Total Floor Area (Sq.Ft.)
CITY OF TULSA	RS-3	426.28	2,212	-
	RM-0	11.36	137-178*	-
	RM-1	21.36	423-547*	-
	CS	20.0	-	435,600
TOTALS		479.0	2,772-2,937*	
CITY OF BROKEN ARROW	R-1	15.2	46	-
	R-3	24.0	123	-
	R-5	85.1	1,234	-
	O-2	92.1	-	1,323,919
	C-2	91.1	-	1,309,544
TOTALS		307.5	1,403	

Total combined zoning densities for the Cities of Tulsa and Broken Arrow

RESIDENTIAL ————— 4,175-4,340 DUs\*

Single-Family 2,381 DUs

Multi-Family 1,794-1,959 DUs\*

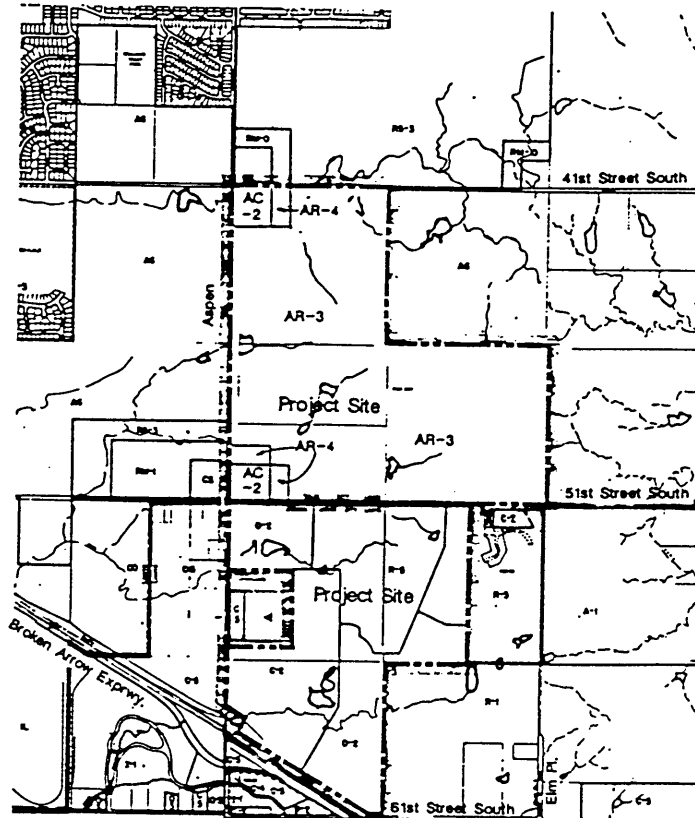
OFFICE ————— 1,323,919 sq.ft.

COMMERCIAL ————— 1,745,144 sq.ft.

\* Multi-Family densities vary depending on the number of 1 and 2 bedroom units in a particular development.

# Annexed Zoning

(FROM CITY OF TULSA)



Zoning District	Area (Acres)	Total # of DUs	Total Floor Area (Sq.Ft.)
AR-3	444.92	2,278	-
AR-4	14.08	126	-
AC-2	20.00	-	287,496
TOTALS	479.0	2,404	

Density changes (gain/loss) per Annexed Zoning from the City of Tulsa's original density allowances:

RESIDENTIAL ————— 2,404 DUs  
(Lost 368-533 DUs/13.3-18.1%)

Single-Family 2,404 DUs  
(Gain 192 DUs)

