

Proposed Split Zoning PUD

**W Washington St.
Broken Arrow, OK 74012**

Tulsa County Parcel ID: 98422-84-22-03980

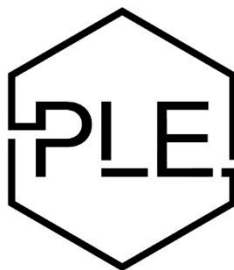
December 08, 2025

**Submitted to:
The City of Broken Arrow**

On Behalf of:



Prepared by:



PHILLIP LEWIS ENGINEERING

Structural + Civil Consultants

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I. Current Site Details

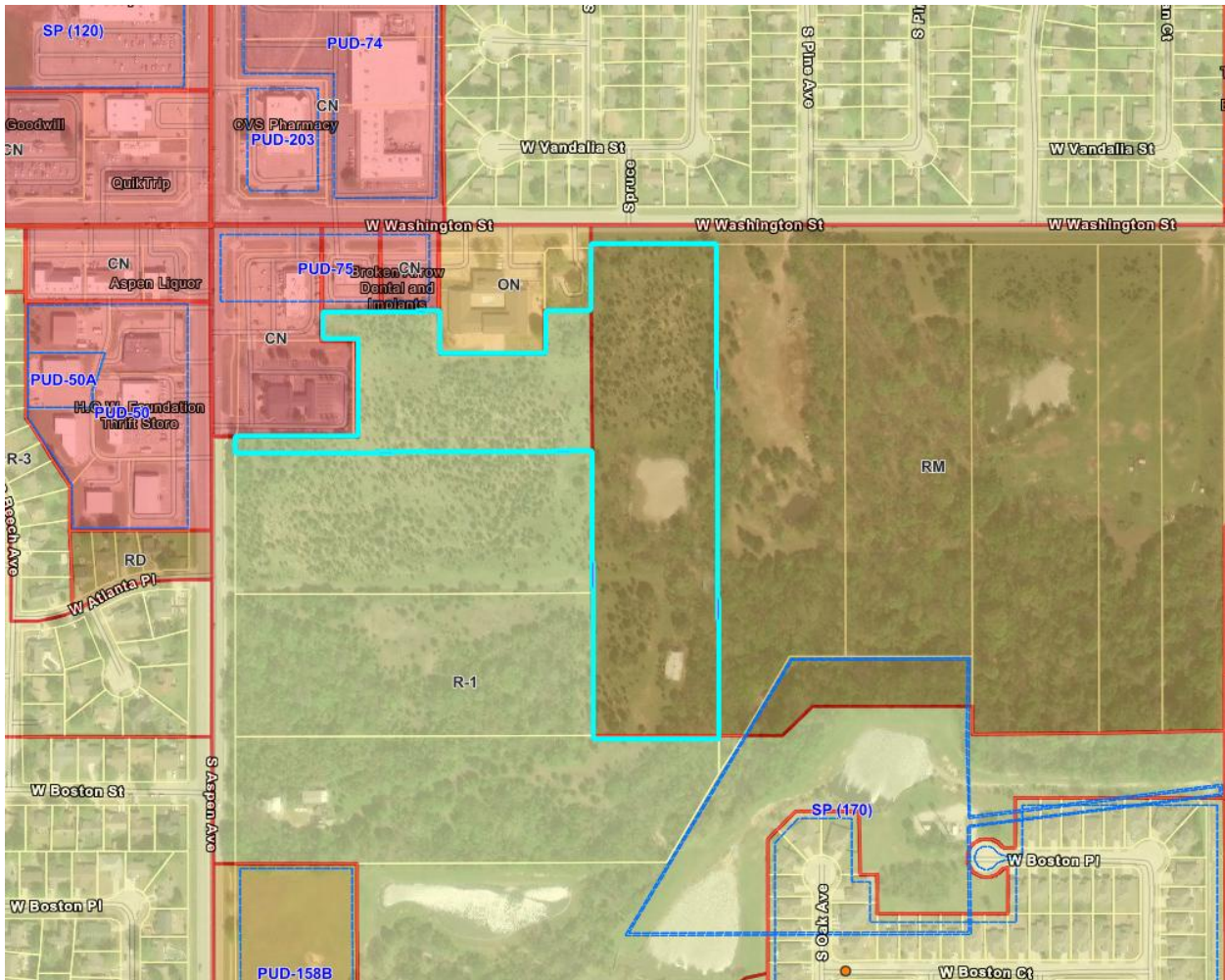
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Legal Description: EG 545S & 60E NWC NW TH E310 N250 W75 N75 E369 S114 E276 N114 E120 N170 E330 S1270 W330 N733 W930 N TO POB SEC 22 18 14 14.55ACS

