

RDS Business Park

**An Addition located in the SW/4 of Section 6, T-18-N,
R-14-E, City of Broken Arrow, Wagoner County, Oklahoma.**

PLANNED UNIT DEVELOPMENT NUMBER _____

Prepared by:
JR Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008
918-394-3030
Email: jrdon@tulsacoxmail.com

January 29, 2019

TABLE OF CONTENTS

	<u>Page</u>
I. Development Concept	1
Exhibit A Conceptual Site Plan	
Exhibit B Site Location Map	
Exhibit C Existing Area Zoning	
Exhibit D Topography w/ FEMA Floodplain	
Exhibit E Preliminary Plat	
Exhibit F Legal Description	
Exhibit G Site Utilities	
Exhibit H Driveway access points	
Exhibit I Traffic Control Medians	
II. Development Standards	2
III. Access and Circulation	3
IV. Utilities and Drainage	3
V. Site Plan Review	3
VI. Platting Requirement	3
VII. Expected Schedule of Development	4
VIII. Trash and Mechanical	4
IX. Lighting	4
X. Traffic Control Medians	4
XI. Signage	4
XII. Landscaping	4

I. Development Concept

‘RDS Business Park’, comprises 19.70 acres. The 19.70 acres gross (hereinafter the “Property” or the “Site”) located in the SW/4 (Southwest Quarter) of Section 6, T-18-N, R-15-E. The property is situated east of 23rd Street (South 193rd E. Ave.) and north of East Kenosha (E. 71st St. South).

The project is planned as a mixed use commercial development, including commercial retail and office uses. Exhibit A is a Concept Illustration of the Site, including a Location Map insert. The property will be platted per City of Broken Arrow subdivision regulations, except that the right-of-way of Hillside Drive is requested to be reduced from 100 feet to 60 feet. There will be one Development Area and it will be referred to as Development Area ‘A’. There will be 6 lots in two blocks and the street is Hillside Drive.

Zoning.

The property is presently designated as Level 4, ‘Commercial / Employment Nodes’, in the Broken Arrow Comprehensive Plan. The property is presently zoned, ‘CN’.

The surrounding land uses and zoning classifications include the following:

North:	R3	Woodstock II Addition
East:	RMH	Arrow Village Mobile City (Camino Village)
South:	CG/CN/SP-257	Restaurant, Shopping Center, and Life Church
West:	CH	Undeveloped but platted as ‘The Park at Adams Creek – Phase I Amended’

Features of the Site Area.

The site is bounded by the residential subdivision Woodstock II to the north; Arrow Village Mobile City to the East; Tiger Plaza to the south and Amended Plat of The Park at Adam’s Creek – Phase 1 to the west of South 193rd E. Ave.

The site receives storm water runoff from Tiger Plaza. The runoff flows onto the site into a pond, and then flows north, northwest and discharges in a surface inlet on the east side of 193rd E. Ave. A storm water detention facility will be constructed on the site.



