

Bill Knight Collision

Planned Unit Development PUD No. 271

Submitted to:

City of Broken Arrow
Oklahoma

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Prepared By:



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DEVELOPMENT CONCEPT & CHARACTER

Bill Knight Collision is a proposed commercial and light industrial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is approximately 2.74 acres located at the NEC of N. 6th Street and E. Kenosha Street. It is bounded on the South by Kenosha Street, on the East by Andy's Frozen Custard, on the North by Lynn Lane Terrace Amended and on the West by N. 6th Street.

The project consists of two development areas. Development Area A consists of one lot for light industrial use, and encompasses approximately 1.96 acres of land. Development Area B consists of one lot for commercial use and encompasses approximately 0.78 acres of land.

The PUD South boundary has 284.48 feet of street frontage along Kenosha Street. The average depth of Development Area A is 398.62 feet, and Development Area B is 276.52 feet. The PUD boundary legal description is included in this document.

The proposed project in Development Area A consists of constructing approximately 12,000 SF building including parking and drives for major auto collision repairs. The current zoning of the property is CH. According to the B.A. zoning code major auto repairs use is not permitted in the CH zoning. This PUD and the re-zoning to IL, if approved by the City Council, will permit the major auto repairs use on this property.

Development Area B is presently zoned CH and this zoning will remain unchanged.

A new building for *Bill Knight Collision* will be constructed in Development Area A, while the area within Development Area B will be developed by others in the future. The most likely use would be a fast food restaurant.

A Conceptual Site Plan for the project is shown on Exhibit "A".

Site lighting will be provided in accordance with the requirements of the City of Broken Arrow.

LANDSCAPING AND SCREENING

The *Bill Knight Collision* Landscaping Plan will be designed in accordance with the Broken Arrow Zoning Ordinance except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance.

At least one (1) tree shall be provided per 30 linear feet of frontage along Kenosha Street and one (1) tree per 50 linear feet along 6th street. A minimum of 10 feet wide landscape edge is required along Kenosha Street and 6th street frontage. All trees will be selected from the approved tree list contained in the Broken Arrow Zoning Code; trees required by code will be planted at a minimum size of 2" caliper. At least 50 percent of the required trees will be large trees as identified in the Zoning Ordinance. Shrubs required by code will be planted at a minimum 3-gallon container size. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance.

Where abutting the RM zoning district on the North side, an 8 feet tall masonry screening wall will be installed for screening the vehicles awaiting repairs. An elevation for the wall is shown on Exhibit A. All damaged vehicles awaiting repair will be parked or stored on paved surfaces inside the building or behind it. No damaged vehicle awaiting repair will be visible from any Streets.

The width of the internal landscaped areas for Development Area B shall be no less than 6 feet measured from the back of curb to the lot line. The landscape buffer along Kenosha Street shall not be less than 10 feet in width.

All mechanical and HVAC equipment will be screened from public view as required by the zoning code.

Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall of between six feet (6') and eight feet (8') in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

DEVELOPMENT AREA “A” STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the IL District, except as noted below:

Permitted Uses	As permitted within the IL Zoning Districts.
Zoning Classification.....	IL / PUD
Net Development Area.....	1.96 acres
Minimum Lot Area	As permitted within the IL Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the IL Zoning Districts
Minimum Lot Frontage.....	As permitted within the IL Zoning Districts
Minimum Building Setback:	
From R.O.W. line of Kenosha Street.....	50.0 feet
West boundary of D.A. “A”.....	30.0 feet
East Boundary of PUD	0.0 feet
North Boundary of PUD.....	30.0 feet
Maximum Building Height.....	As permitted within the IL Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	** As required by the applicable use as set forth within the Broken Arrow Zoning Code.

* One freestanding sign not exceeding a height of 12-ft and a panel size not exceeding 75 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot. The minimum sign setback shall be comply with the current zoning code.

** The parking spaces within the fenced area will be used for employees and for vehicles awaiting repairs. Space used for vehicles awaiting repairs shall be excluded from the required number of parking spaces.