Section: 22 Township: 18 Range: 14

Total Acreage: Approximately 14.55 acres

The current zoning of the development is split residential (R1 & RM). The zoning surrounding the site consists of commercial, residential, as well as an existing PUD bordering the site to the North (see map below).



II. Development Concept and Character

Pediatrics Plus is a proposed development for a pediatric healthcare provider specializing in occupational, speech, and physical therapy as well as applied behavioral analysis. The proposed development is being submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code.

The core of what Pediatrics Plus does is offer multi-disciplined therapy services through various delivery models to overcome any obstacles that might hinder a child from accessing or benefiting from the services they need. Pediatrics Plus accomplishes this by offering their services in three unique settings to provide the best outcomes for the child: an outpatient clinic, a farm, and a developmental preschool.

The Farm by Pediatrics Plus is a unique, cutting-edge way to implement a service model and ideals for children and families. A collaborative approach has been and will always be the foundation of their therapeutic interventions. The Farm by Pediatrics Plus's comprehensive approach includes ABA, OT, PT, and ST services and maintains a holistic perspective that is vital to the development of children.

With the setting of a farm and intentional layout of therapeutic areas, The Farm by Pediatrics Plus provides a natural environment for the development and progression of skills in all areas. It allows for functional therapy through exploration, play, and activities of daily living. The dream is empowering children to conquer their world through real-life experiences in gardening, cooking, outdoor play, and socializing; all while remaining within the culture of Pediatrics Plus.

The proposed site will consist of a (+/-) 5,000 sq. ft. main office building (The Farmhouse), a (+/-) 1,000 sq. ft. gym, a (+/-) 5,000 sq. ft. gym, a garden, and a few small barns. The main farmhouse will be used for therapy. The outdoor areas and agricultural zoning will be used for walking trails, pond, gardens, and farm animal enclosures. All of these areas will be used in a multitude of different ways to provide therapy for children.

Normal hours of operation are Monday-Friday from 7:00 am to 5:00 pm. There is a potential for a once-a-month Farmers Market on Saturday from 8:00 am to 12:00 pm. This would allow the children to sell the vegetables from the garden to the local community.

III. Need for Split Zoning PUD

The settings in which Pediatrics Plus offers their services require multiple zoning classifications. To accommodate the proposed development, particularly the outpatient clinic and developmental preschool, the zoning will need to be changed to commercial. The proposed commercial zoning would encompass the front 7.98 acres of the site. Additionally, the farming therapy setting requires zoning that allows agricultural activities. The proposed agricultural zoning would encompass the rear 6.57 acres of the site.

IV. Zoning Ordinance Variances

Per city zoning ordinance 4-3-7, “district bufferyards are required between zoning districts that are not separated by a public street.” We are requesting that this requirement be waived for varying zones located within the same parcel.

V. Exterior Building Materials

The materials for the new Farm for Pediatrics Plus will be cement fiber board and batten siding, with vinyl framed windows, and a composition shingle roof. There will be stained wood accents at the porch columns and porch soffit.

VI. Facility Example Rendering & Photographs

The plans, photographs, and rendering below are not of the current proposed project, but are of past projects and intended to represent to the anticipated product.

The last page is the current preliminary site plan for this location.





1 INTERIORS FLOOR PLAN - FLOOR 1

Not to Scale

Intended for representative purposes only

[illegible]

2 BUILDING ELEVATION

MATERIAL SCHEDULE

MATERIAL	QUANTITY
PAINT (INTERIOR/EXTERIOR)	1.00 SQ. YD.
WINDOWS & DOORS	20.00 SQ. YD.
TOTAL	21.00 SQ. YD.

