

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

The Cottages at Battle Creek

Broken Arrow, Oklahoma

RECEIVED

March 22, 2022

BROKEN ARROW

COMMUNITY DEVELOPMENT



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3/22/2021

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I. NARRATIVE:

The property which is the subject of this application for amendment to PUD 94, known as Battle Creek, comprises a total of 29.2359 acres, split between two tracts, Tract 'A' and Tract 'B'. Tract 'A', the eastern most tract, consists of 20.4462 acres and Tract 'B', the western tract consisting of 8.7897 acres. Both tracts are located east of North Aspen Avenue and are situated between, and have frontage on, West Albany Drive and West Granger Street. The Battle Creek Golf Course is located between Tract 'A' and Tract 'B', with significant frontage on the golf course for both tracts.

Battle Creek PUD 94 is a mixed use development comprised of 786.5 acres and was approved by the Broken Arrow City Council in 1995. When PUD 94 was adopted by the City Council in 1995, the property under consideration for this PUD Amendment was designated as "Commercial/Office" for Tract 'A' and "Hotel/Conference Center" and "Office Park" for Tract 'B'. The underlying zoning was C-2 (Planned Shopping Center District) and the property was designated as Level 6 in the City of Broken Arrow Comprehensive Plan that was adopted in 1997. The C-2 zoning was updated to CG zoning with the adoption of the updated City of Broken Arrow Zoning Ordinance, on February 1, 2008.

Tract 'B' is designated as Level 6 on the City of Broken Arrow Comprehensive Plan and will have a Comprehensive Plan Amendment application submitted to amend Tract 'B' to Level 3, Transition Area. If the Comprehensive Plan Amendment is approved, a Re-zoning application for Tract 'B' will be submitted for RD, Residential Duplex zoning. Tract 'A' is currently shown as Level 2, Urban Residential, on the Comprehensive Plan, so there will be no change to the Comprehensive Plan required for this tract. A Re-zoning application for Tract 'A' will also be submitted for RS-3, Single-Family Detached zoning.

A PUD Major Amendment, PUD-94O, of which the area under consideration for this PUD Major Amendment is a part, was approved on November 16, 2010. The approved land uses in PUD-94O were for commercial and office uses. This PUD Amendment was also approved as PUD 94U in 2016 for single-family attached, 4 and 6-plex units, to be located on a gated, private street system. PUD 94U was approved for a maximum of 102 dwelling units on 28 foot wide lots, with a minimum lot size of 2,800 SF. The site was never platted so PUD 94U lapsed and is no longer in affect.

This PUD Amendment to PUD 94 proposes for both Tracts 'A' and 'B, small lot, single-family detached uses, situated on private internal street systems. Tract 'B' will also have the ability to have single-family attached and townhome uses. The Land Use designations in the original PUD 94 that is most similar to the land use being requested by this PUD are Garden Homes and Patio Homes. There are only minor changes proposed to the Garden Home and Patio Home Development Standards, as laid out in PUD 94, as delineated in Section III below. All other development standards of PUD 94 and PUD 94O outside this PUD are to remain unaltered.

This PUD will be developed in accordance with the Broken Arrow Zoning Ordinance and the Use and Development Regulations of the RD District for Tract 'B' and the RS-3 District for Tract 'A', except as modified herein.

II. STATISTICAL SUMMARY:

Total Project Area	29.2359 Acres
Total Number of Dwelling Units	140 DUs
Total Project Density	4.79 Dus/Acre



Tract 'A':

Total Area	20.4462 Acres
Maximum Number of Dwelling Units	90

Tract 'B':

Total Area	8.7897 Acres
Maximum Number of Dwelling Units	50

Total Open Space/Park:

Total Area	4.28Acres (Net)
Area as percentage of the net project area	15.0%

III. DEVELOPMENT STANDARDS - Single-Family Residential (Tract 'A'):

- Permitted Uses: As permitted within the RS-3 District by right or Specific Use Permit.

• Minimum Lot Size	5,000 SF. per unit
• Minimum Lot Frontage	46 feet (at the Building Line)
- For lots abutting Stonewood Crossing II	50 feet (at the Building Line)
• Minimum Front Yard (excluding corner lots)	25 feet
• Minimum Front Yard (on corner lots)	15 feet*

* Garage openings shall be permitted on Front Yards on corner lots, provided the Front Yard setback is increased to 20 ft. Setbacks between building lines with an adjacent lot shall be offset no more than 10 feet.