DEVELOPMENT AREA “B” STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the CH District, except as noted below:

Permitted Uses	As permitted within the CH Zoning Districts, except that sexually oriented business shall not be a permitted use.
Zoning Classification.....	CH / PUD
Net Development Area.....	0.78 acres
Minimum Lot Area	As permitted within the CH Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the CH Zoning Districts
Minimum Lot Frontage.....	As permitted within the CH Zoning Districts
Minimum Building Setback:	
From R.O.W. line of Kenosha Street.....	50.0 feet
West boundary of D.A. “B”.....	0.0 feet
East boundary of D.A. “B”.....	0.0 feet
North Boundary of D.A. “B”.....	20.0 feet
Maximum Building Height.....	As permitted within the CH Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

- * One freestanding sign not exceeding a height of 12-ft and a panel size not exceeding 100 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot.

The following standards apply to both development areas:

EXTERIOR BUILDING MATERIALS

The building facades facing the public right-of-way, especially Kenosha Street as an arterial street, will be finished with masonry.

SUBDIVISION PLAT

The project site is subject to a new subdivision plat due to the land use change requested with this Planned Unit Development.

DETAIL SITE PLAN REVIEW

A Detailed Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permit on this development. The applicant shall submit the site plan to the City and supply all information required.

GRADING & UTILITY PLANS

A Site Grading & Utility Plan will be submitted to the City of Broken Arrow for approval. The Conceptual Drainage Plan is shown on Exhibit C.

The Conceptual Site Utility Plan is shown on Exhibit B. All utilities are available to serve this development. Drainage & utility plans will be prepared in accordance with the City of Broken Arrow requirements. The existing utilities located within development area A will be relocated to allow for the construction of the proposed building.

ACCESS AND CIRCULATION

The main access to the *Bill Knight Collision* PUD will be from one driveway on E. Kenosha Street and two driveways on N. 6th Street as shown on Exhibit A. A shared mutual access easement between the lots will be indicated on the new plat. The points of access shall be spaced in accordance with the zoning ordinance.

EXTERIOR SITE LIGHTING

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow Development Services Department for approval.

SCHEDULED DEVELOPMENT

Following approval of this PUD, it is anticipated that construction may commence as soon as all required permits are obtained.

LEGAL DESCRIPTION – PUD BOUNDARY

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°04'42" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 409.01 FEET TO A POINT 25.00FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'51" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 300.83FEET; THENCE SOUTH 00°04'37" WEST PARALLEL WITH EASTERLY LINE OF SAID LOT 1 FOR 388.23 FEET; THENCE SOUTH 86°47'03" WEST FOR 284.48 FEET; THENCE SOUTH 73°25'05" WEST FOR 17.56 FEET TO THE POINT OF BEGINNING SAID TRACT OF LAND.,

HAVING AN AREA OF 119,367.94 SQUARE FEET OR 2.740 ACRES

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE PLATTED BEARINGS OF LYNN LANE TERRACE ADDITION.

LEGAL DESCRIPTION – DEVELOPMENT AREA A

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°04'42" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 409.01 FEET TO A POINT 25.00FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'51" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 300.83FEET;THENCE SOUTH 00°04'37" WEST PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1 FOR 115.24 FEET; THENCE NORTH 89°55'23" WEST FOR 123.00 FEET; THENCE SOUTH 00°04'37" WEST FOR 280.06 FEET; THENCE SOUTH 86°47'03" WEST FOR 161.28 FEET ;THENCE SOUTH 73°25'05" WEST FOR 17.56 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 85,448.79 SQUARE FEET OR 1.961ACRES

