

Doc's Container Storage

PLANNED UNIT DEVELOPMENT NO. 274

Owner/Developer
Doc's Container Storage
7755 ½ Old Highway 51
Broken Arrow, OK 74014

Prepared By:
Sanders Engineering, Inc.
11502 South 66th East Avenue
Bixby, OK 74008

Date: December 28, 2017



Robert D Sanders
2/14/18



TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I. DEVELOPMENT CONCEPT	3
II. ZONING	3
III. DIMENSIONAL AND DENSITY STANDARDS	4
IV. SITE PLAN REVIEW	4
V. LANDSCAPING AND SCREENING	4
VI. SCREENING	5
VII. OUTDOOR STORAGE	5
VIII. SIDEWALK	5
IX. SIGNAGE	5
X. PLATTING REQUIREMENT	5
XI. SCHEDULE OF DEVELOPMENT	5
XII. LEGAL DESCRIPTION	5

I. DEVELOPMENT CONCEPT

The project site comprises about 0.399 acres situated in the Southwest quarter of Section 7, Township 18 North, Range 15 East, Wagoner County, and City of Broken Arrow, Oklahoma; and, was platted in Wagoner County as Lot 1 Block 2 Couch Addition. The site is located on Old Highway 51 approximately one-half mile north and a quarter-mile east of Houston Street and S. 23rd Street (81st and County Line). The Owner, Doc's Container Storage, proposes to create this Planned Unit Development (PUD) based on the existing container storage facility that has been in operation for several years. The existing facility is an unoccupied container storage facility, having no buildings or offices. The Owner has proposed this PUD and other supporting documents to bring the property into compliance with City of Broken Arrow standards for zoning and platting.

There are no water courses, ponds or drainage ways located on, across or adjacent to the subject property.

The property is located in Zone "X", area of minimal flood hazard, according to FEMA Flood Hazard Panel No. 40145C0095J

Although utilities are available to the site, no utilities are required to serve the property. An overhead electric line diagonally traverses the southerly half of the site from southeast to northwest. This overhead line begins at a light pole in the Old Highway 51 right-of-way and terminates in a power pole. No power is currently used by the property other than the public light pole. There are no habitable structures proposed in this project. No gas, water sewage disposal or telephone services are provided to the rental storage containers.

A gravel surface provides all-weather access to the container storage units. No parking is provided since there are no offices or habitable buildings; and the site is secured by a locked gate with access code.

II. ZONING

This property is currently zoned A-1. This is the zoning that was assigned to the property following annexation by the City of Broken Arrow in 1986. This underlying zoning is proposed to be change to IL (Industrial Light). The property is designated as Level 6 – Regional Employment/Commercial in the Comprehensive Plan. According to the Comprehensive Plan IL zoning is "possible" in Level 6 when it is accomplished in conjunction with a PUD. Amendment to the Comprehensive Plan is not contemplated for the project.

III. DIMENSIONAL AND DENSITY STANDARDS

The property associated with this PUD shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the IL district, except as noted herein.

Section 4.1 D Nonresidential District Standards

	<u>Ordinance</u>	<u>Proposed by this PUD</u>
A. Lot Area	12,000 s.f. min.	12,000 s.f.
B. Lot Frontage	100 ft min.	100 s.f.
C. Building Coverage	No minimum	75%
D. Building Height	50 ft./4 stories max.	30 feet
E. Setbacks: Front	50 ft. min.	17.5 ft. To Storage Bldgs.
Rear	30 ft. min	5.0 ft. To Storage Bldgs.
Side Abutting	0 ft.	0'
Property in Same District		
F. Max Floor Area - Gross Area x 0.75	13,028 s.f.	13,000 s.f.
G. Uses Permitted	As allowed in IL	Metal Container Storage

IV. SITE PLAN REVIEW

This is an existing business, an unattended container storage facility with no permanent parking or office space. No building permit will be issued for the construction or installation of any new buildings within the development until the developer has submitted a detailed site plan that is approved by the City of Broken Arrow. No habitable buildings shall be allowed on the property.

V. LANDSCAPING

Landscaping shall be installed and maintained in accordance with the City of Broken Arrow Zoning Ordinance except as follows:

1. The landscape edge along the northerly (Turnpike) side of the property is reduced from 10 feet in width to 5 feet in width.
2. In the landscape edge along the northerly (Turnpike) side of the property, at least one (1) medium to large evergreen tree as listed in the Zoning Ordinance shall be planted per 25 lineal feet of frontage. Trees may be grouped together or spaced.
3. Irrigation may be provided either in accordance with the Zoning Ordinance or with water bags.
4. The landscape features within this property shall be maintained in accordance with the requirements of Section 5.2 of the Zoning Ordinance. Any required trees that fail shall be replaced in accordance with the Zoning Ordinance.

VI. SCREENING

An eight-foot (8') high screening fence shall be provided along the northerly (Turnpike side) property line. The existing fence may be used; however, opaque slats shall be installed in the fence. Opaque screening is not required for the remaining perimeter.

VII. OUTDOOR STORAGE - No outdoor storage is permitted

VIII. SIDEWALK

A sidewalk, 5-feet in width, shall be installed in accordance with the Subdivision Regulations along Old Highway 51.

IX. SIGNAGE

There is an existing highway outdoor advertising sign located on the property.

1. This sign is allowed to remain under Section 5.7.C.10.a of the Zoning Ordinance; however, per the Zoning Ordinance, no additional freestanding signs will be allowed on the property while the highway advertising sign remains.
2. In addition, as per Section 8.1.A of the Zoning Ordinance, the lease associated with this sign shall not be extended or renewed, and the sign shall be removed within six months of the current lease expiring.

X. PLATTING REQUIREMENT

Doc's Container Storage is Lot 1 Block 2 of an existing Wagoner County Plat, Couch Addition that was annexed into the City of Broken Arrow in 1986. Upon approval of this PUD Lot 1 Block 2 will be re-platted in accordance with City of Broken Arrow Subdivision Regulations.

XI. SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence within 12 months of the filing of the approved Planned Unit Development and subsequent plat.

XII. LEGAL DESCRIPTION

Lot1 Block 2, Couch Addition, a subdivision of a part of the SW/4 of Section 7, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the Plat thereof recorded in Book 2097, Page 0596; less and except that part of said Lot 1, Block 2 acquired by condemnation by the Oklahoma Turnpike Authority as described in case 14878, report of Commissioners, and recorded in Book 369, Page 280.

S 46°17'27" W

160' (DEED)

159.70' (FIELD)

Existing Outdoor Advertising Sign (ODOT Permit)

B&A INC (IPF)
N 59°25'33" W
103.88'

Container Storage Units
110'
20'

20'x150' Fire Lane
Stabilized, Unmarked

12" Compacted Aggregate

LOT 1
BLOCK

Container Storage Units
150'
20'

188.11' (FIELD)

188' (DEED)

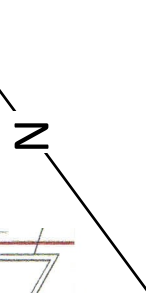
N 46°17'27" E

5' Building Line & LS/E

Existing 8' Screening Fence (Chain Link w/opaque slats)

100.00'
S 43°47'22" E

12" Compacted Aggregate



OUTLINE DEVELOPMENT PLAN
Doc's Container Storage
7755-1/2 Old Highway 51