

January 29, 2024

City PUD-001265-2024

Property Description:

The City Property consists of approximately 41.15 acres located on the east side of Creek Turnpike, north of E 101st Street in the City of Broken Arrow, Tulsa County, Oklahoma, and is more particularly described as:

Tract 1:

That part of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) lying South of the M. K. & T. Railroad, LESS AND EXCEPT Creek Turnpike shown in Book 1153 at Page 125 all in Section Twenty (20), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Tract 2:

All that part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty, Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, described as follows: Commencing at the Northwest corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; Thence N88°46'25"E along the North line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 300.00 feet to the Point of Beginning; Thence S01°22'37"E a distance of 1080.45 feet to the beginning of a tangent curve, concave Westerly, having a radius of 3014.79 feet; Thence Southerly along said curve through a central angle of 04°33'20" a distance of 239.70 feet to the South line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; Thence N88°48'51"E along said South line a distance of 1028.05 feet to the Southeast corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; Thence N01°23'13"W along the East line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 1320.66 feet to the Northeast corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; Thence S88°46'25"W along said North line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 1018.29 feet to the Point of Beginning.

Development Concept:

PUD-001265-2024 is planned for the development of an 12,500 +/- seat amphitheater with associated parking and public infrastructure improvements located directly north of Events Park in Broken Arrow, OK. The state-of-the-art outdoor amphitheater will provide opportunities for the public to enjoy world class entertainment and hospitality with a combination of luxury fire pits, suites, and general admission seating areas.

Zoning and Land Use:

Tract 1 and 2 are currently zoned as Agricultural District (A-1) as assigned to the property when it was annexed.

Development Standards:

The full 41.15 acres, which currently consists of Tract 1 and 2, will be subdivided in to separate lots and will be shown on the approved Final Plat. These lots are proposed to be developed in accordance with the use and development regulations of the Broken Arrow Zoning Ordinance under the Agricultural (A-1) zoning district and as permitted with a specific use permit except as follows. Any future use approved by the City of Broken Arrow (COBA) in the A-1 district shall be permitted without amendment to the PUD. For purposes of this PUD, it is assumed that the front of the proposed amphitheater is on the south side as shown in the included exhibits. Common areas within the PUD will be maintained by the property owner. Site construction is expected to begin in the Spring of 2024 with full completion of the amphitheater and associated infrastructure improvements being complete in the Summer/Fall of 2025. The state-of-the-art outdoor amphitheater will provide opportunities for the public to enjoy world class entertainment and hospitality with a combination of luxury fire pits, suites, and general admission seating areas.

Dimensional and Density Standards:

- The requirement that no parking shall be permitted within a required front yard or building line setback within agriculture (A-1) district shall be removed for this development.
- Minimum Lot Area shall be reduced from 5-acres to 2.5-acres.
- Minimum Lot Frontage shall be reduced from 330 feet to 200 feet.
- Max. Lot Coverage shall be increased from 30% to 100%.
- Minimum Front Setback shall be reduced from 50 feet to 20 feet.
- Minimum Rear Setback shall be reduced from 50 feet to 20 feet.
- Minimum Side Setback for “side yards, both” shall be reduced from 60 feet to 0 feet.
- Minimum Side Setback for “side yards, one” shall be reduced from 25 feet to 0 feet.
- Minimum Side Setback for “exterior abutting public street or alley” shall be reduced from 50 feet to 0 feet.
- Maximum height for “other uses” within A-1 district shall be increased from 30 feet to No Maximum Height.

Landscaping:

- Minimum width of landscaped edge shall be reduced from 10 feet to 0 feet only on the areas listed below. All other lots shall adhere to the minimum landscaped edge of 10 feet.
 - The lot containing the amphitheater.
 - The southern and eastern boundary of parking lot 1 (north of amphitheater). Due to the layout of the site, the traditional 10-foot landscape buffer from the right-of-way is not be feasible in these locations. A 10-foot landscape easement will be provided within the right-of-way along the east side of parking lot 1.
 - The north side of parking lot 2 adjacent to the railroad right-of-way.
- The requirement of no parking space shall be located more than 75 feet from a landscaped area shall be increased to 250 feet from a landscaped area.
- Per Chapter 5.2, section E.2.c, all development in nonresidential districts that abut any agricultural district shall install and maintain screening fences, which shall be at least 8 feet

and no more than 10 feet in height. Due to the nature of this development, this requirement will not apply under this PUD.

