

**BLUEBIRD STORAGE FACILITIES
BROKEN ARROW, OKLAHOMA
December 30, 2015**

**Prepared For:
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**RECEIVED
January 4, 2016
BROKEN ARROW
DEVELOPMENT SERVICES**

**APPROVED BY CITY COUNCIL
March 1, 2016
BROKEN ARROW
DEVELOPMENT SERVICES**

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I. Development Concept

The subject property comprises 6.50 acres gross (hereinafter the “Property” or the “Site”) located at 4201 E. Washington Street, Wagoner County. The Property is located north of Highway 51, and approximately one quarter mile east of 209th E. Ave. The site has been platted as “Bluebird Garden Center”. Within the Site there is an existing building which will be used as a rental office. The development concept is open storage for items, such as: boats, recreation vehicles, automobiles, equipment, trailers, i.e.

II. Zoning.

The present zoning of the Property is A-1 (Agriculture) with SP 244. SP 244 was approved by the Broken Arrow City Council on October 10, 2010 for a horticultural nursery. The property, which is in Level 6 according to the Comprehensive Plan, and has been platted as “Bluebird Garden Center”. In connection with this PUD a request to change the underlying zoning from A-1 (Agriculture) to “IL” (Industrial Light) has been submitted. The property to the west of the site is zoned “IL”.



III. Development Standards

The property will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the “IL” (Industrial Light) district, except as noted herein.

Gross land area	6.500 acres 283,137 sf
Permitted uses:	Storage and accessory uses *
Maximum Building Height:	30 ft.
Minimum Setbacks	
From North boundary of PUD	50 ft.
From East boundary of PUD	20 ft.
From West boundary of PUD	17.5 ft.
From South boundary of PUD	17.5 ft.
Building Design:	Metal building frame
(Any new building within 300 feet of the north property line will have masonry material on the exterior north side of the building).	
Floor Area Ratio (F.A.R.)	0.10
Other Bulk and Area Requirements	As provided within a IL District
Landscape Area:	10% of the gross land area
Note: A landscape edge of at least 10'-0" in width shall be provided along Washington Street. In this landscape edge at least one large evergreen tree shall be planted and maintained for every 30 linear feet of frontage. No landscaping is required in the interior of the project.	

Note: No storage facility shall be used as a residential dwelling.

Stormwater Detention accommodations for this site are in accordance with Fee-in-lieu of provided in Detention Determination: #DD-102010-20

***The storage of salvage vehicles, as well as salvage activity shall not be allowed on the property.**

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IV. Access ,Circulation and Lighting

Vehicular access shall be derived from E. Washington Street and interior vehicular access shall be derived from private drives extending from E. Washington Street through the storage facility. The drives shall be a minimum of 30'-0" between storage spaces or structures. The paving materials of the drives shall be either asphaltic concrete or Portland concrete. The paving thickness shall meet the City of Broken Arrow standards for private storage access. The hours of operation for the storage facility will from 6:00 am until 10:00 pm. The average storage time period for each item stored will be greater than four months. Lighting used to illuminate the Site shall meet the Broken Arrow Zoning Ordinance and be so arranged as to shield and direct the light away from adjacent properties. Building-mounted lights will not exceed 12 feet in height.

V. Utilities, Drainage, Fencing and Sign

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the Site. An eight foot high privacy fence will be installed around the site perimeter for security purposes. The fence shall meet the requirements of the Broken Arrow Zoning Ordinance. Nothing shall be stored outside the fence. A security gate with access code capabilities will be installed for access to the facility. A security system will be installed for the Property to monitor client movement within the facility and serve as a deterrent for non clients. A free standing pole sign may be constructed along the North property line. The pole associated with the sign shall be covered. The pole sign will meet the sign requirements of the City of Broken Arrow and a separate application through City of Broken Arrow will be required for the sign permit.

