

811 W. New Orleans

811 West New Orleans
Broken Arrow, Oklahoma
PUD-297

Prepared for
IPA Dome LLC
801 West New Orleans St.
Broken Arrow, OK

Prepared by:

W Design |Architecture and Interiors
815 E. 3rd ST., Suite C
Tulsa, OK 74120
918.794.6616



Wallace Engineering
Structural Consultants, Inc.
123 North Martin Luther King Jr. Boulevard
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858
www.wallacesc.com

RECEIVED
December 30, 2019
BROKEN ARROW
COMMUNITY DEVELOPMENT

December 27, 2019

**811 W. New Orleans
PUD-297**

I.	Development Concept.....	3
II.	Development Standards.....	4-5
III.	Access and Circulation.....	6
IV.	Utilities and Drainage.....	6
V.	Site Plan Review.....	6
VI.	Schedule of Development.....	6
VII.	Legal Description.....	6

Exhibit 'A' - Conceptual Site Plan

Exhibit 'B' – Development Area Plan

Exhibit 'C' - Areal Map and Adjacency

Exhibit 'D' - Zoning Map

Exhibit 'E' – Rezoning Exhibit

Exhibit 'F-1' – Approved Site and Landscape Plan

Exhibit 'F-2' – Approved Landscape Plan



811 W. New Orleans PUD-297

I. Development Concept

The applicant wishes to allow a tenant to use a portion of the existing subject facility for the processing of high quality edible medical marijuana and be able to grow medical marijuana. PUD-297 will also forbid any medical marijuana retail sales (dispensary). This PUD also will assure that the existing compound pharmacy use, and the existing office space be permitted to remain.

It is the goal of this PUD to add the use of medical marijuana processing and commercial growing / cultivation, and maintain the existing uses. The restriction of outside storage, and signage will allow the processing and growing without those uses being visually apparent from the casual observer.

The existing site and building are not proposed to be modified. Therefore PUD-297 seeks to codify the existing parking space count to remain as it now exists regardless of use.

This PUD will have several positive aspects including providing several additional jobs in the area.



811 W. New Orleans PUD-297

II. Development Standards

Development Area 'A'

The development shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial General District (CG) and the Industrial Light District (IL), except as described herein.

Land Area: 1.21 Acres 52,710 SF

Permitted Uses:

- A. Manufacturing Light including
Medical Marijuana Commercial Processing
and Commercial Growing/Cultivation Up to 12,000 SF
of the Building
- B. As Allowed in the CG District Remainder of the
Building

Restrictions:

- A. All manufacturing use shall remain inside the building
- B. No outside storage is permitted
- C. Site shall meet all state requirements
- D. No signage for Medical Marijuana Commercial Processing or Commercial
/Cultivation is permitted
- E. No Medical Marijuana Dispensary Permitted.

Development Area 'B'

The development shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial General District (CG) and the Industrial Light District (IL), except as described herein.

Land Area (Net): 0.97 Acres 43,423 SF

Permitted Uses:

- A. All uses as a matter of right within Commercial General District (CG), less and except
as Medical Marijuana, Retail Sale (dispensary, which is not allowed).
- B. Industrial Light specifically limited to assembly, light and Warehouse



**811 W. New Orleans
PUD-297**

Building Setbacks:

Rear/South (existing condition) 46 Feet
Other Building Setbacks: as required in the CG District

**Landscape Requirements
(Development Areas A and B)**

Landscape Requirements: Landscaping to be maintained per
Landscape Plan ST14-137 approved on 10.17.2014
and amended on December 4 2015
Case number ST14-137. See Exhibit F-1 and F-2
for Reference
Any landscaping that fails shall be in accordance with the
Zoning Ordinance.

**Parking Requirements
(Development Areas A and B)**

Parking Requirements: There are 90 +/- existing parking spaces. No new parking
spaces will be installed or required. In addition, none of
the existing parking will be removed without the approval
of the Broken Arrow Planning Commission.



811 W. New Orleans PUD-297

III. Access and Circulation

PUD-297 will use the existing driveways consistent with the platted limits of access. Gates control access to Development Area 'B'.

IV. Utilities and Drainage

The existing buildings will continue to be served with utilities as it does now. The proposed development of PUD-297 does not alter utility service.

Likewise, the drainage of the property will not be altered.

