

**Major Amendment to
Planned Unit Development No. 94W**

Battle Creek
(Dearborn and Aspen)
Broken Arrow, Oklahoma



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TABLE OF CONTENTS

	<u>Page</u>
I. Narrative	1
II. Statistical Summary	2
Exhibit 'A' - Conceptual Site Plan	
Exhibit 'B' - Development Area Plan	

I. NARRATIVE

The site comprises ±75.276 acres located at the southeast corner of the intersection of Aspen Avenue (South 145th East Avenue) and Dearborn Street (East 41st Street South). The project has approximately 1,732 feet of frontage on Aspen Avenue and 2,637 feet of frontage on Dearborn Street. Battle Creek PUD 94, of which this amendment is a part, is a mixed use development comprised of 786.5 acres and was approved by the Broken Arrow City Council in 1995. A PUD Major Amendment, PUD 94-Q, that encompassed the area under consideration for this PUD Major Amendment, was approved on June 7, 2010. The differences between PUD 94-Q and this proposed PUD Major Amendment are minor, with the same uses being proposed, but the location of these uses being slightly modified to reflect the existing features on the site. There are also minor changes proposed to the Development Standards for the Commercial and Single-Family/Executive Homesites tracts, which will be enumerated below, the Development Standards for the Patio Homes tract will remain unchanged. At least 55% of the Executive Homesites are to meet the RS-3 dimensional standards of the Zoning Ordinance. In addition, the current transitional zoning will be updated via a rezoning application with the following updated zoning districts: A-CG to CG (Commercial General), A-RD to RD (Residential Duplex) and A-R-3 to RS-3 (residential Single Family).

All Development Areas will have pedestrian interconnectivity via public sidewalks as development occurs. In addition, both the Single-Family and Patio Home residential development areas will have pedestrian connectivity to the Open Space/Reserves Areas. With the significant amount of jurisdictional wetlands and ponds/impoundment areas located within the Reserves, pedestrian access will have to be treated with a high level of sensitivity as to location, etc., to create as little negative impact upon this area as possible.

An application for an amendment to the Broken Arrow Comprehensive Plan was submitted on August 17, 2020 to amend the configurations of the existing tracts for Levels 2, 3 and 4 located on the PUD Major Amendment site. The existing Level 4 tract is being reduced from 9.99 acres to 4.50 acres, the existing Level 3 is being increased from 5.83 acres to 8.61 acres and the existing Level 2 is being increased from 59.53 acres to 62.17 acres. These changes to the Comprehensive Plan were brought about due to existing on site features - topography and the location of existing jurisdictional wetlands, ponds and “blueline”. The new configuration corresponds with a more natural way to develop this property, as well as respecting the existing conditions. The underlying zoning for PUD 94 allows for the proposed layout as illustrated in Exhibit ‘A’ - Conceptual Site Plan, so no re-zoning of the property is being proposed.

The requested Major Amendment to PUD 94, that pertains to the revised Development Standards are as follow:

Development Standards - Commercial (Tract A):

- Permitted Uses: As permitted within the CG District by right or Specific Use Permit
- Signage requirements are to meet the sign ordinance approved by the Broken Arrow City Council on February 18, 2020, Ordinance No. 3586.

Development Standards - Single-Family/Executive Homesites (Tract C):

- | | |
|---|--------------------------------|
| • Minimum Lot Size | 6,500 SF. |
| • Minimum Lot Frontage | 60 feet (at the Building Line) |
| • Minimum Rear Yard | 20 feet |
| • Side Yard | 5 ft./5 ft. |
| • Side Yard abutting public street | 15 feet* |
| • Minimum Yard abutting Arterial Street | 25 feet (front or side yard) |

* Garage openings shall be permitted on the Side Yard abutting a public street if the Side Yard setback is increased to 20 ft. Setbacks between building lines shall be offset no more than 10 feet.

All other development standards of PUD 94 and PUD 94-Q are to remain unaltered.

II. STATISTICAL SUMMARY

Total Project Area	75.276 Acres (Gross)
	69.974 Acres (Net)

Single-Family/Executive Homesites:

Total Area	49.947 Acres
Maximum Number of Dwelling Units	175*

* 171 Dwelling Units shown on Exhibit 'A' - Conceptual Site Plan

Single-Family Density (Maximum)	3.50 DU/Acres
Average Lot Size	60'-65' x 120'

Patio Homes:

Total Area	5.141 Acres
Maximum Number of Dwelling Units	44 DUs
Patio Homes Density	8.50 DU/Acres

Commercial:

Total Area	3.000 Acres
Maximum Floor Area	54,232 SF
Floor Area Ratio	0.415

Open Space/Park:

Total Area	14.781 Acres (Net)
Area as percentage of the net project area	21.12%