

**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

A Minor Amendment of Planned Unit Development No. 301

Original PUD-301 published February 25, 2020  
PUD-301 Minor Amendment # 1 published September 14, 2020

## I. INTRODUCTION AND SCOPE

**The Colony at Cedar Ridge** is a mixed-use Planned Unit Development (PUD No. 301, "PUD-301") 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

PUD-301 was recommended for conditional approval by the Broken Arrow Planning Commission February 27, 2020, and was conditionally approved by the Broken Arrow City Council on March 17, 2020.

One of the neighborhood styles in PUD-301 Development Area B, the gated "Cottages," is planned to be built by one (1) homebuilder, with a unique floor plan designed for a specific segment of the market. As shown on the Preliminary Plat being submitted for concurrent review, the 52 gated "Cottage" lots are arranged around short looped streets, which will have light traffic and low speeds. However, sidewalks are presently planned on both sides of all private streets. As designed, homes are proposed to be set back 22 feet from the private street right-of-way, which will be 30' in width. Thus, this Minor Amendment pertaining to Development Area A is submitted to relax the front setback from 30' to 22'. Rear yards are similarly being reduced from 15' to 13'. The private street designs proposed will allow for 20' of clearance between the garage and the sidewalk, 18' to 20' being the range for a standard parking stall depth. Secondly, the side yard option with garage access is not planned and setbacks for same are being removed.

No other changes are proposed to PUD-301 by this Minor Amendment. Attendant lot/house plan diagrams have been updated accordingly, and a street section diagram has been included with this amendment document. Original PUD exhibits have not been updated for purposes of this Minor Amendment.

The Comprehensive Plan designates Development Area A as Level 4 Land Use Intensity, and Development Area B as Level 2 Land Use Intensity, and the approved underlying CM (Community Mixed-Use) and RS-3 (Single Family Residential-3) zoning districts are in accordance therewith, respectively. No change of the underlying zoning district is proposed. The subject property will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CM district, except as modified by the PUD.

## II. AMENDED DEVELOPMENT STANDARDS

Within PUD-301 Section III. Development Standards for Development Area B, the following is the proposed restated section pertaining to Gated Cottage Lots:

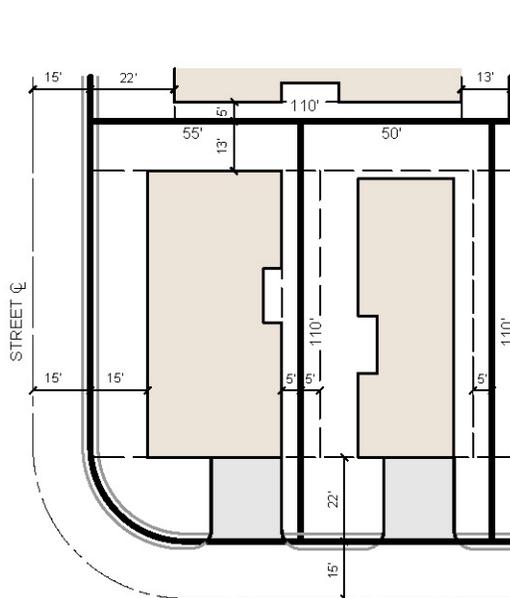
**“Gated Cottage Lots:**

Minimum lot type ratio:	N/A *
Maximum lot type ratio:	45%
Minimum lot width:	50 FT
Minimum lot size:	5,500 SF
Minimum livability open space per dwelling:	3,000 SF **
Minimum Yard Setbacks: ***	
Front Yard:	22 FT
Rear Yard:	13 FT
Side Yard Not Abutting a Street:	5 FT
Side Yard Abutting a Street:	15 FT (no attached garage shall face side street)
Any Yard Within 35 FT of Arterial Street:	35 FT from Arterial Street Right-of-Way

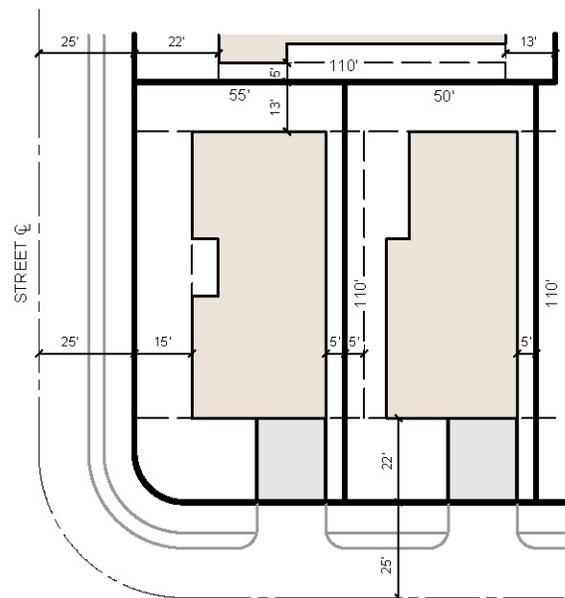
\* A minimum of 15% shall consist of either Villas Lots (Alley Loaded) or Gated Cottage lots, or some combination thereof. The minimum 15% shall be located within the north ½ of Development Area B.