• Minimum Rear Yard	20 feet
- For lots abutting Stonewood Crossing II	25 feet
• Side Yard	5 feet/5 feet
• Pipeline Building Line Setback	50 feet from any pipeline

IV. DEVELOPMENT STANDARDS - Single-Family Residential (Tract 'B'):

- Permitted Uses: As permitted within the RD District by right or Specific Use Permit.

• Minimum Lot Size (Single-Family Detached)	5,000 SF. per unit
• Minimum Lot Size (Single-Family Attached)	
Internal unit	3,850 SF
End Unit	4,400 SF
• Minimum Lot Frontage (Single-Family Detached)	46 feet (at the Building Line)



- Minimum Lot Frontage (Single-Family Attached)

Internal unit	35 feet
End Unit	40 feet
- Minimum Front Yard (excluding corner lots) 25 feet
- Minimum Front Yard (on corner lots) 15 feet*



* Garage openings shall be permitted on Front Yards on corner lots, provided the Front Yard setback is increased to 20 ft. Setbacks between building lines with an adjacent lot shall be offset no more than 10 feet.

- Minimum Rear Yard 20 feet
- Side Yard

Single-Family Detached	5 feet/5 feet
Single-Family Attached	0 feet (internal)/5 feet (end unit), 10 foot minimum building separation
- Attached Units -

No more than 3 units can be attached in one building. Each unit must be on a separate lot. At the time the property is platted, the covenants shall acknowledge the type of housing units (i.e., single-family detached or single-family attached) that can be placed on each lot.

V. PERIMETER LANDSCAPE BUFFER:

A perimeter landscape buffer reserve area of at least 10 feet in width shall be provided along Granger Street and Albany Drive.

VI. LANDSCAPING:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance, except that along Granger Street and Albany Drive one tree per 40 linear feet will be provided. All trees will be medium to large trees. In addition to the sidewalks that will be constructed along all street frontages, a walking path will be constructed in the park area in Tract 'A'.

VII. FENCING:

Lots and Reserve Areas sharing a common boundary with the Battle Creek Golf Course shall have a fence of at least four feet in height that shall match the rest of the fencing along the Battle Creek Golf Course. Said fencing shall be limited to galvanized chain link construction, and the fencing materials shall be limited to hot-dipped galvanized residential grade fencing material, which shall be green in color. All fencing along West Albany Drive or West Granger Street shall be installed by the Developer in accordance with Section 5.2.E of the Zoning Ordinance, and fencing plans shall be presented to and approved by the City of Broken Arrow at the same time landscape plans are submitted for review. All perimeter fencing shall be owned and maintained by the homeowners' association.

VIII. PRIVATE STREETS AND GATES:

The private streets shall be constructed to the City of Broken Arrow standards and shall be owned and maintained by the homeowners' association. The private streets and gates will be located in a minimum 30' wide reserve area. Gates into the subdivision shall be designed in accordance with the City of Broken

Arrow Subdivision Regulations and shall meet all criteria as set forth by the City of Broken Arrow Fire Marshall and the 2015 edition of the International Fire Code (IFC).

IX. SIDEWALKS:

Sidewalks will be constructed along the perimeter public streets and the interior private streets. Sidewalks shall be provided in accordance with the City of Broken Arrow Subdivision Regulations, however it is acknowledged that variances to the widths and locations of the sidewalks can be requested from the City of Broken Arrow Engineering department.

X. PLATTING:

No building permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

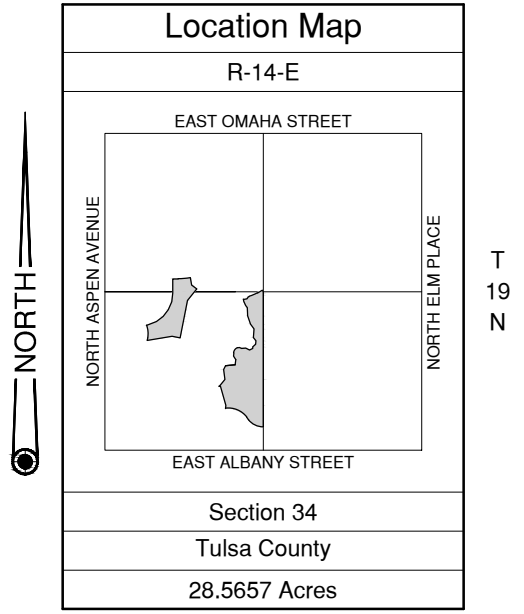
XI. DRAINAGE:

Stormwater drainage will be handled in accordance with the City of Broken Arrow design standards.





