

PUD

1521-2024

Background

The property at issue in this request (the "Subject Property") is comprised of four (4) parcels totaling 40 acres located approximately half of a mile west of 193rd E. Avenue on the north side of E. Houston Street. Currently, the property is bordered on two sides (south and west) by industrial activity and within a larger industrial area that includes a number of industrial uses within three quarters of a mile of the Subject Property. It has been on the market for sale for close to a decade and has not sold because of the large size, present zoning (A-1) and lack of sewer connection. The Applicant in this application represents a potential buyer who is under contract with the current property owner to purchase the Subject Property and redevelop it into a light industrial use that is consistent with the underlying Broken Arrow Comprehensive Plan designation.

Concept

The concept that the potential buyer proposes is to immediately develop the westerly twelve (12) acres of the Subject Property (the "Development Site") into a paved distribution area for pre-constructed relocatable office and classroom buildings which would be held on the Development Site in a rotating fashion and delivered to end users who purchase or lease the buildings. At the end of the lease period, where applicable, the buildings would be returned to the distribution area for storage until leased again. A particular building may be held in the distribution area anywhere from a few weeks to a few months but buildings would likely be coming and going from the Development Site anywhere from 3-6 times a day during week days. An office would be constructed on the Development Site for onsite staff and the property would be secured 24 hours a day, 7 days a week. The balance of the Subject Property would remain vacant to create 28 acres for future light industrial development in this area of Broken Arrow.

Rezoning Request

The Applicant proposes rezoning the entirety of the Subject Property from A-1 to IL with a PUD. Development Area "1" of the PUD (see Site Plan attached as Exhibit "A") would encompass the Development Site which would have the modified development standards set forth below and Development Area "2" of the PUD would encompass the balance of the Subject Property. The development standards for Development Area 2 are the default zoning regulations for the IL zoning district except as modified in the Landscaping section below. This will create a large piece of property (roughly 28 acres) in Development Area 2 that will be ripe for future light industrial development which will create a separation between the more intensive industrial activity west and south of the Subject Property and the adjacent individual single-family home as well as the residential subdivisions located approximately half of a mile to the east of the Development Site.

PUD Request

The applicant proposes the following PUD standards to apply to the Subject Property:

Landscaping:

Landscaping of Development Area 1 will be pursuant to the following standards and shall be consistent with the conceptual landscape plan attached hereto as Exhibit "B":

Minimum 300' landscape buffer between Houston Street and the building, parking area and storage area on the lot.

A wet pond with decorative fountain shall be constructed within such 300' landscape buffer.

The following tree requirements shall be met in Development Area 1:

One 2" caliper tree per 30 linear feet of the landscape buffer

1 Tree Per 15 Parking Spaces (Two 2" Caliper min. Trees)

No parking spaces shall be located more than 75 ft. from a landscape area.

All new landscaping shall be irrigated by and underground irrigation system

Landscaping of Development Area 2 will be pursuant to the following standards and shall be consistent with the conceptual landscape plan attached hereto:

Minimum 200' landscape buffer between Houston Street and any structure or parking area located within Development Area 2. This landscape buffer may include stormwater detention.

Minimum 15' landscape buffer between the east property boundary of Development Area 2 and any structure or parking area located within Development Area 2. This landscape buffer shall not be constructed until such time as structures or parking areas are constructed in Development Area 2 and shall only be required if the immediately adjacent property to the east of Development Area 2 is residential use at the time of such construction within Development Area 2.

Within the landscape buffers in Development Area 2, the tree requirements shall be as follows:

One 2" caliper tree per 30 linear feet of the landscape buffer. Existing trees that are preserved may be utilized for the purposes of this requirement with larger caliper trees counting for more than one tree as allowed under the City of Broken Arrow ordinances. Trees may be grouped to provide maximum screening between any residence and

development of Development Area 2. Equal spacing of trees in any landscape buffer area shall not be required.

Site Characteristics

Development Area 1 is proposed to be the westerly twelve (12) acres and will consist of a paved distribution area, a small paved parking lot, a paved entrance drive and a detention area. All of which will be sufficient to meet the City of Broken Arrow requirements, regulations and ordinances. The Applicant proposes the following lot coverage for each of those uses. The Applicant also requests a development standard that prohibits the proposed paved distribution area from exceeding 57% of Development Area 1.

	S.F	Ac	Max Coverage
Total Lot	503,887.80	11.57	
Surface	S.F	Ac	%
Building	2,880.00	0.06612	0.57%
Asphalt Parking	11,173.30	0.25650	2.22%
Drive Way	7,944.91	0.18239	1.58%
Paved Distribution Area	283,339.19	6.50457	56.23%
Sod/Landscape/Detention	198,550.40	4.55809	39.40%
Existing Pervious	503,887.80	S.F.	
Increase in Impervious	305,337.40	S.F.	
Percent increase	60.60%		

Further, the Applicant proposes a development standard that states that in no event shall any of the foregoing be construed to mean that the detention area in any Development Area shall be less than required by the City of Broken Arrow ordinances. All facades of buildings in Development Areas 1 and 2 shall be per the City of Broken Arrow ordinances. A conceptual elevation of Development Area 1 is attached as Exhibit “C”.