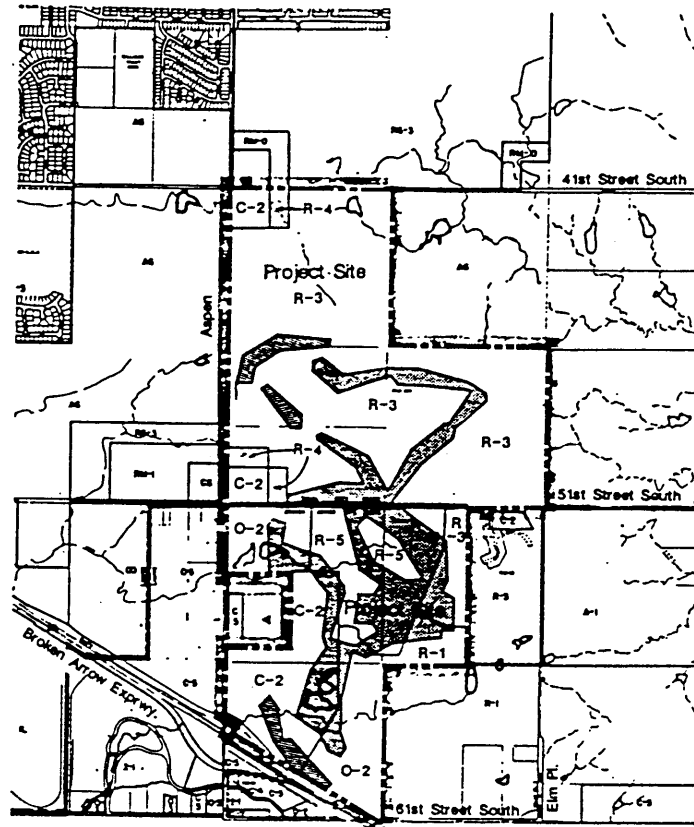
Multi-Family 0  
(Lost 560-725 DUs)

COMMERCIAL ————— 287,496 sq.ft.  
(Lost 148,104 sq.ft./34%)

\* Zoning districts in the City of Broken Arrow are unchanged from the Original Zoning Plan (Pre-Annexation)

# Proposed Zoning

(POST ANNEXATION)



Zoning District	Area (Acres)	Total # of DUs	Total Floor Area (Sq.Ft.)
R-1	12.0	36	-
R-3	395.2	2,024	-
R-4	14.1	126	-
R-5	40.9	593	-
O-2	73.1	-	1,050,798
C-2	52.4	-	1,040,736
TOTALS	587.7	2,779	

Density changes (gain/loss) per Proposed Zoning from Original Zoning (Pre-Annexation) densities\*:

RESIDENTIAL ————— 2,779 DUs  
(Lost 1,396-1,561 DUs/33.4-36.0%)

Single-Family 2,186 DUs  
(Lost 195 DUs/8.2%)

Multi-Family 593 DUs  
(Lost 1,201-1,366 DUs/66.9-69.7%)

OFFICE ————— 1,050,798 sq.ft.  
(Lost 273,121 sq.ft./20.6%)

COMMERCIAL ————— 1,040,736 sq.ft.  
(Lost 704,408 sq.ft./40.4%)

\* Golf Course area has been removed from the underlying Zoning density calculations (shaded area).

## DEVELOPMENT STANDARDS

### Single-Family Detached Dwellings (Estate Homesites):

Single-family detached structures intended for individual lot ownership.

- Permitted Uses	As permitted within R-1 District by right or special exception
- Minimum Lot Size	12,000 sq.ft.
- Maximum Building Height	3 stories (45 ft.)
- Minimum Yard if Abutting <u>Public/Private</u> Street	30/40 ft. (private)
- Corner Lot Minimum Side Yard Abutting Public/Private Street	25 ft.
- Minimum Lot Frontage*	100 ft. (at building line)
- Minimum Lot Depth	125 ft.
- Minimum Rear Yard	30 ft.
- Minimum Side Yards	10/10 ft.

### Other Requirements:

It is intended that a preliminary and final plat will be submitted for the residential development areas that are consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to their review.

\*On cul-de-sac, pie shaped lots will have a less than minimum frontage measured at building lines.