N. 23RD STREET DEVELOPMENT

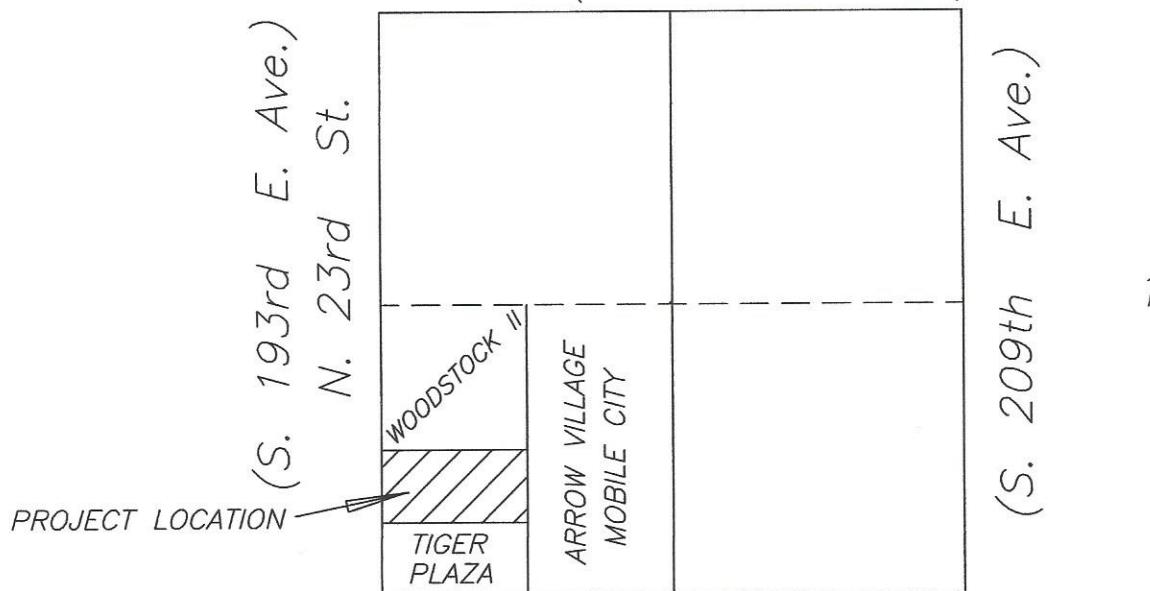
PLANNING & GOLF COURSE DESIGN OFFICE
C. SLACK & ASSOCIATES, INC.
EST. 1960 • 1000 N. 10th Street • Suite 200 • Omaha, NE 68104
402.341.1000 • 800.341.1000 • Fax: 402.341.1000
E-mail: info@slackandassociates.com
www.slackandassociates.com

SCALE: 1" = 200' FLS
NORTH
DATE: SEPTEMBER 2011



R 15 E

ALBANY (E. 61st St. So.)



T
18
N

LOCATION MAP

EXHIBIT B

NW/ CORNER SW/4
 $\frac{3}{4}$ " Iron Pin, Fd
 N=396473.334
 E=2629958.474
 EL=700.32

N 01°19'21" W 1320.86'

WOODSTOCK =

1

1
BLOCK 3

EXHIBIT D

1
BLOCK 1

1072

TIGER PLAZA

BLOCK 2
LOT 1

Legal Description of the Property

Lot seven (7), of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4), less the south 660 feet thereof, Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

II. Development Standards, Development Area "A"

Development Area 'A' shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial Neighborhood (CN) District, except as follows:

Gross land area	19.70 acres
Minimum Lot Width:	100 feet
Minimum Lot Size:	0.75 acres
Floor area ratio (maximum)	0.75
Maximum Dwelling Units:	N/A
Minimum Building Setback: From R.O.W. line of 23 rd Street & Hillside Drive	50 feet (1), 25 feet (2)
(1) With parking in front of the building.	
(2) With 25 feet of landscaped area adjacent to the right-of-way and no parking or paving in front of the building along the entire street frontage.	
Set back from the south property line	20 feet
Set back from the north property line	30 feet
Set back from the east property line	30 feet
Building height (maximum)	3 stories or 50 feet
• Plus 2 feet setback for each 1 foot of building height exceeding 15 feet, if the abutting property is within a Residential District.	
Other Bulk and Area Requirements	As provided within the CN District.
Off-street parking	As required by the applicable Use Unit of the City of Broken Arrow Zoning Code.

Uses are those permitted by right in the 'CN', Commercial Neighborhood District, as well as those uses described as follows:

Fitness and recreational sports center

III. Access and Circulation

Vehicular access shall be derived from South 193rd E. Ave, Hillside Drive and the mutual access to Tiger Plaza. The Hillside Drive will be public and drive lanes on each lot will be private. The curbs, gutters, base and paving materials of the street shall be of a quality and thickness meeting the City of Broken Arrow standards for commercial parking lots and public streets. Access includes ingress and egress. Access to Lot 1, Block 1 and Lot 1, Block 2 from South 193rd E. Ave. will be allowed. The right of way width for Hillside Drive will be 100 feet at the intersection of Hillside Drive and South 193rd E. Ave and then 60 feet wide to the east property line. Except for emergency access, no vehicular access will be allowed to North 26th Street or the abutting property to the east.