V. Site Plan Review

No building permit will be issued for any building expansion within PUD-297 until a Site Plan and Detail Landscape Plan for PUD-297 shall have been submitted to the City of Broken Arrow Planning Department and approved as being in compliance with the approved Planned Unit Development Standards.

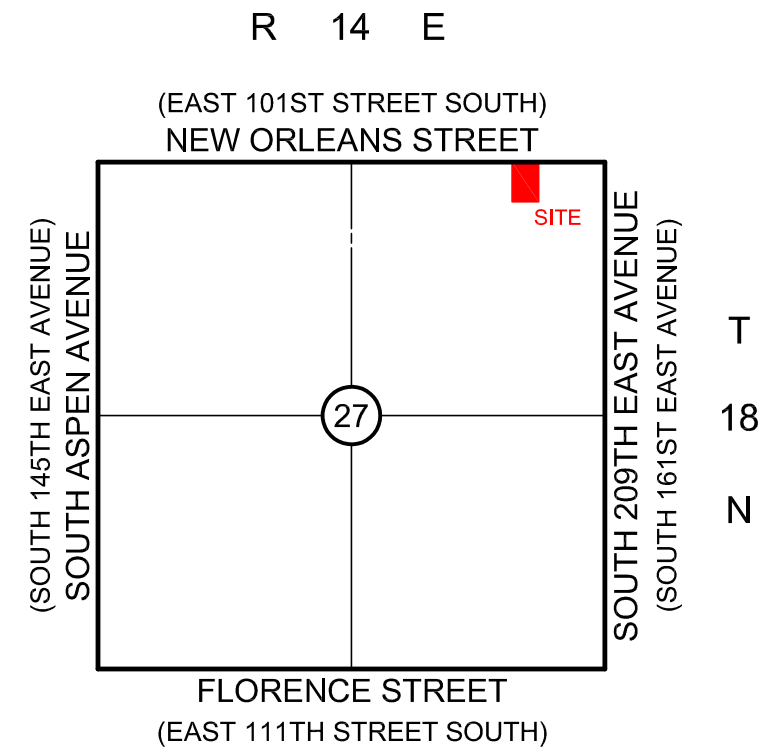
VI. Schedule of Development

Construction of the development will begin after final approval of the Planned Unit Development.

VII. Legal Description

LOT ONE (1), BLOCK ONE (1), LUBY'S, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, A SUBDIVISION IN SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FORETEEN (14) EAST OF THE INDIAN MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF.





Location Map
SCALE: 1"=2000'

RECEIVED
December 30, 2019
BROKEN ARROW
COMMUNITY DEVELOPMENT

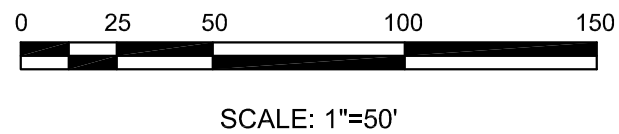
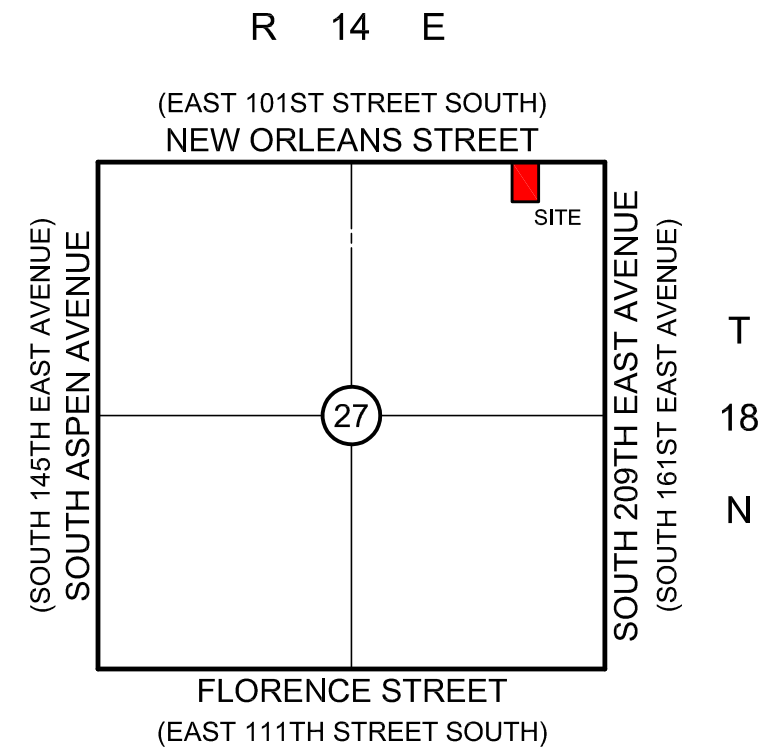