Use

The Applicant proposes a development standard allowing the use of Development Area 1 for Storage Yard as that term is defined in the Broken Arrow Zoning Code with such use being limited to the outdoor storage and distribution of completed relocatable

buildings. The Applicant proposes that the uses allowed in Development Area 2 will be those allowed in IL zoned districts without further modification or limitation.

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Legend

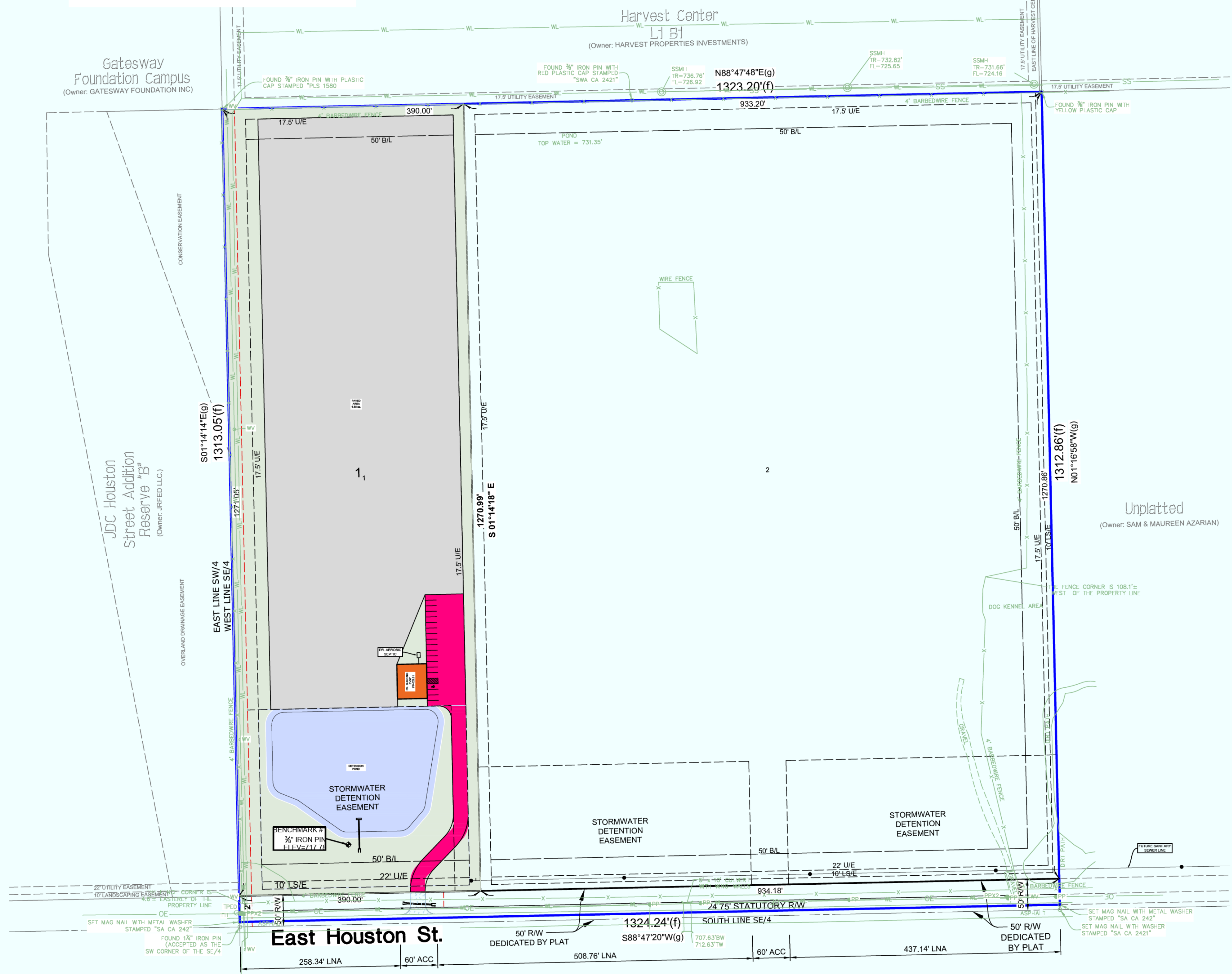
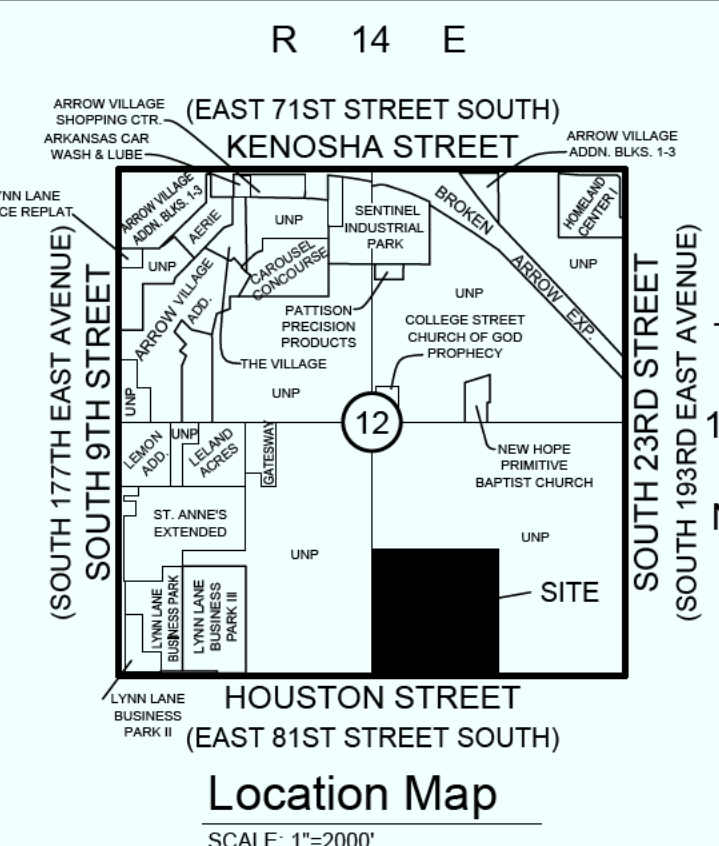
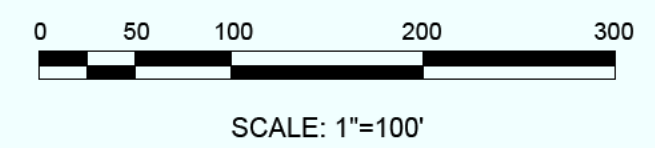
- ACC ACCESS
- A/C AIR CONDITIONER
- AS AUTO SPRINKLER
- BLDG BUILDING
- BL BUILDING SETBACK LINE
- BW BOTTOM OF WALL
- CGMP CORRUGATED METAL PIPE
- CL CENTERLINE
- CO SEWER CLEAN-OUT
- CONC CONCRETE
- CPED CABLE TELEVISION PEDESTAL
- DGDI DOUBLE GRATE DROP INLET
- DS DOWNSPOUT
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EPED ELECTRIC PEDESTAL
- ESMT EASEMENT
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOWLINE (INVERT)
- FNC FENCE
- FND FOUND
- FP FLAGPOLE
- G GUTTER
- GL GROUND LIGHT
- GM GAS METER
- GP GUARD POST
- GR GAS RISER
- GUY GUY DOWN
- GV GAS VALVE
- ICV IRRIGATION CONTROL VALVE
- IP IRON PIN
- LNA LIMITS OF NO ACCESS
- LP LIGHT POLE
- MAVE MUTUAL ACCESS EASEMENT
- MB MAIL BOX
- ML METAL LID
- MW MONITOR WELL
- OC OVERHEAD CABLE