A 40'-0" Access Opening will be permitted to Lot 1, Block 2, as shown on Exhibit A, C, D, E and H from South 193rd E. Ave. A 40'-0" Access Opening will be permitted to Lot 1, Block 1, as shown on Exhibit A, C, D, E and H from South 193rd E. Ave.

IV. Utilities and Drainage

A Sanitary Sewer line is located on this site. This sanitary sewer is part of the City of Broken Arrow sewer system. The water line will connect to the existing water line on So. 193rd E. Ave. and will be located in easements parallel to Hillside Drive. Storm water runoff flows onto the site from the south and will flow into an on-site dry storm water detention facility. Storm water will be discharged to a surface inlet on the east side of So. 193rd E. Ave..

V. Site Plan Review

The Site Plan shall be submitted to and approved by the City of Broken Arrow, prior to a building permit being issued.

VI. Platting and Restrictive Covenants; Enforcement

The site will follow the Broken Arrow Subdivision Regulation procedures for property platting. Restrictive covenants will be adopted and recorded for the subdivision plat.

VII. Expected Schedule of Development.

Development of the project is expected to commence within 12 months and to be completed as market conditions permit.

VIII. Trash, Mechanical and Equipment Areas.

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened in accordance with the Broken Arrow Zoning Ordinance.

IX. Lighting.

Parking lot lighting shall meet the requirements of the Broken Arrow Zoning Ordinance except that all light poles are limited to 20 feet in height. Any wall packs placed on buildings shall be shielded with the lights directed toward the ground.

X. Traffic Control.

Raised traffic control medians will be constructed by the developer on South 193rd E. Ave. to limit left turn movements from the site. The design of the two medians will be designed in conjunction with the City of Broken Arrow requirements. The traffic control medians are shown in Exhibit I.

XI. Signage.

Freestanding signs shall be installed in accordance with Section 5.7.D of the Broken Arrow Zoning Ordinance except as follows:

Only one pylon sign shall be allowed, and it shall be limited to 25 feet in height.
A separate application for a Specific Use Permit is not required.