Transportation and Access:

- Off-Street parking for the amphitheater will comply with the code requirement of 1 parking space per each four seats provided in the main seating area(s). Off-street parking will be located on the project site, within existing and proposed parking lots in the adjacent Events Park, and within a portion of the existing Northeastern State University Broken Arrow campus on the west side of the Creek Turnpike. A shared parking agreement with Northeastern State University will be provided prior to site plan approval.
- The requirement that no off-site parking space may be located more than 600 feet from an entrance shall be increased to 6,500 feet from an entrance (measured along the shortest legal pedestrian route) of the use it is intended to serve.
- The minimum number of off-street loading berths required shall be 3.
- The following configuration for off-street parking shall be allowed: Angled parking that provides up to two vehicles to park end to end in one continuous parking space. The parking space will be a minimum of 9-feet wide and 36-feet long. ADA spaces will comply with City code. One-way drive aisles will comply with City code.

Exterior Lighting

- A photometric plan will be required per the City of Broken Arrow Ordinance.
- Within 50 feet of agricultural/residential zoned districts, or public right-of-way, the maximum height of light fixtures shall be increased from 16 feet to 40 feet.
- Within 51 to 250 feet of agricultural/residential zoned districts, or public right-of-way, the maximum height of light fixtures shall be increased from 20 feet to 40 feet.
- Within 250 feet or more of agricultural/residential zoned districts, or public right-of-way, the maximum height of light fixtures shall be increased from 35 feet to 40 feet.

Signs:

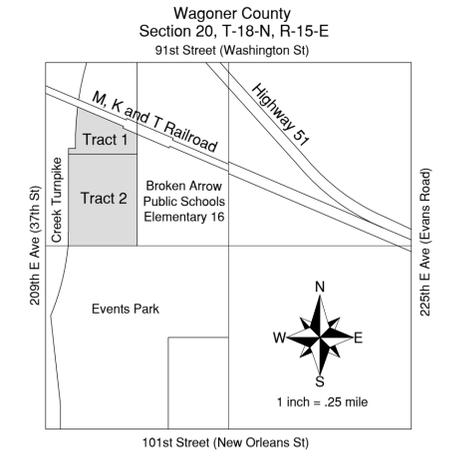
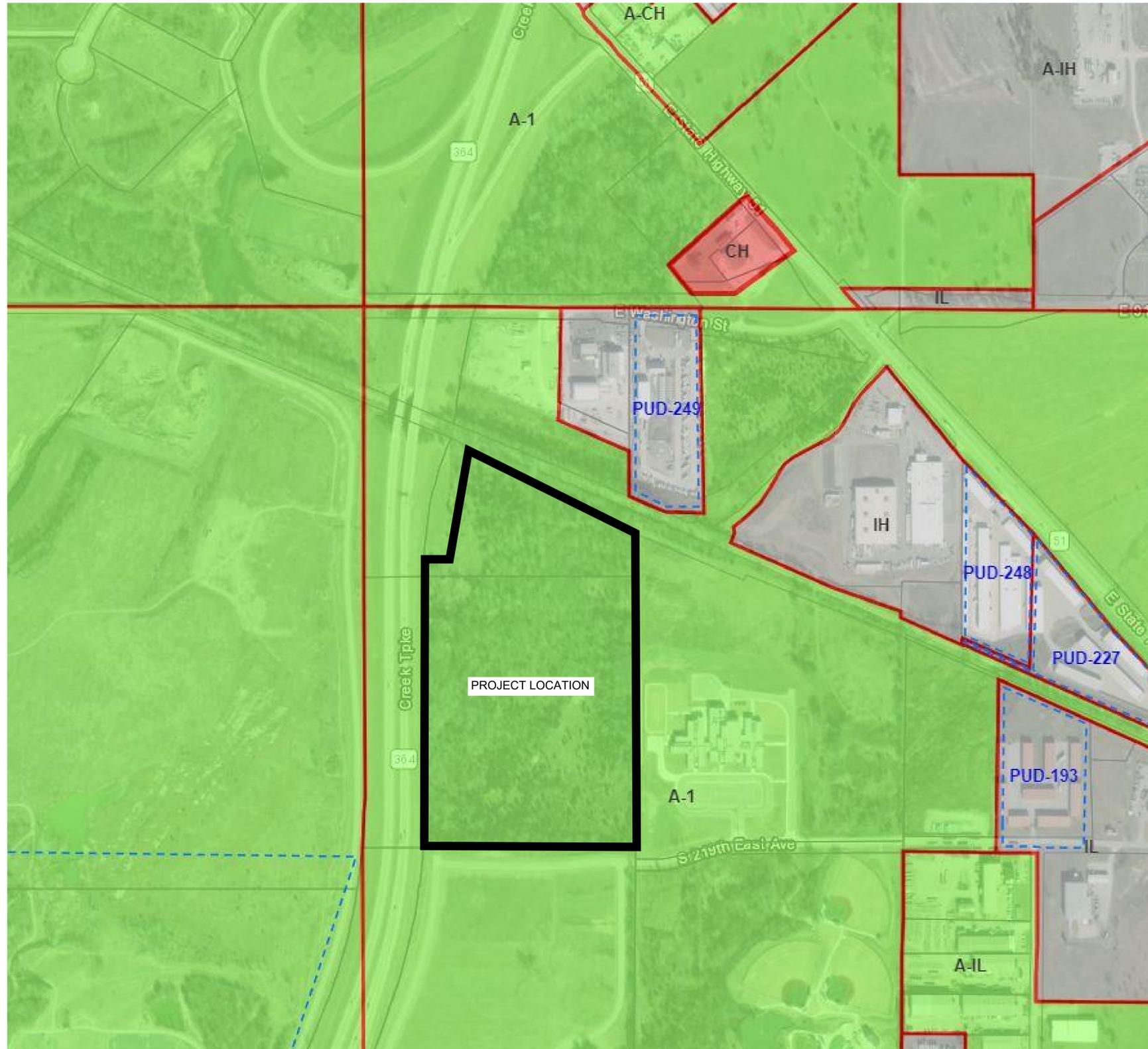
- No sign shall exceed illumination of 70 footcandles as measured at a two-foot distance from the source of illumination.
- No digital (LED) sign shall display an illuminative brightness exceeding 300 NITs at any time between one-half hour after sunset until one-half hour before sunrise or 5,000 NITs between one-half hour before sunrise until one-half hour after sunset.
- A sign that measures up to 60 feet in height and up to 300 square feet of sign illumination display surface area per each side (2) shall be permitted.