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Data Summary:

Total Project Area	28.5657 Acres (Net)
Total Number of DUs	140 DUs
Total Project Density	4.90 DUs/Acre

TRACT 'A' - Single-Family Residential:

- Tract 'A' Area	19.7760 Acres
- Maximum Number of Lots	90

TRACT 'B' - Single-Family Residential:

- Tract 'B' Area	8.7897 Acres
- Maximum Number of Lots	50

Minimum Open Space Area: 186,650 SF (15.0%)

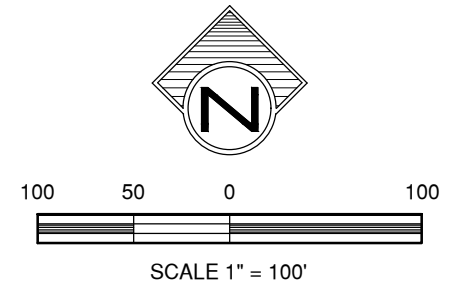
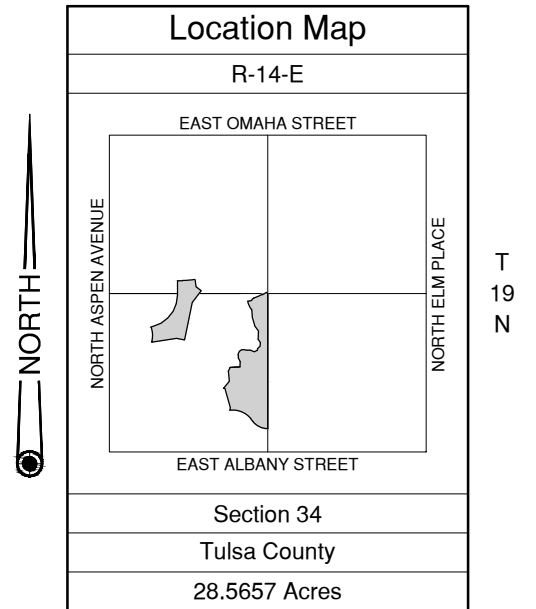
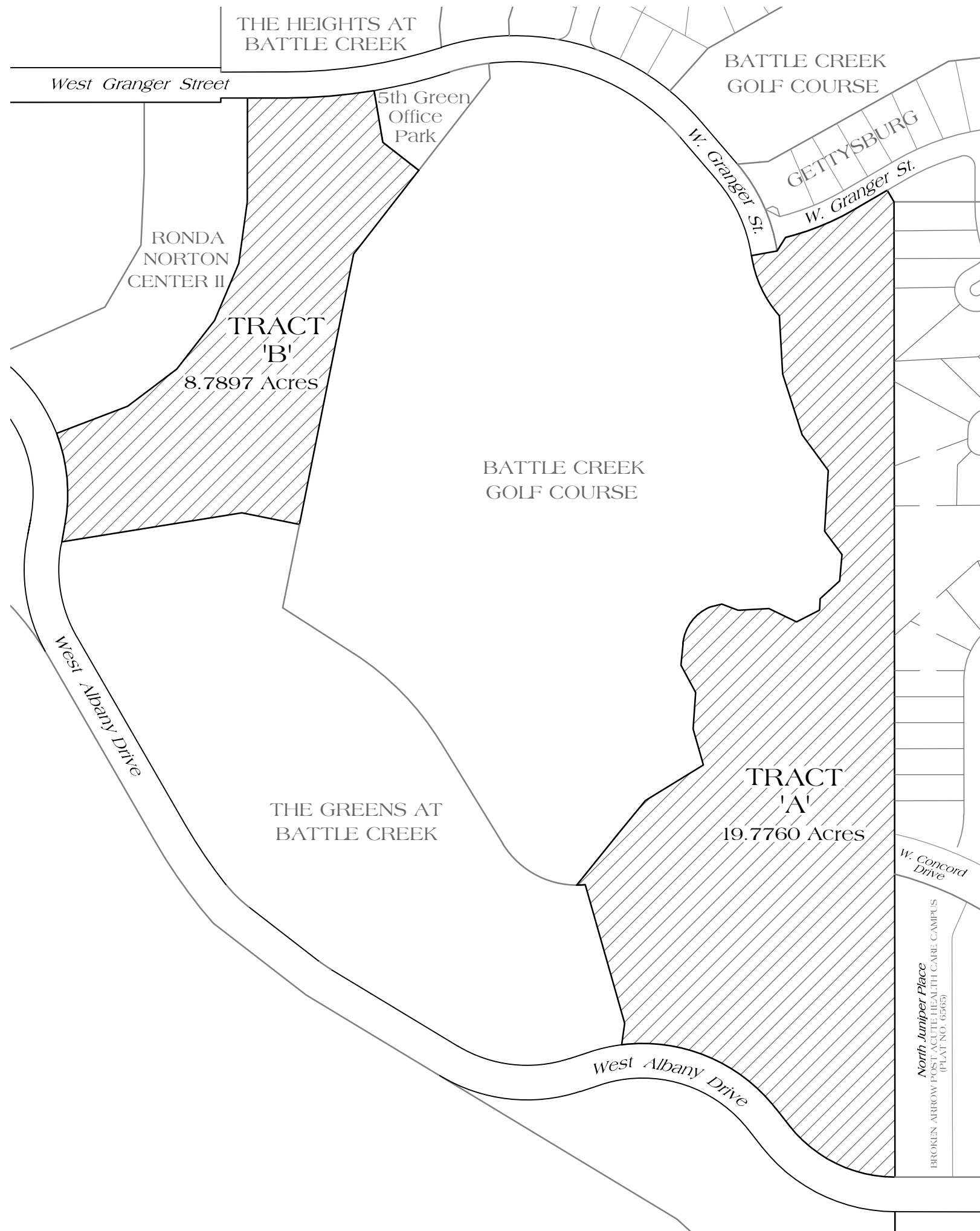