Exhibit 'A' - Site Plan
for
PUD-297 West New Orleans
December 2, 2019



Location Map
SCALE: 1"=2000'

RECEIVED
December 30, 2019
BROKEN ARROW
COMMUNITY DEVELOPMENT

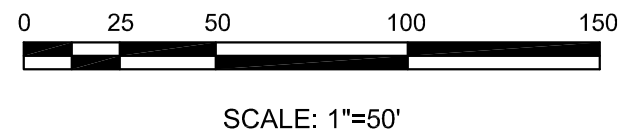


Exhibit 'B' - Development Area Plan

for

PUD-297 West New Orleans

December 2, 2019



WALLACE ENGINEERING
STRUCTURAL CONSULTANTS INC. (918)584-5858
123 NORTH MARTIN LUTHER KING JUNIOR BLVD
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021



Exhibit 'C' - Aerial Map and Adjacency

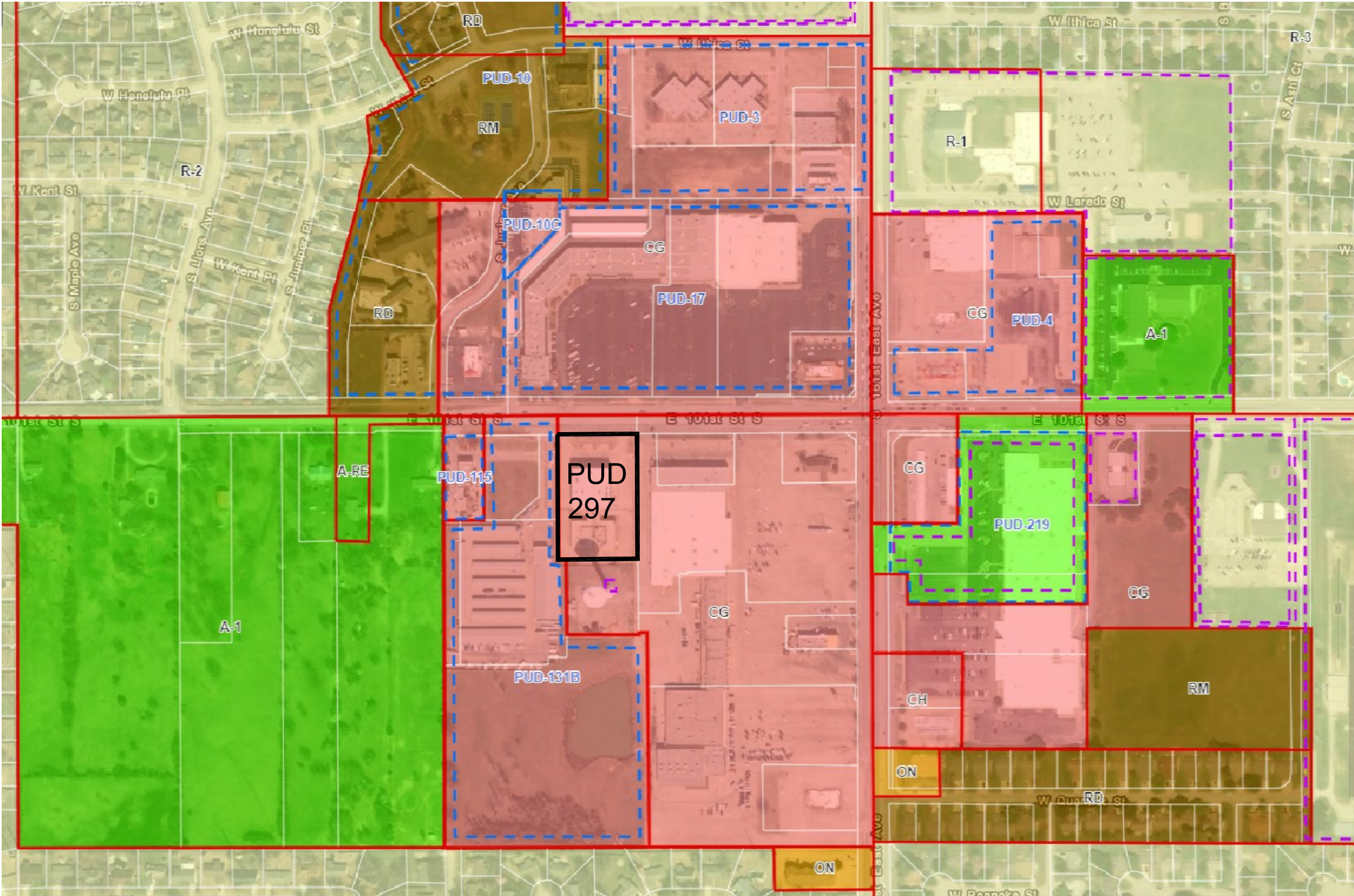
for

PUD-297 West New Orleans

December 2, 2019



WALLACE ENGINEERING
STRUCTURAL CONSULTANTS INC. (918)584-5858
123 NORTH MARTIN LUTHER KING JUNIOR BLVD
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021



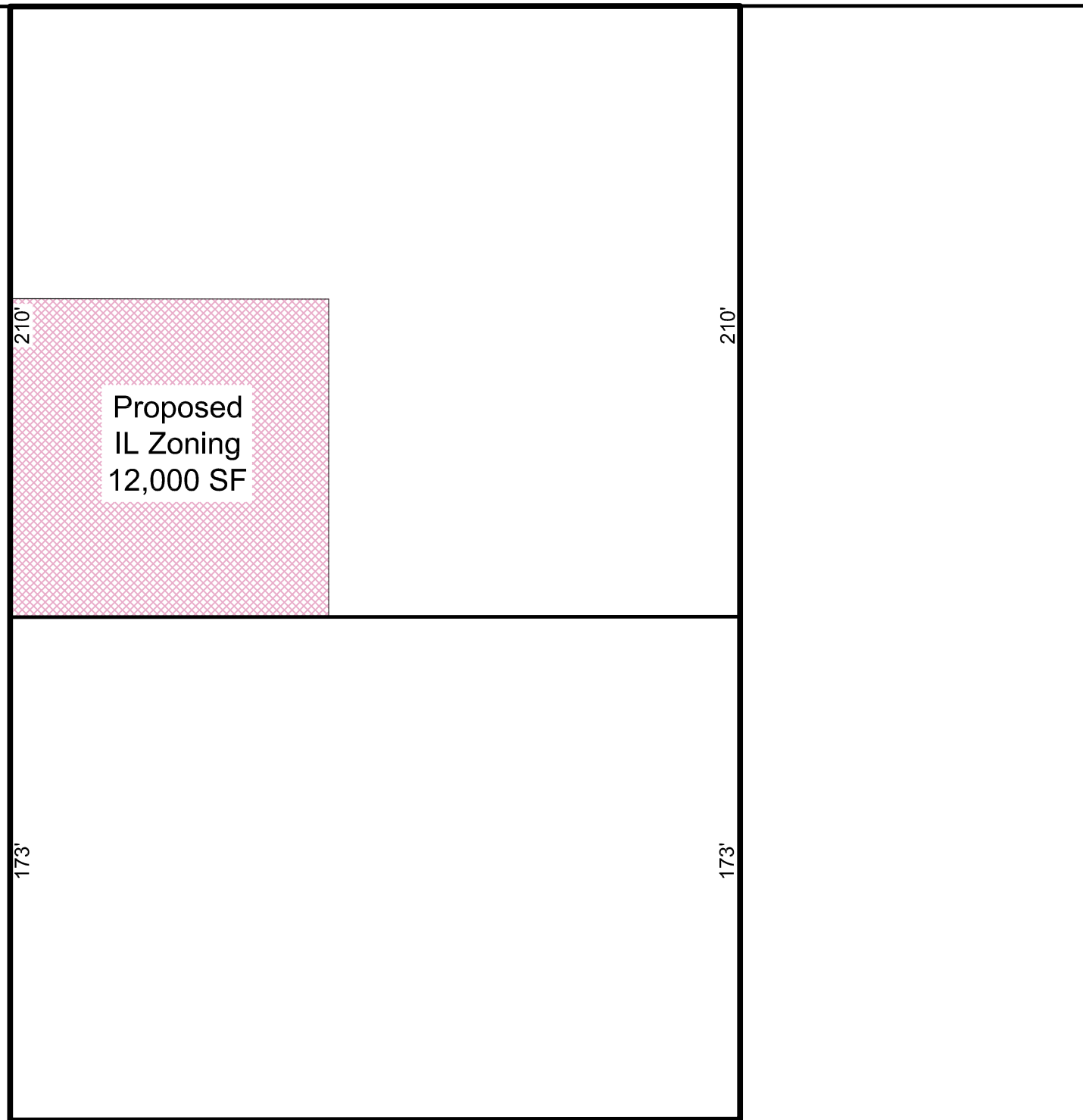
RECEIVED
December 30, 2019
BROKEN ARROW
COMMUNITY DEVELOPMENT