## DEVELOPMENT STANDARDS

### Single-Family Detached Dwellings (Premier Homesites):

Single-family detached structures intended for individual lot ownership.

- Permitted Uses	As permitted within R-1s District by right or special exception
- Minimum Lot Size	9,500 sq.ft.
- Maximum Building Height	2 stories (35 ft.)
- Minimum Yard if Abutting Public/Private Street	30/40 ft. (private)
- Corner Lot Minimum Side Yard Abutting Public/Private Street	20/25 ft. if side loaded garage
- Minimum Lot Frontage*	80 ft. (at building line)
- Minimum Lot Depth	120 ft.
- Minimum Rear Yard	25 ft.
- Minimum Side Yards	10/5 ft.

### Other Requirements:

It is intended that a preliminary and final plat will be submitted for the residential development areas that are consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to their review.

\*On cul-de-sac, pie shaped lots will have a less than minimum frontage measured at building lines.

## DEVELOPMENT STANDARDS

### Single-Family Detached Dwellings (Executive Homesites):

Single-family detached structures intended for individual lot ownership.

- Permitted Uses	As permitted within R-2 District by right or special exception
- Minimum Lot Size	7,500 sq.ft.
- Maximum Building Height	2 stories (35 ft.)
- Minimum Yard if Abutting Public/Private Street	25/30 ft. (private)
- Corner Lot Minimum Side Yard Abutting Public/Private Street	15/20 ft. if side loaded garage
- Minimum Lot Frontage*	65 ft. (at building line)
- Minimum Lot Depth	110 ft.
- Minimum Rear Yard	25 ft.
- Minimum Side Yards	5/5 ft.

### Other Requirements:

It is intended that a preliminary and final plat will be submitted for the residential development areas that are consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to their review.

\*On cul-de-sac, pie shaped lots will have a less than minimum frontage measured at building lines.

## DEVELOPMENT STANDARDS

### Single-Family Detached Dwellings (Garden Homes):

Single-family detached structures intended for individual lot ownership.

- Permitted Uses	As permitted within R-3 District by right or special exception
- Minimum Lot Size	5,000 sq.ft.
- Maximum Building Height	2 stories (35 ft.)
- Minimum Yard if Abutting Public/Private Street	20/25 ft. (private)
- Corner Lot Minimum Side Yard Abutting Public/Private Street	10/20 ft. if side loaded garage
- Minimum Lot Frontage*	50 ft. (at building line)
- Minimum Lot Depth	100 ft.
- Minimum Rear Yard	20 ft.
- Minimum Side Yards	5/5 ft.

### Other Requirements:

It is intended that a preliminary and final plat will be submitted for the residential development areas that are consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to their review.

\*On cul-de-sac, pie shaped lots will have a less than minimum frontage measured at building lines.



## DEVELOPMENT STANDARDS

### Single-Family Attached Dwellings (Patio Homes):

Single-family attached structures intended for individual lot ownership.

- Permitted Uses	As permitted within R-4 District by right or special exception
- Minimum Lot Size (per unit)	3,300 sq.ft.
- Maximum Building Height	2 stories (35 ft.)
- Minimum Yard if Abutting Public/Private Street	20/25 ft. (private)
- Corner Lot Minimum Side Yard Abutting Public/Private Street	10/20 ft. if side loaded garage
- Minimum Lot Frontage*	30 ft. (at building line)
- Minimum Lot Depth	100 ft.
- Minimum Rear Yard	20 ft.
- Minimum Side Yards	5/5 ft.

### Other Requirements:

It is intended that a preliminary and final plat will be submitted for the residential development areas that are consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to their review.

\*On cul-de-sac, pie shaped lots will have a less than minimum frontage measured at building lines.

## DEVELOPMENT STANDARDS

### Multi-Family (Villas):

Development of multi-family units to provide housing, rental, or ownership in a harmoniously designed project.