Exhibit 'A'

The Cottages at Battle Creek

Conceptual Site Plan





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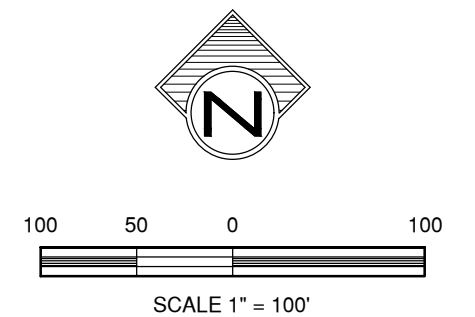


Exhibit 'B'

The Cottages at Battle Creek

Development Area Plan

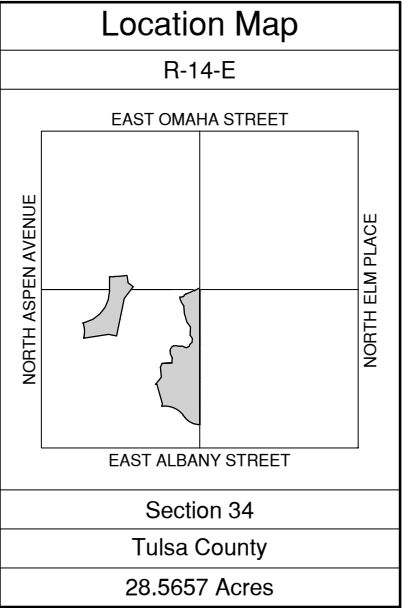




SELSE SCHAEFER ARCHITECTS
02021

CAPITAL HOMES

TYPICAL STREET ELEVATIONS
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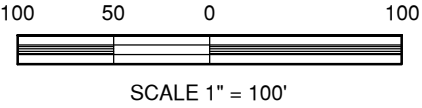


Exhibit 'C'

The Cottages at Battle Creek

Typical Streetscape Elevations