Exhibit 'D' - Zoning Map
for
PUD-297 West New Orleans
December 2, 2019

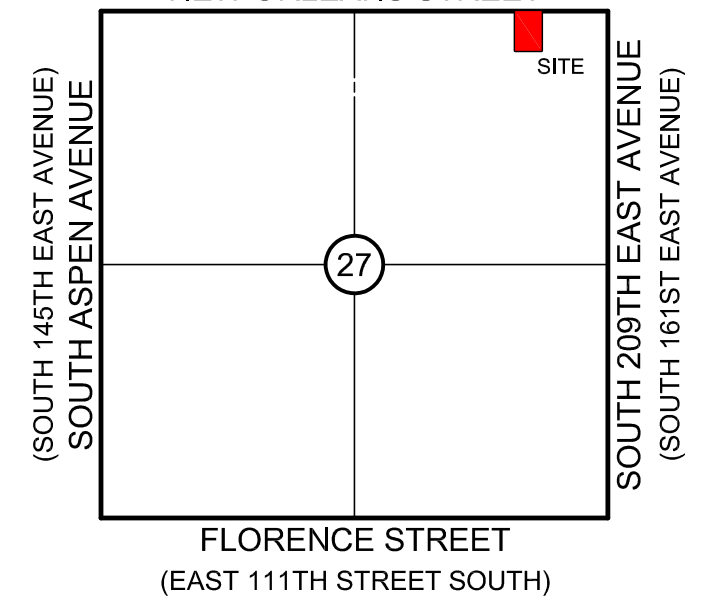


WALLACE ENGINEERING
STRUCTURAL CONSULTANTS INC. (918)584-5858
123 NORTH MARTIN LUTHER KING JUNIOR BLVD
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021

NEW ORLEANS STREET



R 14 E
(EAST 101ST STREET SOUTH)
NEW ORLEANS STREET



T
18
N

Location Map
SCALE: 1"=2000'