LEGAL DESCRIPTION – DEVELOPMENT AREA B

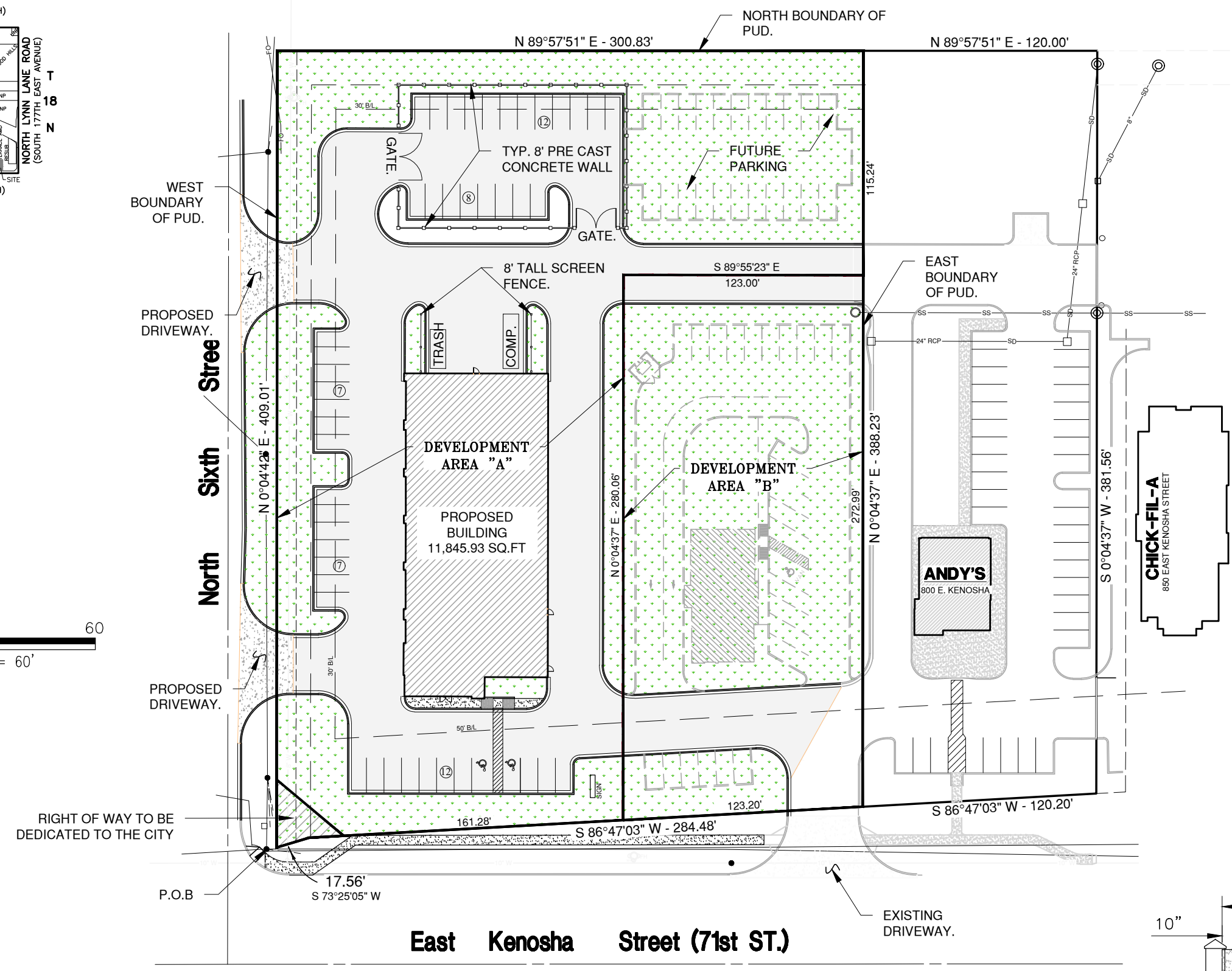
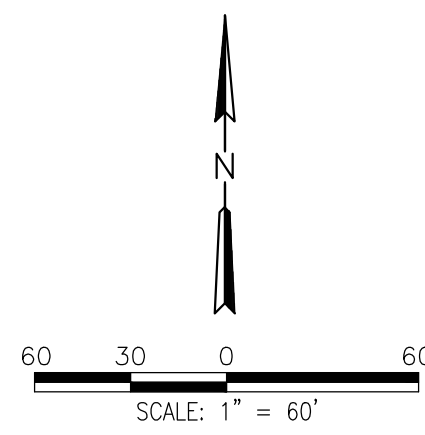
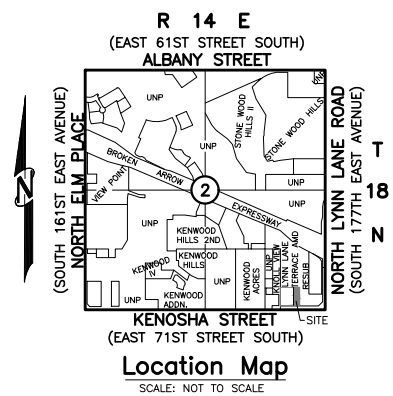
A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 73°25'05" EAST FOR 17.56 FEET; THENCE NORTH 86°47'03" EAST FOR 161.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'37" EAST FOR 280.06 FEET; THENCE SOUTH 89°55'23" EAST FOR 123.00 FEET; THENCE SOUTH 00°04'37" WEST FOR 272.98 FEET; THENCE SOUTH 86°47'03" WEST FOR 123.20 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 34,012.60 OR 0.780 ACRES.