1st BUILDING ELEVATION

NOTE: IF FINISH SCHEDULE IS NOT PROVIDED, FINISHES SHALL BE AS SHOWN IN THE FINISH SCHEDULE.

NOTE: FINISHES ACCESSIBLE SHOWN ABOVE IN MAIN HOUSE. VERIFY LOCATION WITH SITE LAYOUT.

The architectural drawing shows the front elevation of a building with a complex roofline featuring multiple gables and dormers. Key features include:

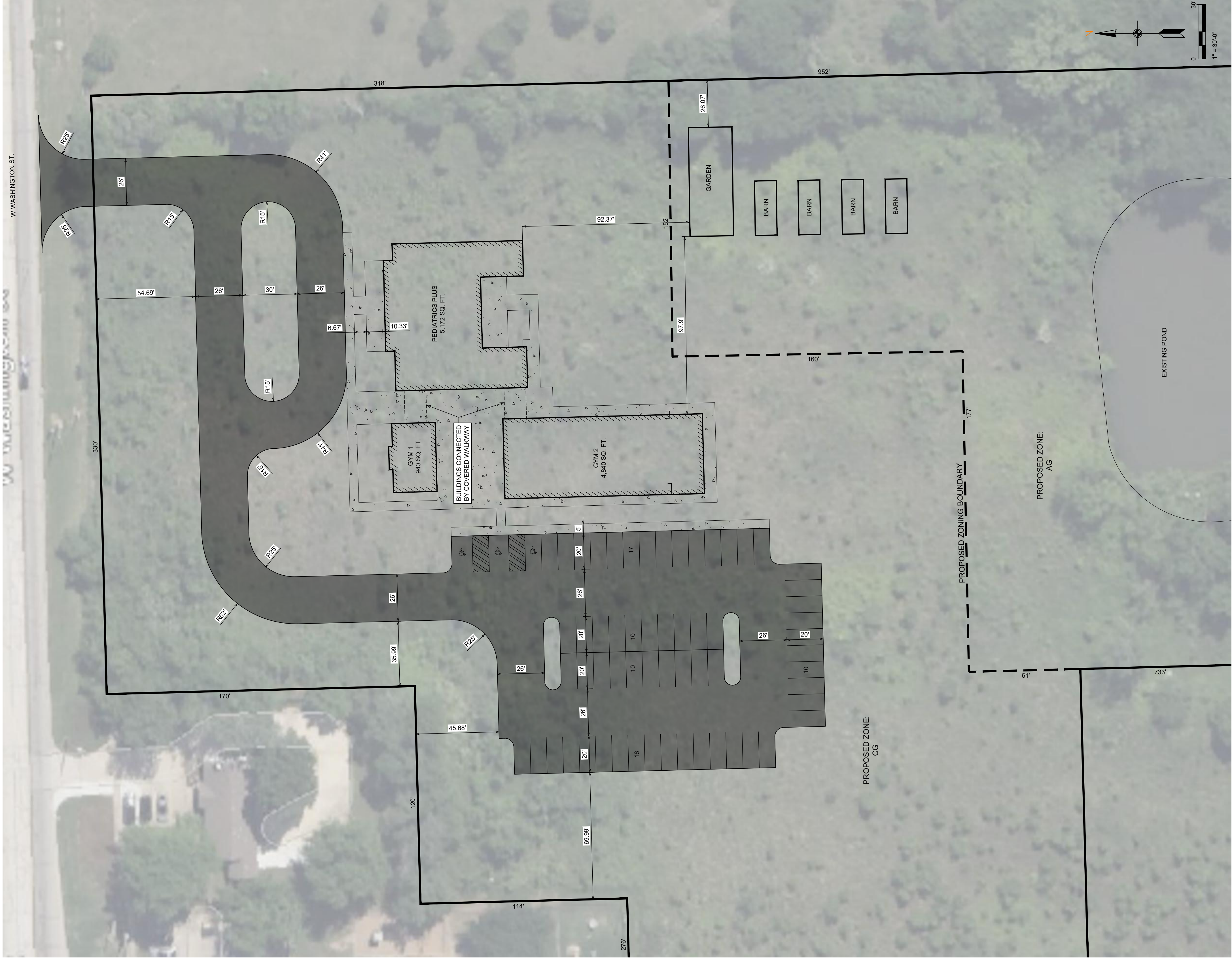
- Roofing:** Annotations indicate "UPPER ROOF SHEDDING 12'-11\"/>