RECEIVED
December 30, 2019
BROKEN ARROW
COMMUNITY DEVELOPMENT

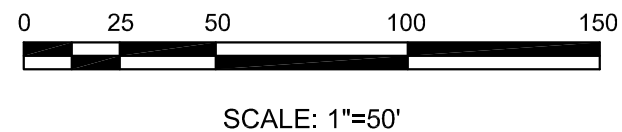
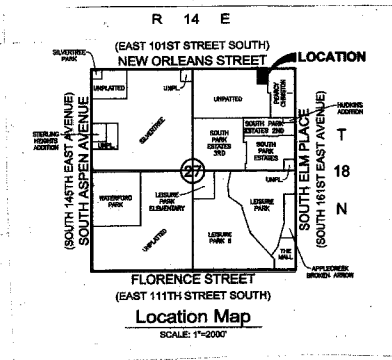
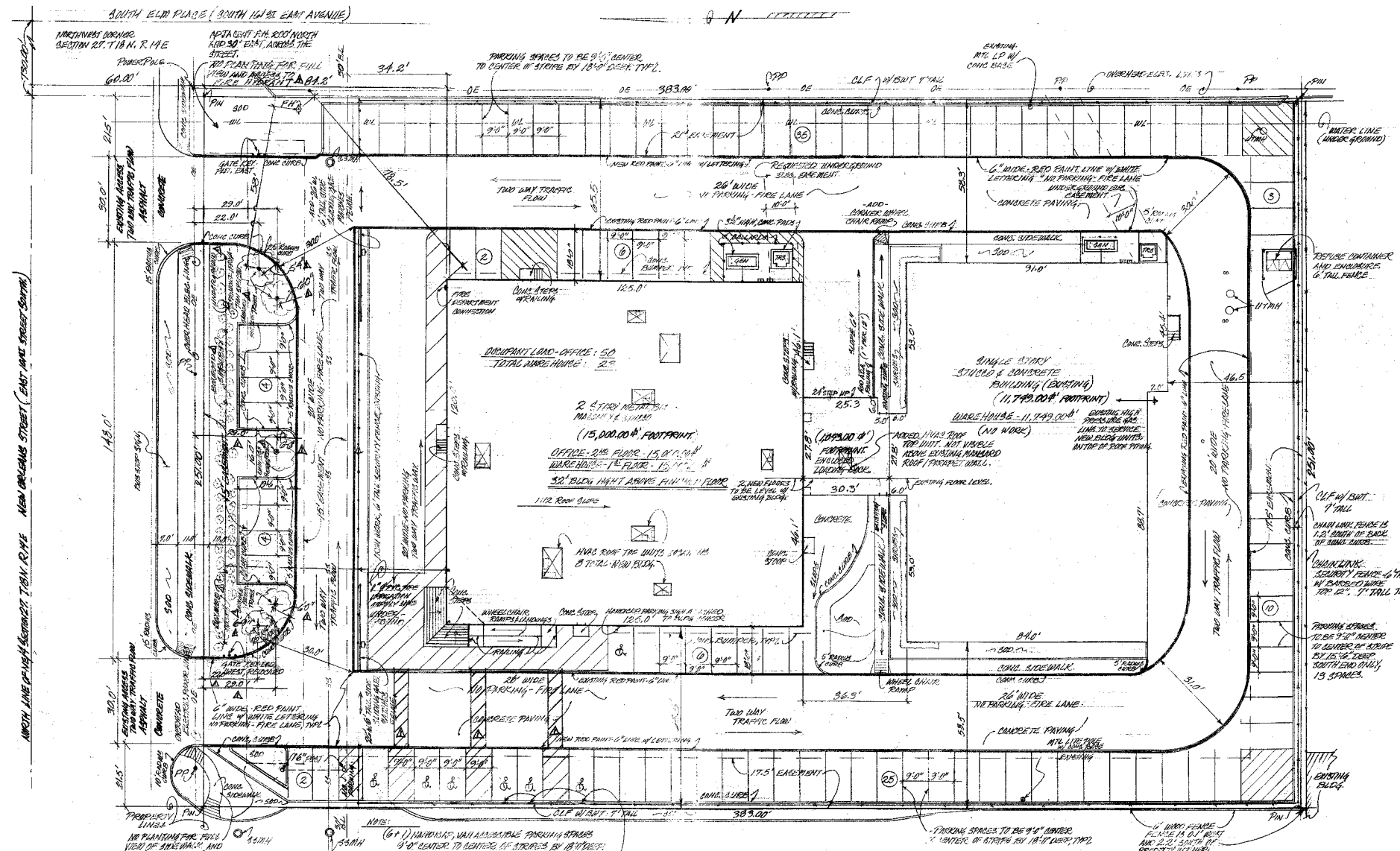


Exhibit 'E' - Proposed Zoning Exhibit
for
PUD-297 West New Orleans
December 2, 2019



WALLACE ENGINEERING
STRUCTURAL CONSULTANTS INC. (918)584-5858
123 NORTH MARTIN LUTHER KING JUNIOR BLVD
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021



RECEIVED
December 30, 2019
BROKEN ARROW
COMMUNITY DEVELOPMENT

PROJECT TITLE: OFFICE/WAREHOUSE BLDG/ADDITION, "FREEDOM" DISTRIBUTION.
DATE: SEPTEMBER, 2014
NAME OF OWNER(S): MR. JAKE JACKSON & MR. JOE JACKSON.
CONTACT INFORMATION: MR. J. JACKSON, PROJECT OWNER. PHONE: 918-633-1359
2024 WEST VISTA DRIVE
HUSBARD, MO 65050 E-MAIL: joe.jackson@freedommo.com
MR. GREG MEYER, GENERAL CONTRACTOR. PHONE: 918-695-1938 C.
P.O. BOX 730
INOLA, OK 74096 FAX: 918-543-6252
MR. RONALD E. HUBBARD, CPEO. PHONE: 918-749-2722
2431 E. 56th PLACE
TULSA, OK 74105 FAX: 918-691-5097 C.
E-MAIL: rchubbard@cox.net