EXHIBIT A

CONCEPTUAL SITE PLAN



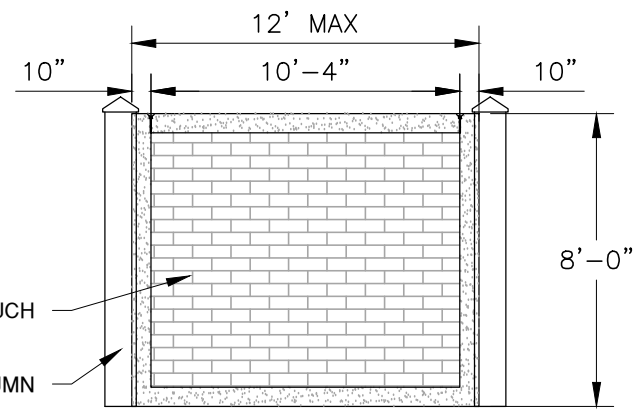
East Kenosha Street (71st St.)

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT 1, BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OK, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00° 04'42" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 409.01 FT TO A POINT 25.00 FT NORTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'51" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 300.83 FEET; THENCE SOUTH 00°04'37" WEST PARALLEL WITH EASTERLY LINE OF SAID LOT 1 FOR 388.23 FEET; THENCE SOUTH 86°47'03" WEST FOR 284.48 FEET; THENCE SOUTH 73°25'05" WEST FOR 17.56 FEET TO THE POINT OF BEGINNING SAID TRACT OF LAND.

PRE CAST CONCRETE WALL SUCH AS VERI CRETE OR EQUAL.