VI. Trash, Mechanical and Equipment Areas

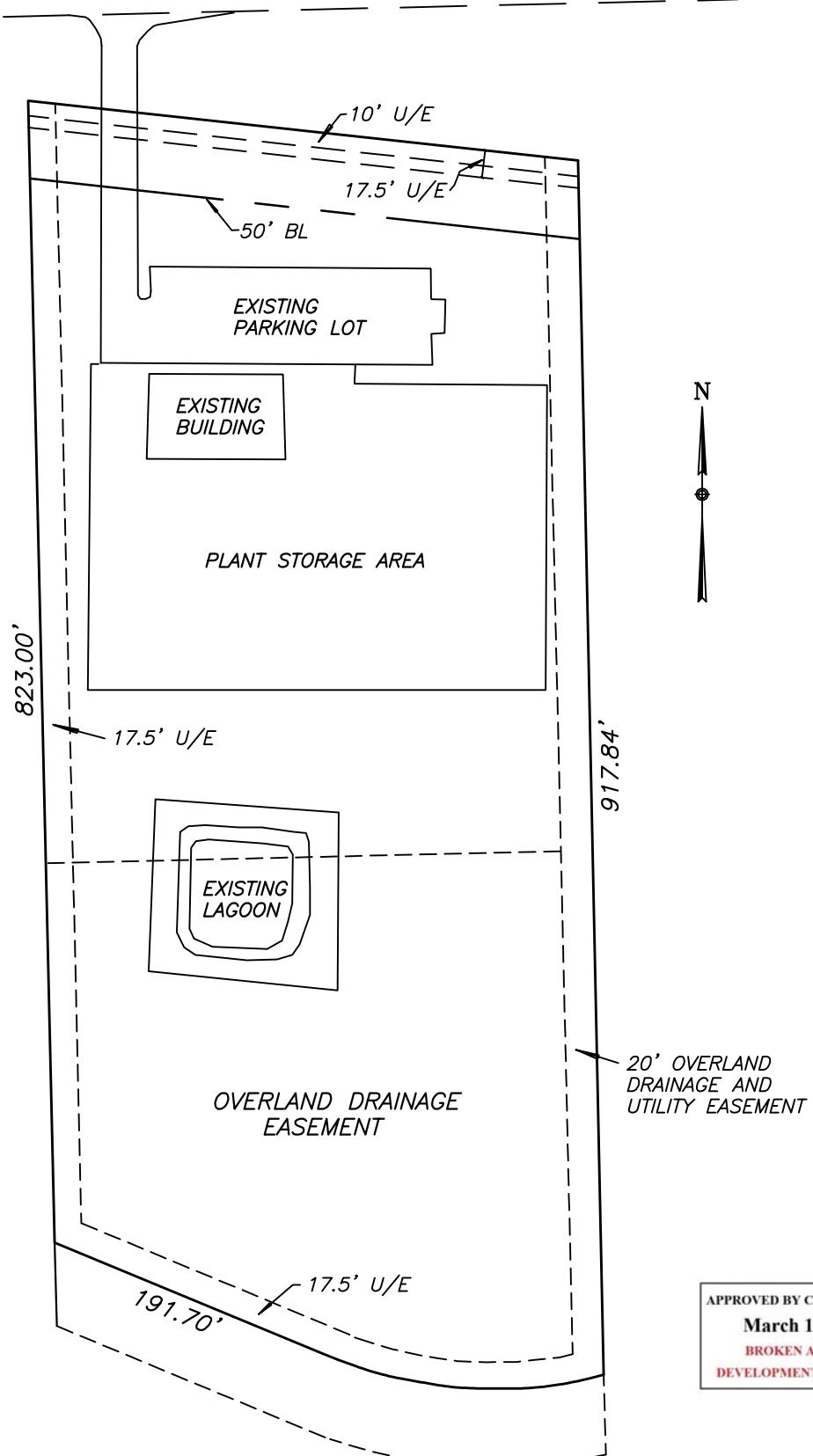
There shall be no storage of recyclable materials, trash or similar material. All trash, ground supported mechanical and equipment areas, shall be screened from adjacent properties.

VII. VIII. Platting Requirement

The property has been platted as "Bluebird Garden Center". The property is designated as Level 6 in the Broken Arrow Comprehensive Plan.