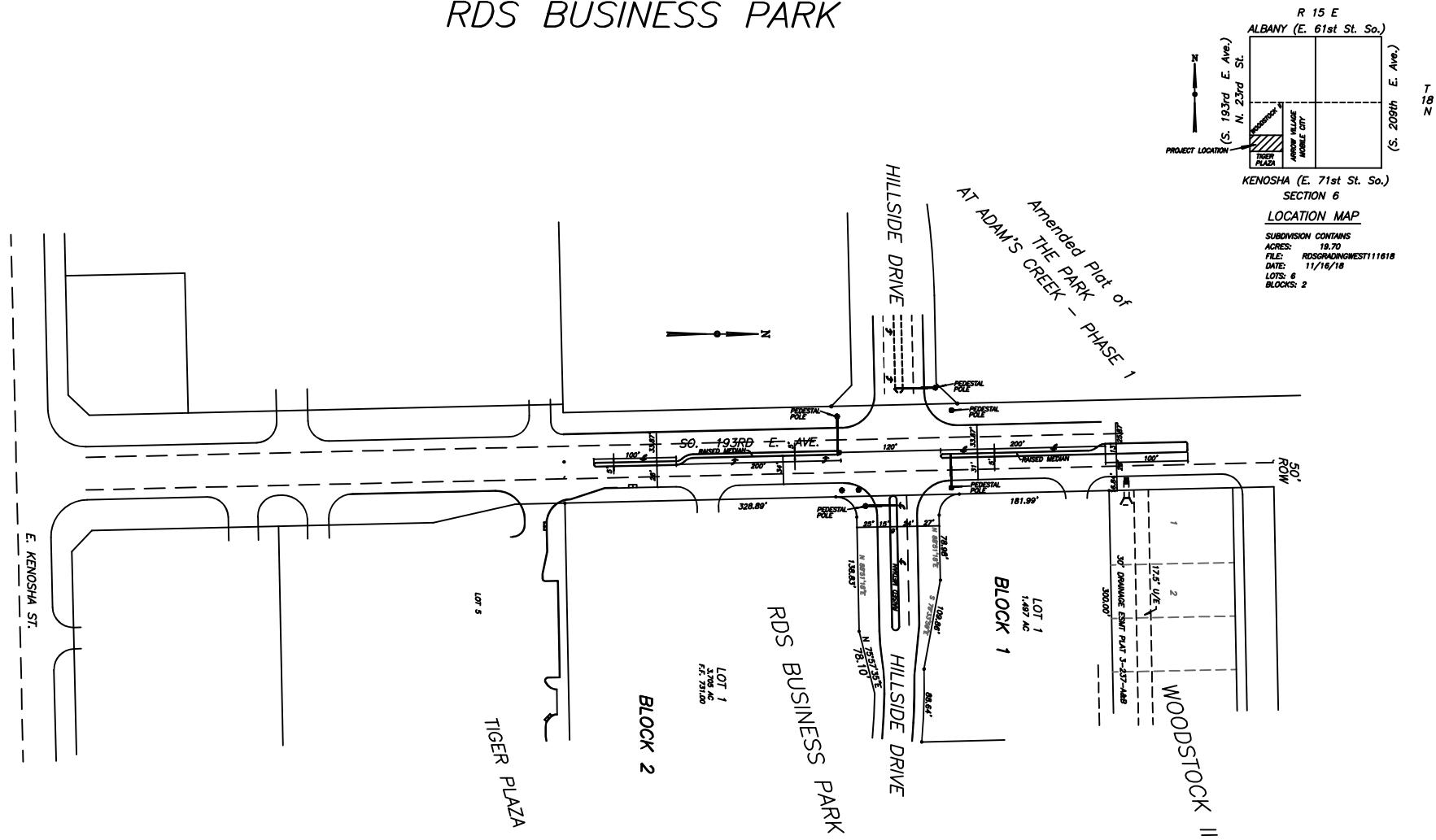
XII. Landscaping.

Landscaping signs shall be provided and maintained in accordance with the Broken Arrow Zoning Ordinance except as follows:

At least one tree per 30 feet of lineal feet of lot frontage shall be provided.
All trees shall be medium to large trees except where there are conflicts with overhead power lines.

Any landscape material that fails shall be replaced in accordance with Section 5.2.C.4 of the Broken Arrow Zoning Ordinance.