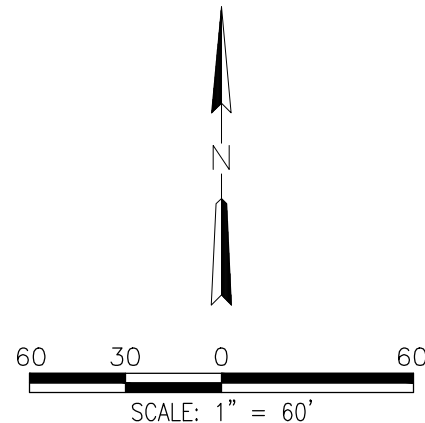
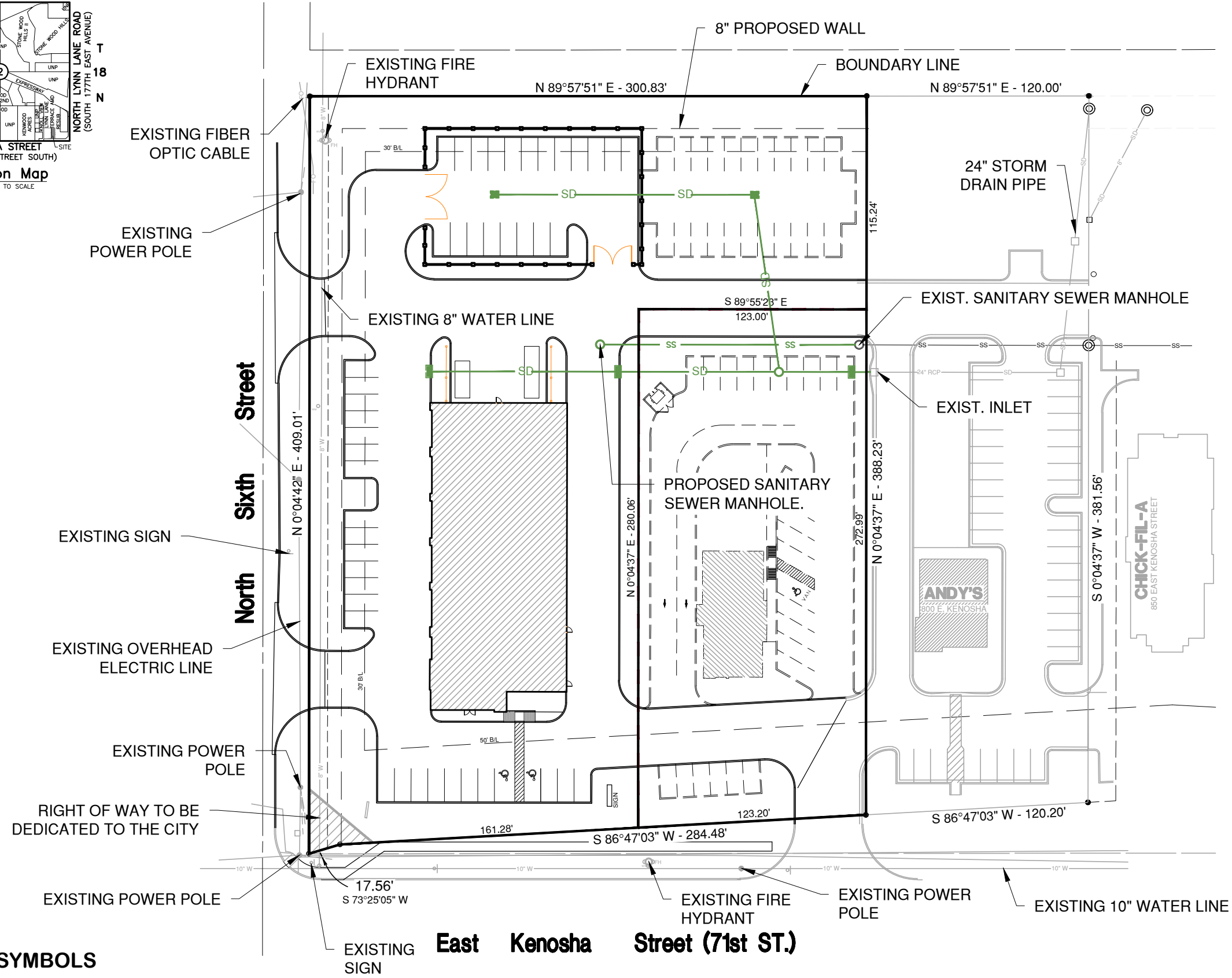
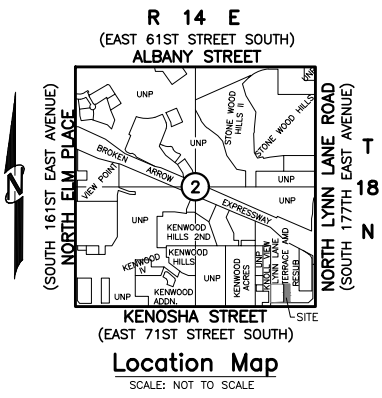
COLUMN