VIII. Expected Schedule of Development

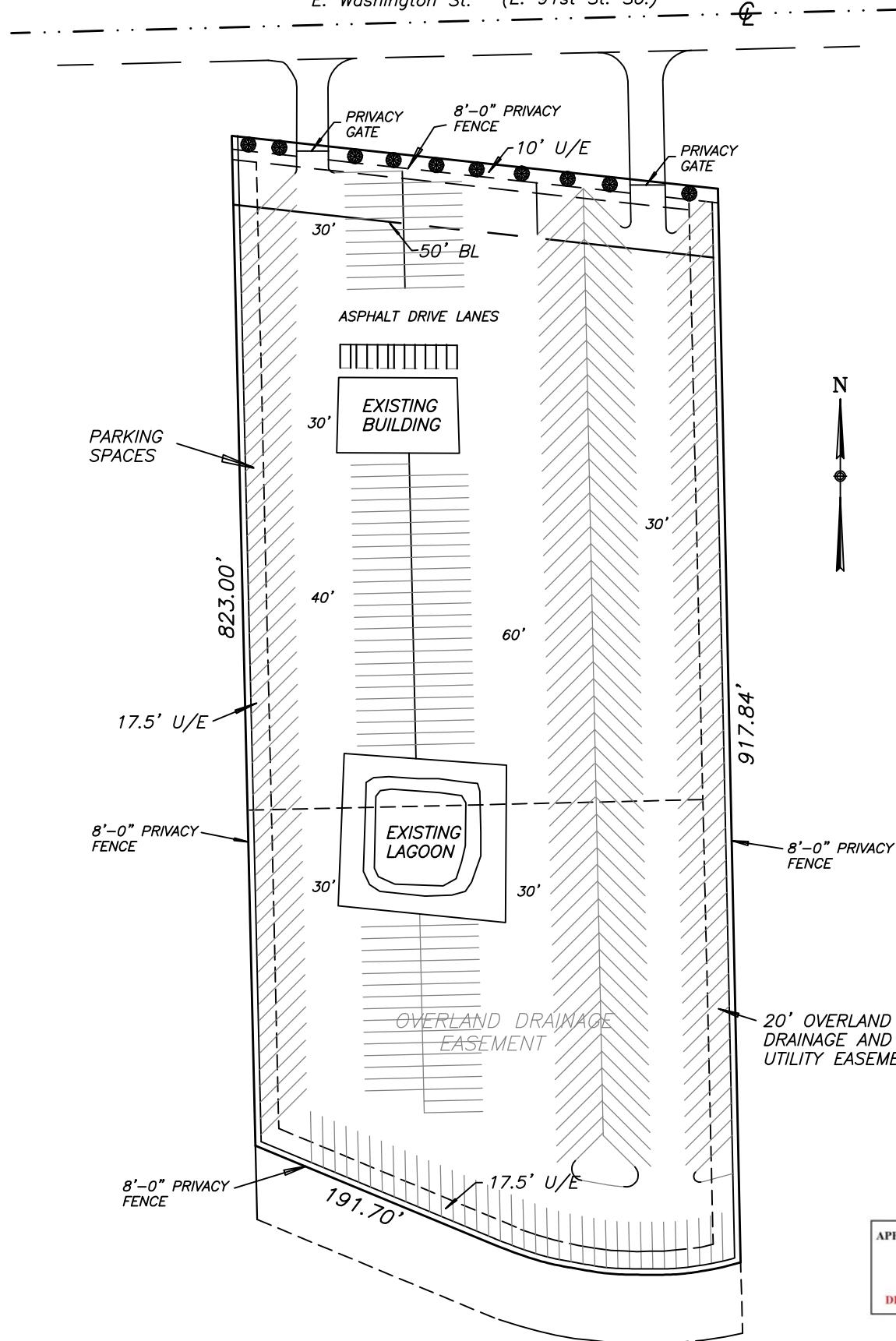
Development of the project is expected to commence within 6 months and to be completed as market conditions permit.