\*\* Each lot shall contain not less than 2,200 SF of livability open space. The balance required shall be established by plat within reserve areas with restrictive covenants preserving the areas as perpetual open space and guaranteeing access to all Gated Cottage lots.

\*\*\* Setbacks may be increased where easements exceed yard setbacks provided herein.

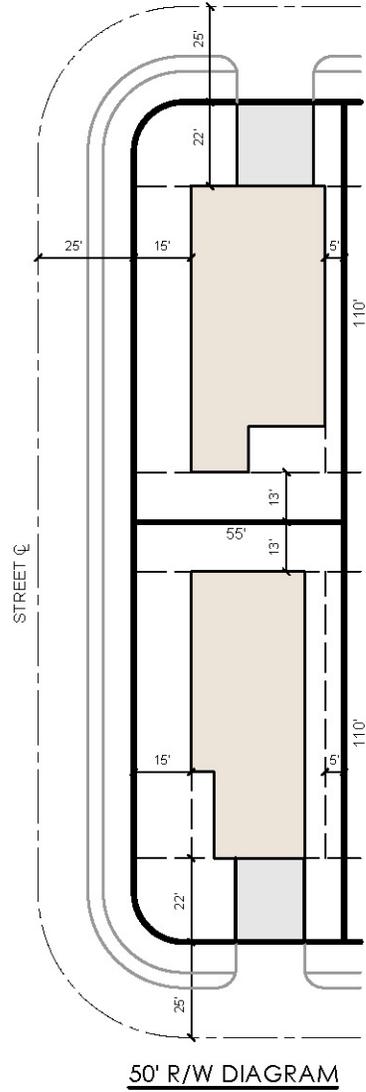
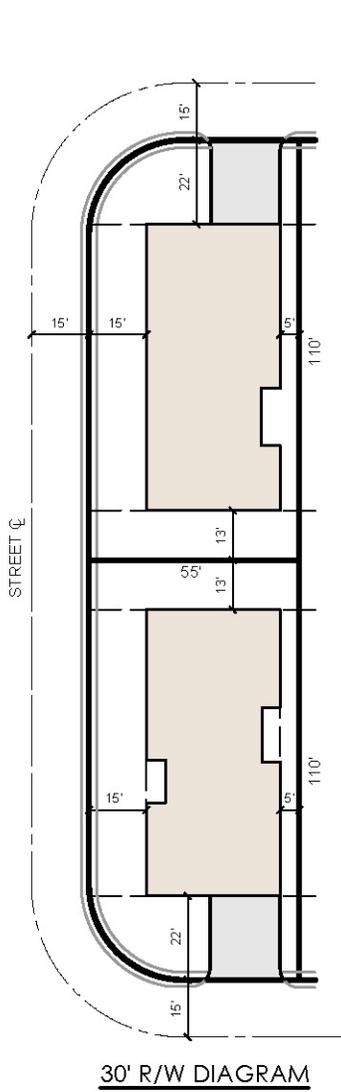


30' R/W DIAGRAM

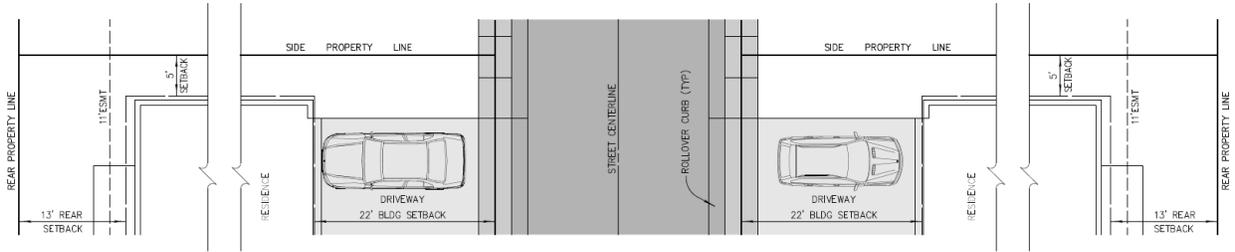


50' R/W DIAGRAM

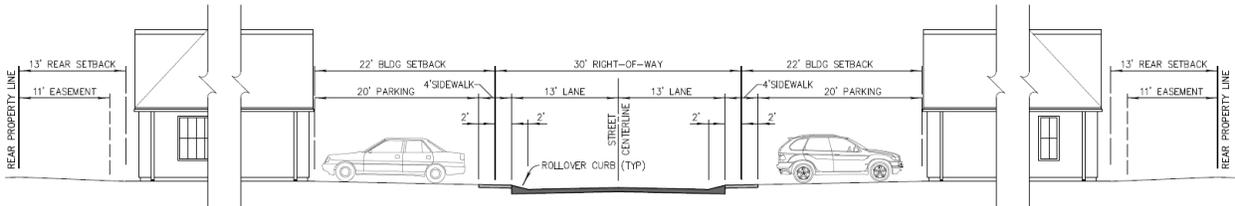
Gated Cottage Lots (Continued):



**Gated Cottage Lot Street Exhibit**  
 The Colony at Cedar Ridge  
 Broken Arrow, Oklahoma



**Street Plan**



**Street Section**

### III. PROPERTY DESCRIPTION

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.