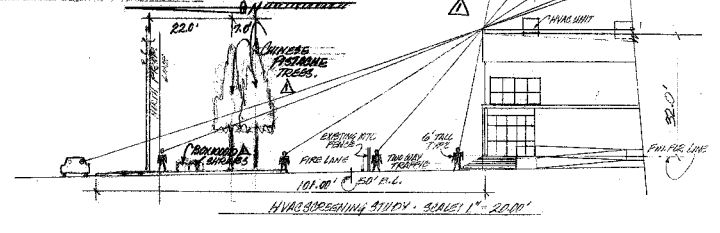
LEGAL DESCRIPTION:
LOT 1, BLOCK 1, LUTHER, AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

LANDSCAPE PLAN INFORMATION (ADDITION)		CALCULATIONS	
PLANT MATERIAL SCHEDULE		TREES: 25' FRONTAGE + 50' SIDEWALK = (5) TREES	ALN: LANDSCAPE EDGE: TREES: 148' L. EDGE + 50' BACKING = (3) TREES
TYPE #	COMMON NAME	QUANTITY	
TREE 5	CHINESE PINE	20' QUANTITY	
SHRUBS 4B	WINTERGREEN BURNING	3 GALLON	
AUTOMATIC SPRINKLER SYSTEM, UNDERGROUND, 1" PVB TYPE W/ RAINBIRD 5000 SPRINKLER HEADS, EVERY 25'.		X = SPARKLING HEAD IN PLAN.	
ALL TREES ARE LOCATED 22.0' OR 29.0' (WHICH) FROM ANY OVERHEAD ELECTRICAL UTILITY LINE AND ARE 5' OR GREATER FROM ANY INSIDE CURB LINE. NO UNDERGROUND UTILITY LINES ARE NEAR ANY TREES WHICH ARE LOCATED OUTSIDE OF 15' WIDE EXISTING EASEMENT. COMBUSTIBLE FIRE HYDRANT WOULD BE 58' TO NEAREST TREE.			

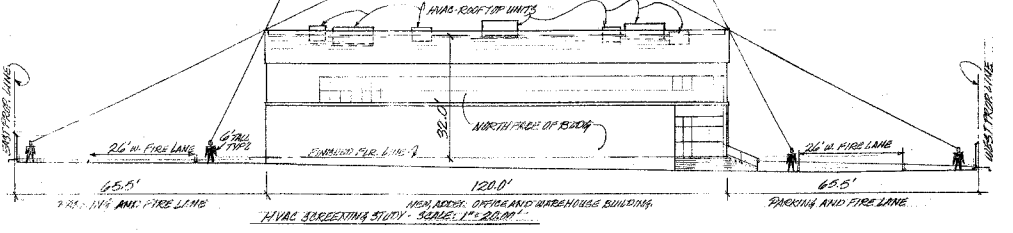
LOT COVERAGE
BLDG. EXISTING 29.9%
NEW ADDITION 21.0%
PARKING 10.0%
LANDSCAPE 10.0%
TOTAL 60.9%

STORM WATER
= DEVELOPMENT DETENTION =
EXISTING IMPERVIOUS AREA: 9,990.00
NEW IMPERVIOUS AREA: 68,097.00
DETENTION DETERMINATION NUMBER:

FIRE MARSHAL NOTES:
SEE ATTACHED FORM TEST AND REPORT FOR FIRE FIGHT REQUIREMENT.
SEE ATTACHED NOTE AND VERIFICATION FOR MINIMUM NUMBER OF FIRE HYDRANTS.



APPROVED
DATE 10/17/2014
BROKEN ARROW PLANNING DEPT.



CITY OF BROKEN ARROW
Development Services Dept.
Planning
Fire Marshal
Date 10/17/2014
Refuse to Permitting Date

RECEIVED
OCT 16 2014

CASE NUMBER - 8714-137

REVISION NOTE AND/OR ADDITIONAL REQUIRED ITEM PER COMMENTS LETTER, SITE PLAN REVIEW DATED: OCT. 3, 2014
REVISION: REVISION X. CHANGA, CITY PLANNING, BROKEN ARROW, OK.
REVISIONS ADDED BETWEEN 10/16/14 TO 10/17/14. R.E.H.