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EXISTING SITE PLAN
EXHIBIT 1

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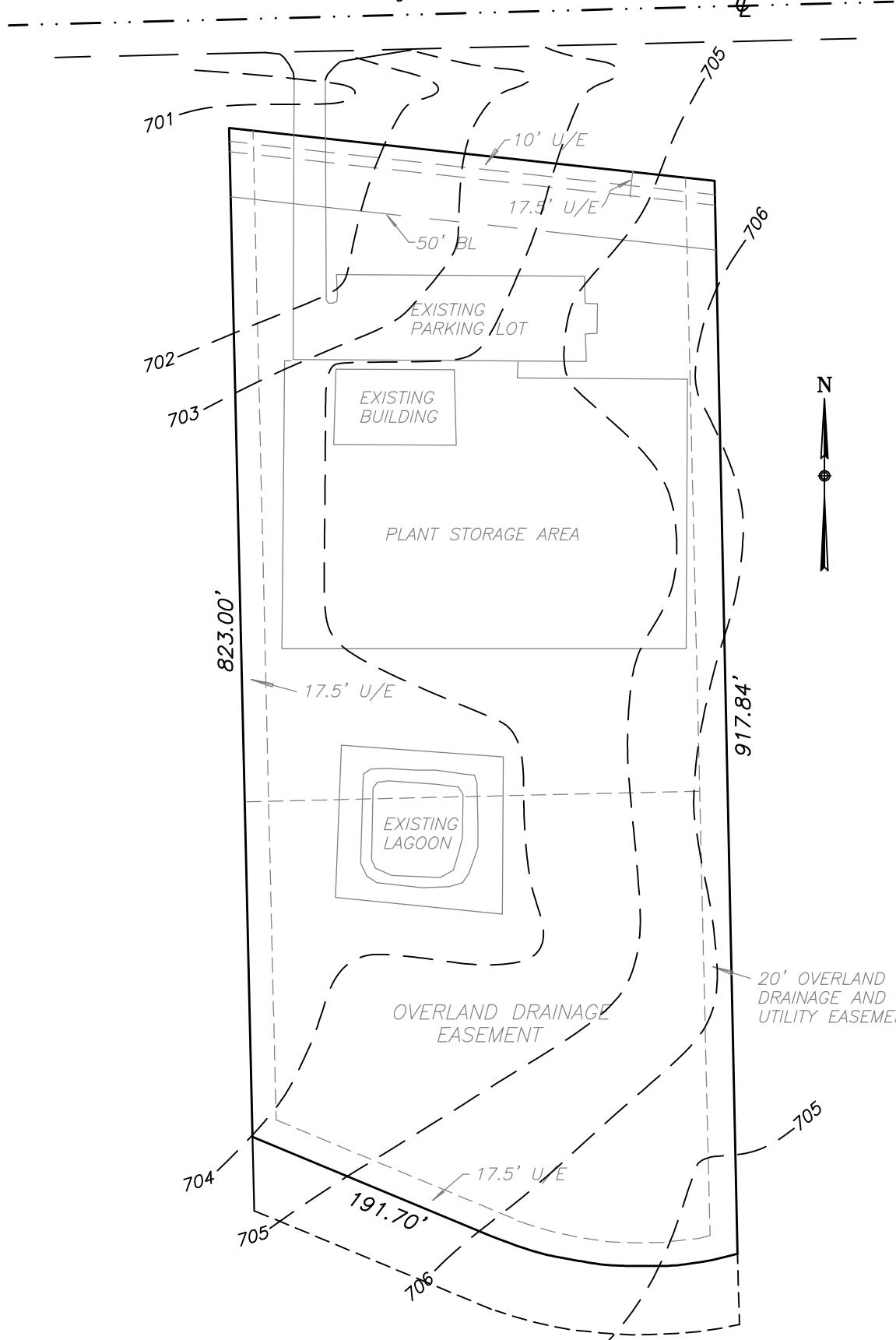


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PROPOSED SITE PLAN
EXHIBIT 2

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E. Washington St. (E. 91st St. So.)



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TOPOGRAPHY

EXHIBIT 3

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