- Permitted Uses	As permitted within R-5 District by right or special exception
- Minimum Lot Area	1 acre
- Maximum Building Height	35 ft.
- Minimum Yard if Abutting Public/Private Street*	50 ft. unpaved/75 ft. with parking
- Minimum Lot Frontage	200 ft.
- Minimum Lot Depth	150 ft.
- Minimum Rear Yard	35 ft. unpaved/75 ft. with parking
- Minimum Side Yard (each)	35 ft. unpaved/75 ft. with parking
- Minimum Distance Between Buildings	_____ ft.
- Maximum Units per Building	16 units
- Parking Ratio	1.5 sp./1 bedroom unit 2.0 sp./2 bedroom unit
- Minimum Landscaped Open Space	40%
- Maximum Lot Coverage	50% (net lot area)

### Other Requirements:

The land owner reserves the right to require any potential developer at Battle Creek to submit site plans, architectural plans and any other plans or information deemed necessary to determine the appropriateness of the proposed project in relation to the overall Battle Creek Development before said plans are submitted to the City of Broken Arrow for approval.

It is intended that a preliminary and final plat will be submitted for the residential development areas that are consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to their review.

- \* Landscaped Buffer: Minimum of 25 feet with walls, fences, berms, trees and/or other landscape materials, all of which help create a screening effect along the perimeter streets.

## DEVELOPMENT STANDARDS

### Office:

- Permitted Uses	As permitted within O-2 District by right or special exception
- Minimum Internal Landscaped Open Space* (per lot)	10% of net area
- Minimum Building Setbacks:	
From Abutting Public/Private Street	50 ft
From Abutting Residential Development Area	50 ft
From Abutting Commercial or Industrial District	30 ft
Rear Yards	50 ft
Side Yards	15 ft
- Minimum Parking Ratio	One space per 300 sq.ft. of floor area

- \* Required internal landscaped open space shall include perimeter landscaping within the development area boundaries, parking islands and plazas, but shall exclude walkways which solely provide minimum pedestrian circulation.

### Sign Standards:

All signs will conform to Article IX of the Zoning Ordinance for the City of Broken Arrow, Oklahoma.

### Lighting:

Flood lighting will be used from a decorative standard in parking areas. Up lighting will be used on buildings, signs and various landscape elements. Low lighting will be used in some landscape areas, court yard plazas, steps, and walkways.

### Other Requirements:

It is intended that detailed site plans will be submitted for each development area consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to its review of the detailed site plan of each development area.

## DEVELOPMENT STANDARDS

### Commercial Shopping:

- Permitted Uses	As permitted within C-2 District by right or special exception
- Maximum Stories	2 stories
- Maximum Building Height	35 ft.
- Minimum Internal Landscaped Open Space* (per lot)	10% of net area
- Minimum Building Setbacks:	
From Abutting Public/Private Street	50 ft.
From Abutting Residential Development Area	50 ft.
From Abutting Commercial or Industrial District	30 ft.
Rear Yards	50 ft.
Side Yards	15 ft.
- Minimum Parking Ratio	One space per 200 sq.ft. of floor area

- \* Required internal landscaped open space shall include perimeter landscaping within the development area boundaries, parking islands and plazas, but shall exclude walkways which solely provide minimum pedestrian circulation.

### Sign Standards:

All signs will conform to Article IX of the Zoning Ordinance for the City of Broken Arrow, Oklahoma.

### Lighting:

Flood lighting will be used from a decorative standard in parking areas. Up lighting will be used on buildings, signs and various landscape elements. Low lighting will be used in some landscape areas, court yard plazas, steps, and walkways.

### Other Requirements:

It is intended that detailed site plans will be submitted for each development area consistent with the concepts and development standards set forth above. Additional requirements or modifications may be

established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to its review of the detailed site plan of each development area.