2 BUILDING ELEVATION

Architectural drawing of a building elevation showing roof, main roof, and first floor levels. The drawing includes various annotations and callouts:

- UPPER ROOF BEARING** (12'-1 1/2")
- MAIN ROOF BEARING** (12'-1 1/2")
- FIRST FLOOR FEE** (2'-2")
- ADD OF RAMP LOUVER VENT WITH INSECT SCREEN**
- UPWARD TYPED ROOF VENT**
- MAIN ROOF BEARING** (12'-1 1/2")
- NOTE: IF FINISH GRADE IS 8" OR GREATER THAN FINISH FLOOR GRADE, PROVIDE GUARDRAILS**
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- 1 BUILDING ELEVATION**

Intended for representative purposes only



PRELIMINARY ENLARGED SITE PLAN

SCALE 1" = 30'



PRELIMINARY OVERALL SITE PLAN

SCALE 1" = 100'

CG ZONE LEGAL DESCRIPTION
BEING PART OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA, DESCRIBED AS:

COMMENCING AT THE NW CORNER OF THE NW ¼ OF THE NW ¼ AND RUNNING SOUTH A DISTANCE OF 545 FEET; THENCE EAST A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 310 FEET; THENCE EAST A DISTANCE OF 280 FEET; THENCE WEST A DISTANCE OF 310 FEET; THENCE SOUTH A DISTANCE OF 280 FEET; THENCE EAST A DISTANCE OF 114 FEET; THENCE SOUTH A DISTANCE OF 276 FEET; THENCE NORTH A DISTANCE OF 114 FEET; THENCE EAST A DISTANCE OF 120 FEET; THENCE NORTH A DISTANCE OF 170 FEET; THENCE WEST A DISTANCE OF 330 FEET; THENCE SOUTH A DISTANCE OF 170 FEET; THENCE WEST A DISTANCE OF 177 FEET; THENCE SOUTH A DISTANCE OF 61 FEET; THENCE WEST A DISTANCE OF 500 FEET; THENCE NORTH A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING, HAVING A TOTAL AREA OF 7.38 ACRES, MORE OR LESS.

AG ZONE LEGAL DESCRIPTION
BEING PART OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA, DESCRIBED AS:

COMMENCING AT THE NW CORNER OF THE NW ¼ OF THE NW ¼ AND RUNNING SOUTH A DISTANCE OF 587 FEET; THENCE EAST A DISTANCE OF 990 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 61 FEET; THENCE EAST A DISTANCE OF 177 FEET; THENCE SOUTH A DISTANCE OF 61 FEET; THENCE WEST A DISTANCE OF 330 FEET; THENCE NORTH A DISTANCE OF 990 FEET; THENCE WEST A DISTANCE OF 330 FEET; THENCE NORTH A DISTANCE OF 733 FEET TO THE POINT OF BEGINNING, HAVING A TOTAL AREA OF 6.57 ACRES, MORE OR LESS.

PARKING CALCULATIONS

THE BUILDING IS HAS ONE MAIN USE: MEDICAL CLINIC/CARE

- MEDICAL OFFICE/CLINIC SQUARE FOOTAGE: 10,950
REQUIREMENT: 1 SPACE PER 250 SQ. FT.

TOTAL REQUIRED SPACES = 44

TOTAL PROVIDED SPACES = 63



Vicinity Map

SCALE 1" = 100'



REVISION:

**THE FARM BY
PEDIATRICS PLUS**
BROKEN ARROW, OKLAHOMA