SCREENING WALL ELEVATION

EXHIBIT B

CONCEPTUAL UTILITY PLAN

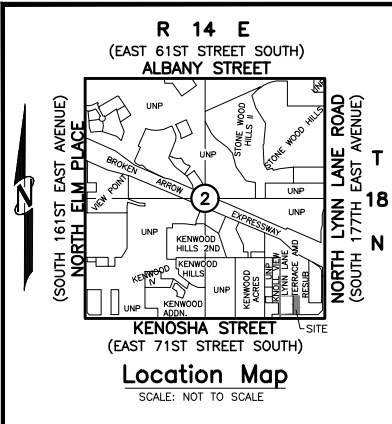


BILL KNIGHT COLLISION
NEC OF 6TH STREET & KENOSHA
BROKEN ARROW, OKLAHOMA

CONCEPTUAL SITE UTILITY PLAN

EXHIBIT C

CONCEPTUAL GRADING & DRAINAGE PLAN



Dennis-Radley complex,
0 to 12 percent slopes

Dennis silt loam, 1 to 3
percent slopes

Dennis silt loam, 3 to 5
percent slopes

Dennis silt loam, 3 to 5
percent slopes

Dennis silt loam, 3 to 5
percent slopes

Dennis-Radley
complex,
0 to 12
percent
slopes

Dennis-Pharoah
complex, 1 to 3 percent
slopes

Dennis silt loam, 3 to 5
percent slopes

Eram - Coweta
complex, 5 to 15
percent slopes

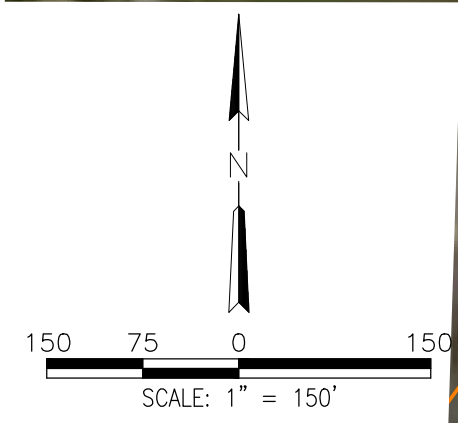
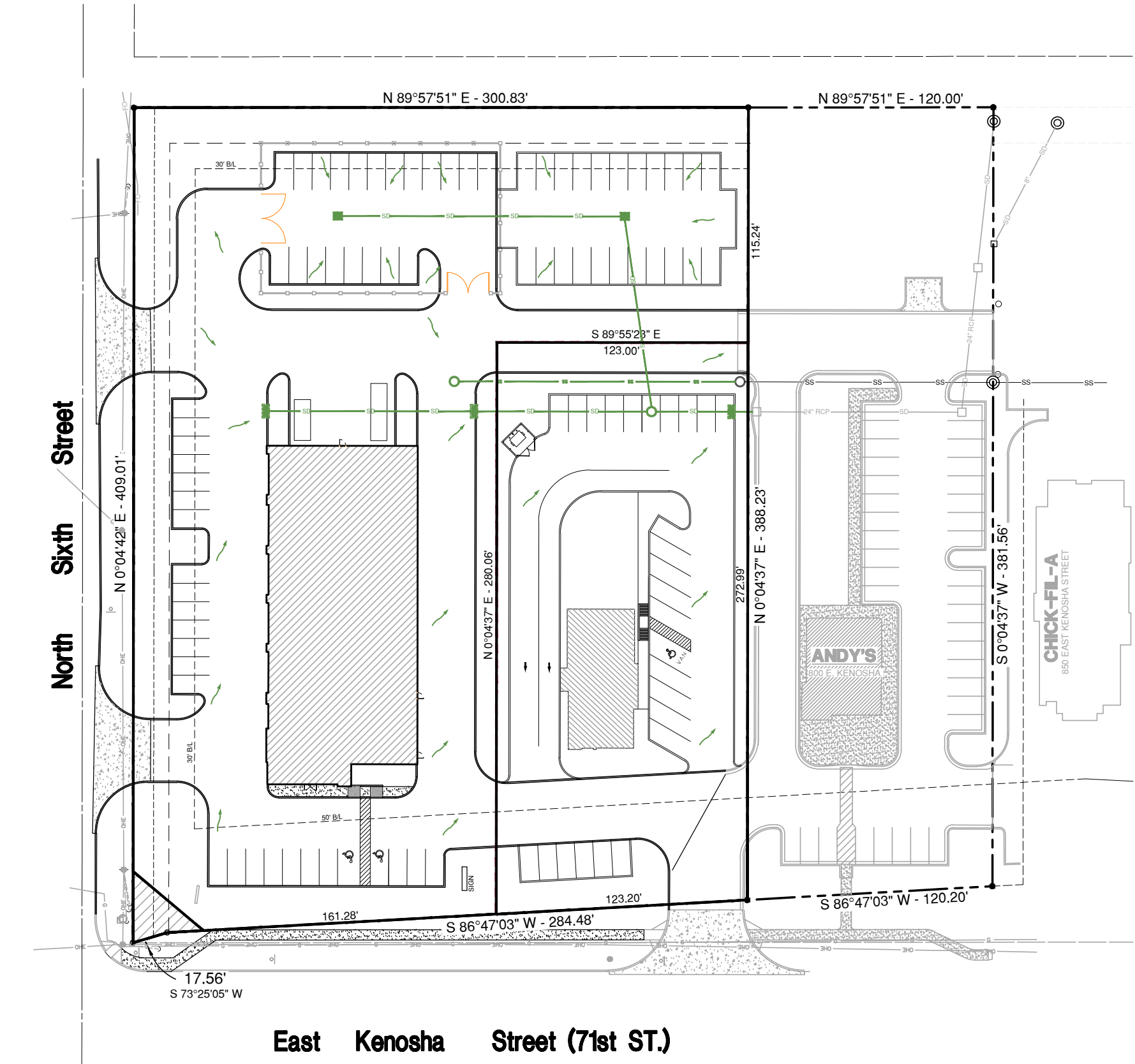
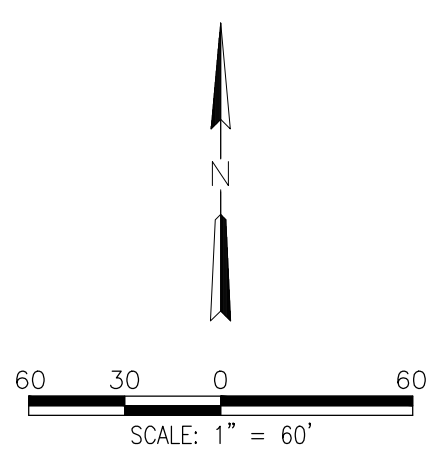
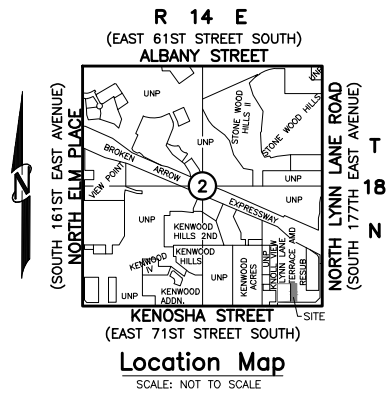