## DEVELOPMENT STANDARDS

### Hotel/Conference Center:

- Permitted Uses	As permitted within O-2 or C-2 District by right or special exception
- Minimum Internal Landscaped Open Space*	15% of net area
- Minimum Building Setbacks:	
From Abutting Public/Private Street	50 ft.
From Abutting Residential Development Area	50 ft.
From Abutting Commercial or Industrial District	30 ft.
Rear Yards	50 ft.
Side Yards	50 ft.
- Minimum Parking Ratio	1.2 spaces per room plus 1 space/100 sq.ft. of accessory area (restaurant, lounge, conference facilities, etc.)

- \* Required internal landscaped open space shall include perimeter landscaping within the development area boundaries, parking islands and plazas, but shall exclude walkways which solely provide minimum pedestrian circulation.

### Sign Standards:

All signs will conform to Article IX of the Zoning Ordinance for the City of Broken Arrow, Oklahoma.

### Lighting:

Flood lighting will be used from a decorative standard in parking areas. Up lighting will be used on buildings, signs and various landscape elements. Low lighting will be used in some landscape areas, court yard plazas, steps, and walkways.

Other Requirements:

It is intended that detailed site plans will be submitted for each development area consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to its review of the detailed site plan of each development area.



## LANDSCAPING

The landscaping concept is intended to achieve unity throughout the Planned Unit Development as well as provide an attractive view of the project from surrounding streets and neighborhoods.

Prior to the issuance of an occupancy permit for a development area, plant materials and any required screening fences shall be installed in conformity with a detailed landscape plan which will have been submitted to and approved by the Broken Arrow City Council.

## PROPERTY OWNERS' ASSOCIATION

The Property Owners' Association to be established at the Battle Creek Golf Community Development will have as its main objectives the maintenance of the greenbelt/park landscaped entryways, buffers and center islands. These areas are to be attractively landscaped with berms and assorted plant materials by the developer, and turned over to the Battle Creek Golf Community Development Property Owners' Association for maintenance. In the event the Association fails to maintain these areas in a proper and safe manner, the City of Broken Arrow will have the right to maintain these areas and bill each member of the Battle Creek Golf Community Development Property Owners' Association for that cost. Should payment by any member not occur, the City of Broken Arrow may place a lien on the delinquent member's personal property within this platted area.

Final documents on the Property Owners' Association at the Battle Creek Golf Community Development will be filed with the final plat and will include the maintenance agreement and other specific rights and requirements for association members.

## TRANSLOCATION OF DENSITIES AND LAND USE AREAS

Whereas, the developers of the Battle Creek PUD do not exceed the maximum allowable densities and floor areas, as provided for by the underlying zoning, these densities, floor areas and land uses may be relocated within the Battle Creek PUD project boundaries so long as the general concept and character of the PUD are not altered and the density of each tract is not increased by more than 25%.

The City of Broken Arrow is protected from any potential problems arising from the movement of these densities, floor areas or land uses by the site plan approval phase of the PUD and platting process.

This degree of flexibility will not only allow the developer the opportunity to determine the land value but will also provide the community with the necessary density information needed to plan for tax projections and needed community facilities such as school, hospital, police and fire protection, etc.

## SITE PLAN REVIEW

No building permit shall be issued for the construction of buildings within a development area until a detailed site plan of the development area has been submitted to and approved by the City of Broken Arrow Building Inspections Department as being in compliance with the Development Concept and the Development Standards. Separate building plans may be submitted for individual home construction after the subdivision has been given final approval by the Broken Arrow City Council.

## PLATTING REQUIREMENT

No building permit shall be issued until the property has been included within a subdivision plat submitted to and approved by the City of Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record, provided however, that development areas may be platted separately. Restrictive covenants shall be established implementing of record the Development Concept and Development Standards, and the City of Broken Arrow shall be made a beneficiary thereof.

## EXPECTED SCHEDULE OF DEVELOPMENT

Development of the Battle Creek Golf Community Development is anticipated to commence upon approval and filing of final plat and letting of development contracts.