RDS BUSINESS PARK



8-14-18	SANITARY SEWER PLAN	JID
Date	Notes	By

Designed CKH
Checked _____
Drawn JID
Approved _____

JR DONELSON, INC.
PLANNING and DESIGN

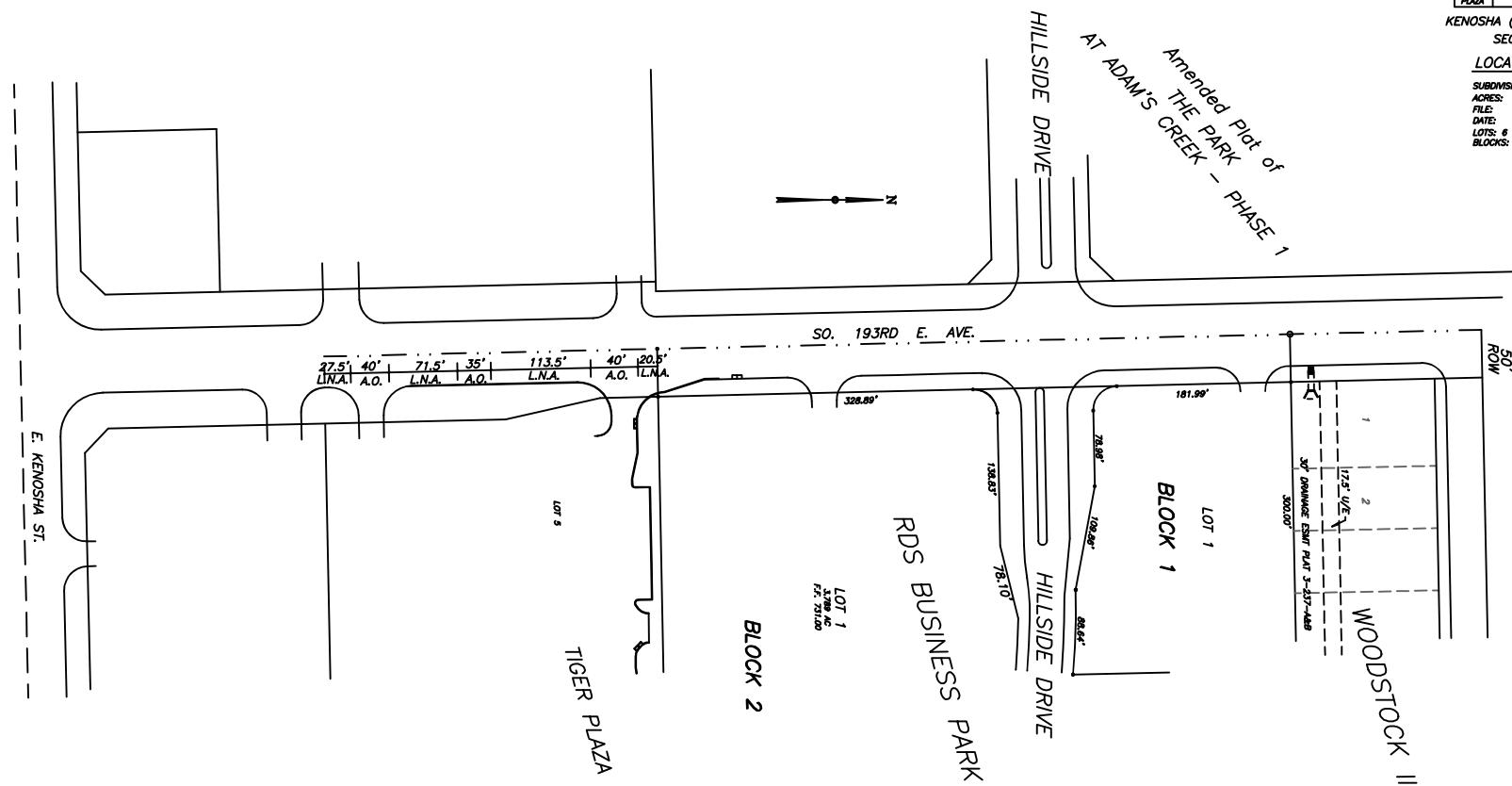
12820 South Memorial Drive C.A. NO. 5611 (918) 394-3030
Office 100 Exp. Date 4/20/19 Fax (918) 394-3030
Bixby, Oklahoma 74008 Email: jrdon@tulsacoxmail.com

RDS BUSINESS PARK
CITY OF BROKEN ARROW
WAGONER COUNTY, OKLAHOMA

EXHIBIT I
TRAFFIC CONTROL

	JOB NO: RDS-OFFSITE-INTERSECTION
	SCALE: 1" = 60'
	SHEET: OF

RDS BUSINESS PARK



8-14-18	SANITARY SEWER PLAN	JID
Date	Notes	By

Designed	CKH
Checked	
Drawn	JID
Approved	

JR DONELSON, INC.	
PLANNING and DESIGN	
12820 South Memorial Drive	CA. NO. 8811
Office 100	Exp. Date 8/18/18
Shady, Oklahoma 74008	Fax (918) 394-3030
	Email: jrdon@jrdon.com

RDS BUSINESS PARK
CITY OF BROKEN ARROW
WAGONER COUNTY, OKLAHOMA

EXHIBIT H
DRIVEWAY ACCESS POINTS

JOB NO:	RDS-OFFSITE-INTERSECTION
SCALE:	1" = 60'
SHEET:	0F