Access and Circulation:

Two points of access to the site shall be provided from E 101st St S. onto S. 38th Street and S. 41st Street from the south side of the property, east of the Creek Turnpike. Alternate access shall be provided by S 219th East Avenue on the south and east side of the property and connects to State Highway 51. Future access will be provided with a proposed roadway connection from Gary Street

north to State Highway 51. Final plans for access will be determined during the platting process. S. 38th Street will be improved to include 2 inbound lanes and 3 outbound lanes. S. 41st Street includes 1 inbound lane and 1 outbound lane with a center turn lane. S. 219th E. Avenue includes 1 inbound and 1 outbound lane. Pedestrian access includes a network of 10-foot wide sidewalks which connect the various parking lots to the amphitheater as well as provides access from the existing pedestrian trail along E. 101st St S. The pedestrian trail along E. 101st St. S. will provide pedestrian access to/from the parking lots located at the Northeastern State University Broken Arrow campus.

Exhibit A – Existing Zoning Map



DATE	REVISIONS



EVENTS PARK INFRASTRUCTURE

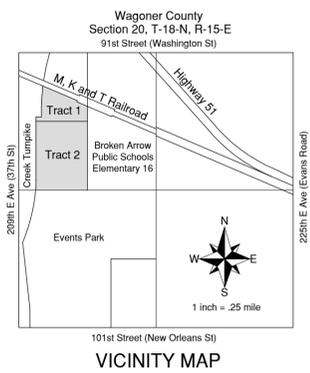
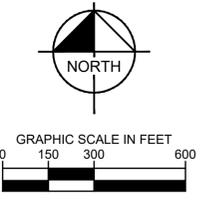
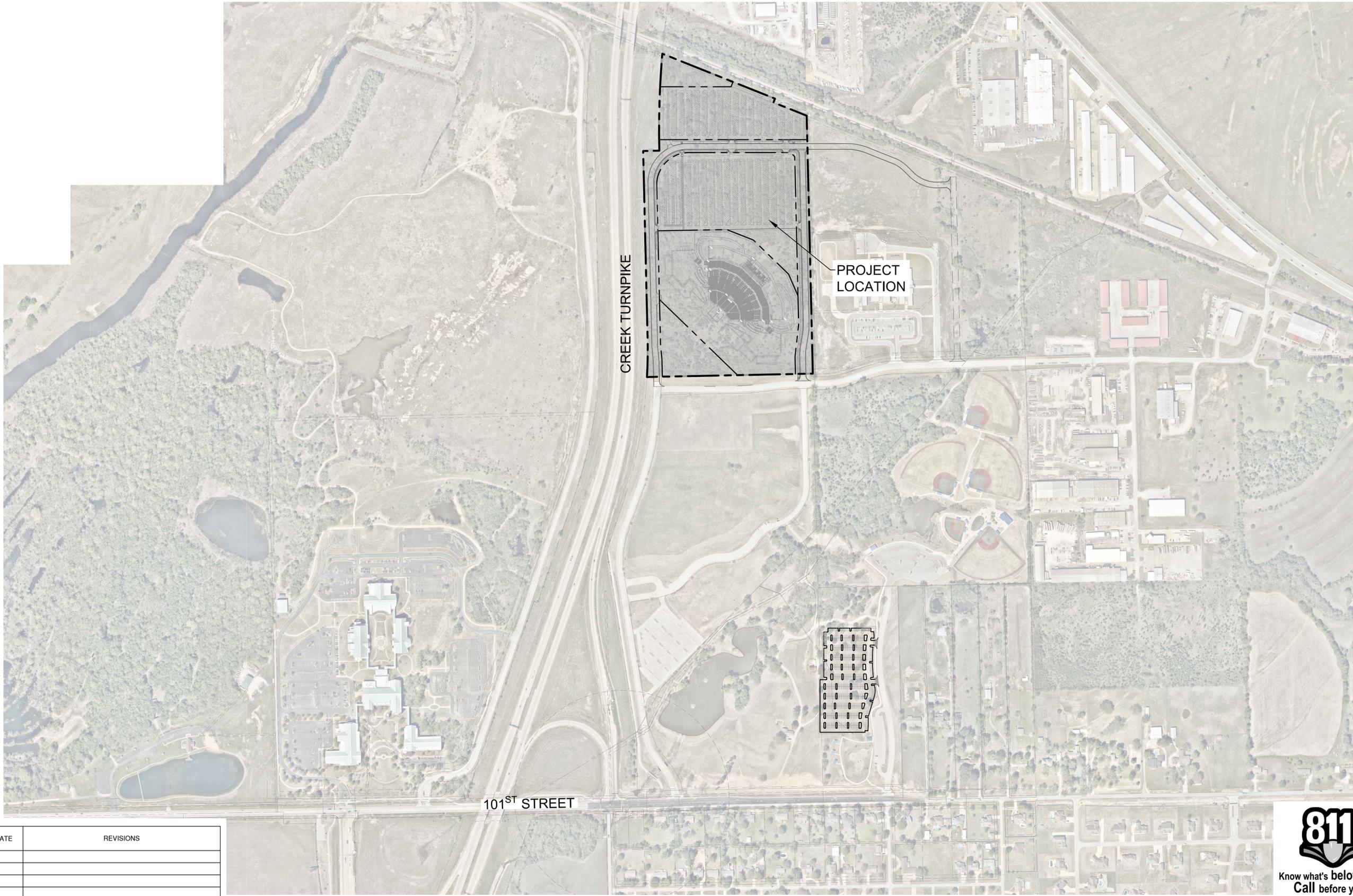
EXISTING ZONING EXHIBIT



PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: STEVEN R. COOKSEY
P.E. No. 26161 Date: 12/2023

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ.	CDS	12/21/2023	CTP	DATE
VERT.	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME:	JPS	12/21/2023	JPS	PROJECT NO.
SHEET NO.				064598213

Exhibit B – Proposed Site Plan



DATE	REVISIONS



PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer STEVEN R. COOKSEY
P.E. No. 26161 Date 12/20/23



**EVENTS PARK
INFRASTRUCTURE**

OVERALL PUD SITE PLAN

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
	HORIZ. _____	CDS	CTP	DATE
VERT. _____	REVIEWED	DATE	APPROVED	DATE
	JPS	JPS	JPS	JPS
DRAWING NAME:	SHEET NO.		PROJECT NO. 064598213	

K:\OKC_Civil\064598213-BA Amphitheater\CADD\Site\PlanSheets\NL Amp\Overall PUD Site Plan.dwg, 1/29/2024 - 2:39 PM

Exhibit C – Architectural Elevations and Renderings