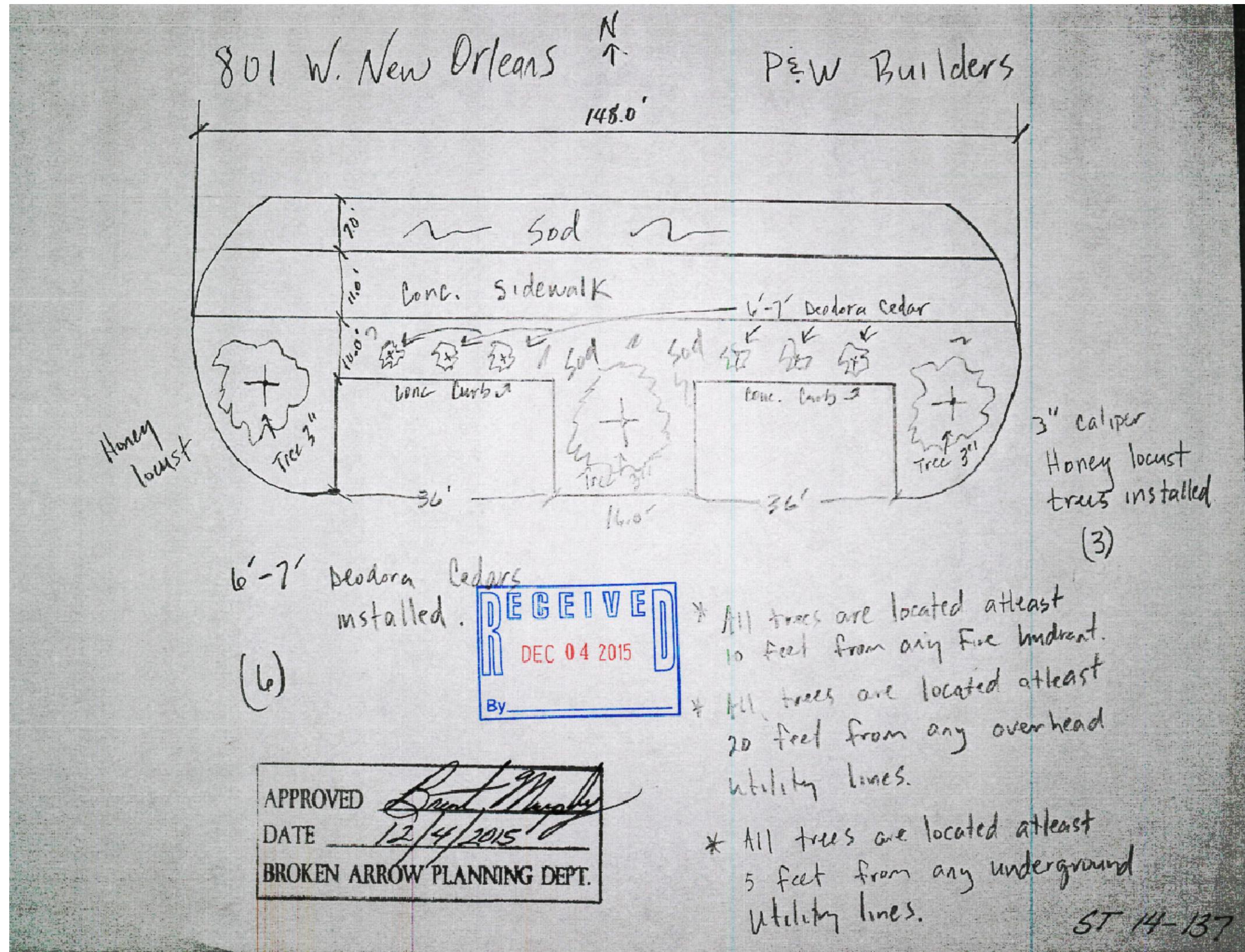
For reference only
Plan not prepared by
Wallace Engineering

Exhibit 'F-1' - Approved Site and Landscape Plan

PUD-297 West New Orleans December 2, 2019



WALLACE ENGINEERING
STRUCTURAL CONSULTANTS INC. (918)584-5858
123 NORTH MARTIN LUTHER KING JUNIOR BLVD
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021



RECEIVED
December 30, 2019
BROKEN ARROW
COMMUNITY DEVELOPMENT

For reference only
Plan not prepared by
Wallace Engineering

Exhibit 'F-2' - Approved
Landscape Plan

PUD-297 West New Orleans

December 2, 2019

wallace

WALLACE ENGINEERING
STRUCTURAL CONSULTANTS INC. (918)584-5858
123 NORTH MARTIN LUTHER KING JUNIOR BLVD
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021