

Major Amendment to
PUD 249

Bluebird Storage Facilities

Broken Arrow, Oklahoma



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I. NARRATIVE

“Bluebird Storage Facilities” (PUD 249) was approved by the Broken Arrow Planning Commission on February 11, 2016 and by the Broken Arrow City Council on March 1, 2016. “Bluebird Storage Facilities” is a ±6.50 acre open storage development for RVs, boats, automobiles, trailers, etc., located on the south side of Washington Street (East 91st Street South), east of the Creek Turnpike (4201 East Washington Street). The property was platted as Bluebird Garden Center (PLC 5-414B) on February 1, 2012, before the PUD 249 and re-zoning case BAZ 1952 (AG to IL) were submitted and approved. There is currently an existing building, associated parking and outdoor RV storage on site.

This Major Amendment to PUD 249 is submitted to request three revisions to the original PUD. The requested modifications are as follows:

- 1. The creation of two Development areas - Development Area ‘A’ and Development Area ‘B’ (see Exhibit ‘A’ - Conceptual Site Plan). Development Area ‘B’ will retain the uses and Development Standards established by PUD 249.**
- 2. Development Area ‘A’ will retain the uses and Development Standards established by PUD 249 with the exception of the Permitted Uses, which are proposed to be: Uses allowed by right or Specific Use Permit in the IL Zoning District.**
- 3. Minimum Lot Area for Development Area ‘A’ and Development Area ‘B’ is 2.00 Acres, respectively.**

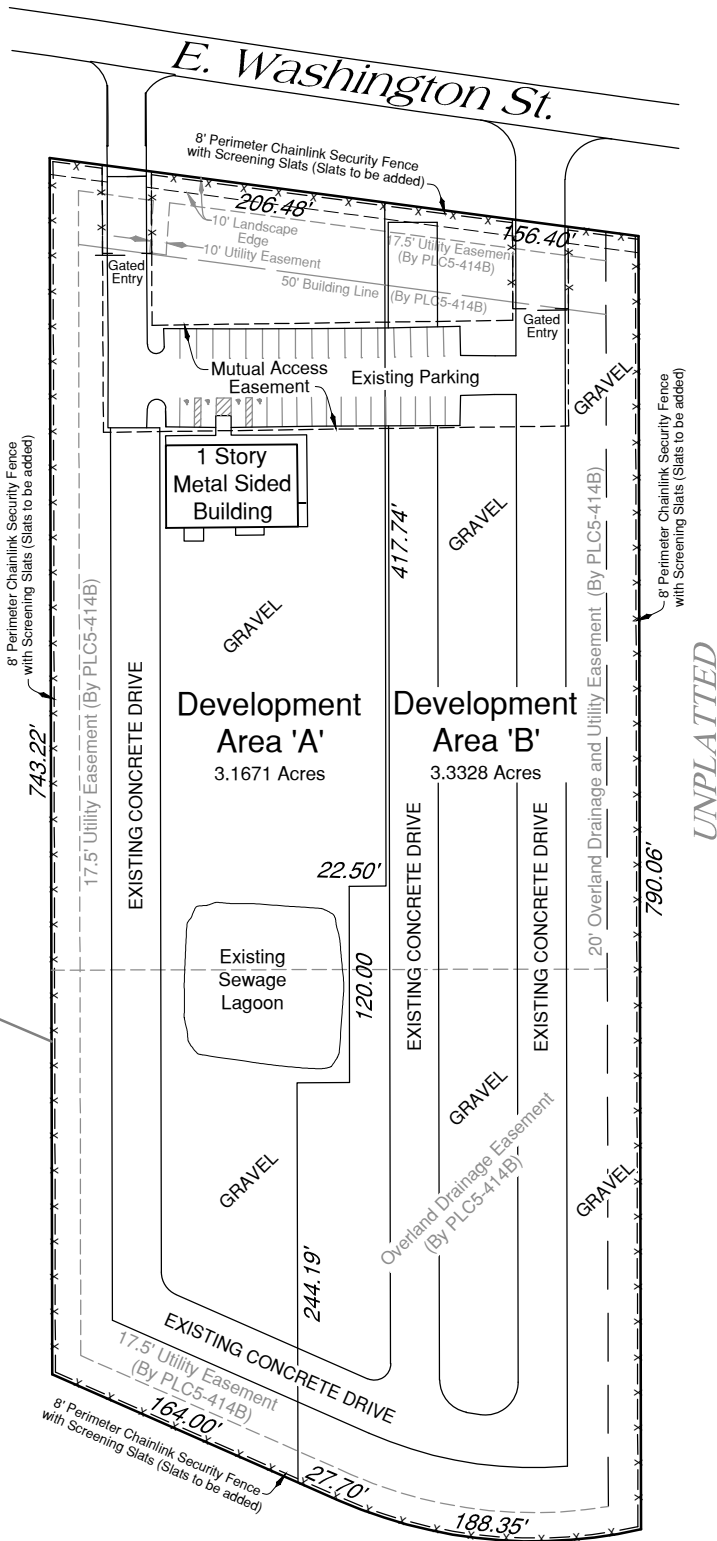
All other development standards of PUD 249 are to remain unaltered.

There is an on-site sewage lagoon that is currently maintained by the land owner. When the lot split is approved, creating the two lots shown in Exhibit ‘A’ - Conceptual Site Plan, the maintenance of the sewage lagoon will be the responsibility of the lot owner of Development Area ‘A’. ODEQ statutes state that the sewage lagoon will suffice for the uses proposed for this site and under this PUD Amendment. It will be a requirement for the users of the sewage lagoon to connect to the sanitary sewer system when sanitary sewer lines are extended to within 300' of the site.

In addition, the site will be brought into compliance with PUD 249, PUD 249-A and the approved site plan. The existing 8 ft. perimeter chainlink fencing will have screening slats added to provide an 8' opaque screening fence.



Exhibit "A"



Conceptual Site Plan



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