EXHIBIT D

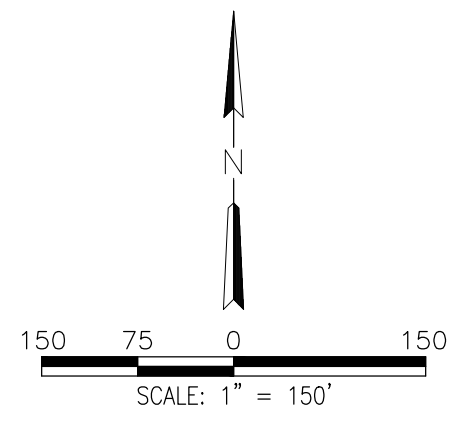
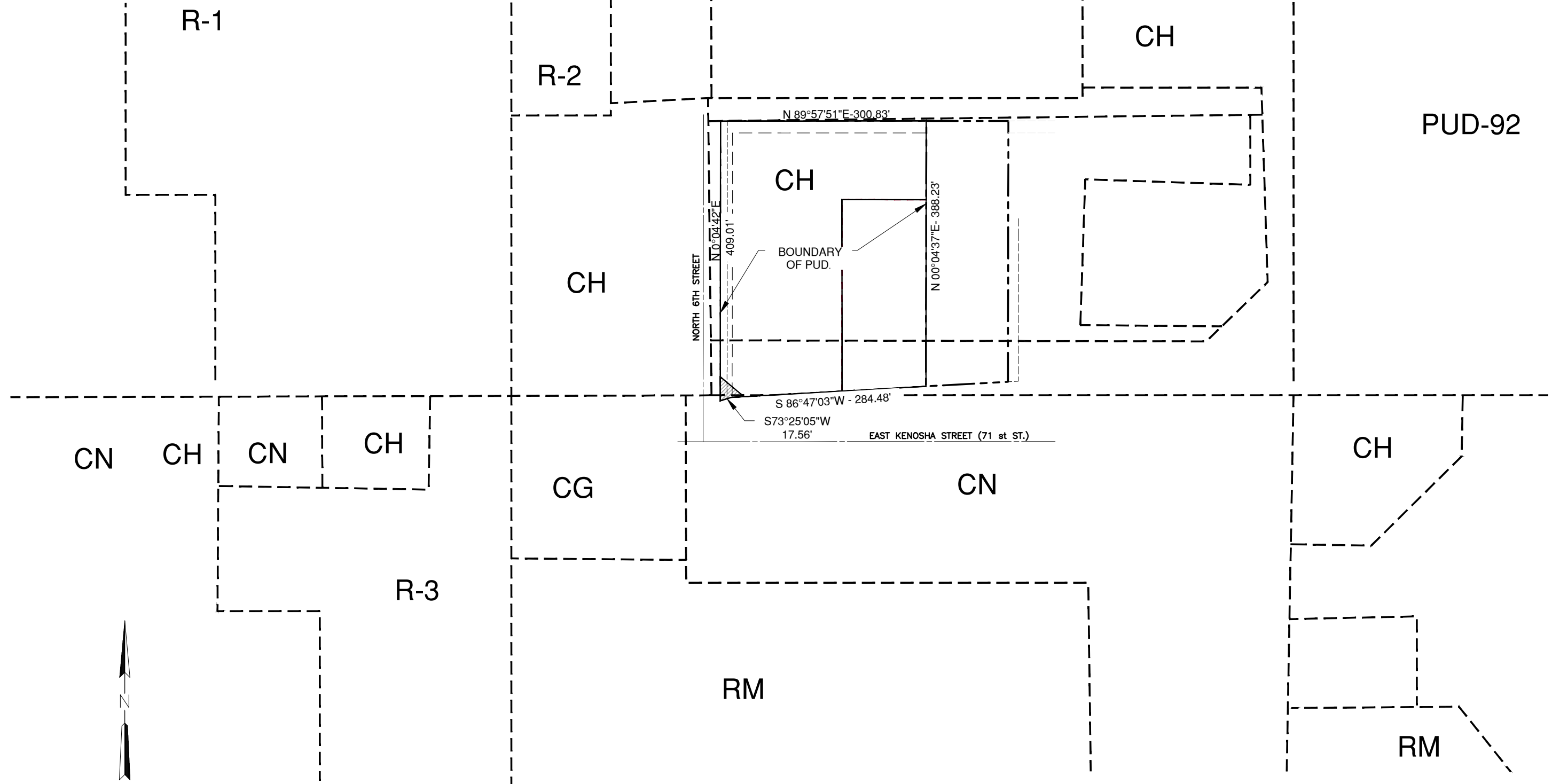
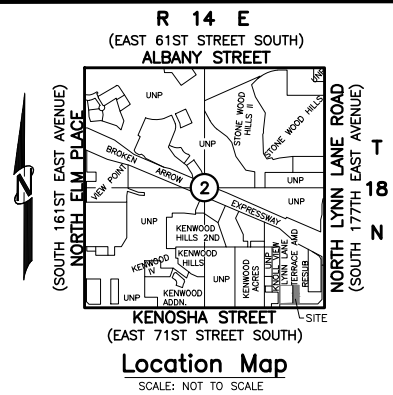
USDA NRCS SOIL MAP



**BILL KNIGHT COLLISION
NEC OF 6TH STREET & KENOSHA
BROKEN ARROW, OKLAHOMA**

EXHIBIT E

ZONING MAP



END OF PUD