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- OU OVERHEAD UTILITIES
- PPT POWER POLE W/TRANSFORMER
- PP POWER POLE
- PVC POLYVINYL CHLORIDE PIPE
- RCB REINFORCED CONCRETE BOX
- RCP REINFORCED CONCRETE PIPE
- RR RAILROAD
- R/W RIGHT-OF-WAY
- SC SUPPORT COLUMN
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SGDI SINGLE GRATE DROP INLET
- SPHD SPRINKLER HEAD
- SS SANITARY SEWER
- SSLH SANITARY SEWER LAMPHOLE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF INLET GRATE
- TGDI TRIPLE GRATE DROP INLET
- TBOX TELEPHONE BOX
- TSBX TRAFFIC SIGNAL BOX
- TPED TELEPHONE PEDESTAL
- TR TOP OF MANHOLE RIM
- TSMH TRAFFIC SIGNAL MANHOLE
- TRSL TRAFFIC SIGNAL
- TW TOP OF WALL
- TYP TYPICAL
- UC UNDERGROUND CABLE
- UG UNDERGROUND GAS LINE
- UE UNDERGROUND ELECTRIC
- UE UTILITY EASEMENT
- UT UNDERGROUND TELEPHONE
- UTMH TELEPHONE MANHOLE
- W WATERLINE
- WM WATER METER
- WS WATER SPIGOT
- WV WATER VALVE
- XFMR TRANSFORMER

Exhibit "A"

Site Plan Oklahoma IOS Land Company

IN PART OF THE SW/4 OF THE SE/4 OF A SUBDIVISION
IN SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2025
6660 S. Sheridan Rd, Ste. 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
Email: jwatt@sw-assoc.com



Notes:

Benchmark:
MONUMENT 3/8" IRON PIN
ELEVATION= 717.78
1988 NAVD DATUM

Basis of Bearing:
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM.
1988 NAVD DATUM

Legal Description:
ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4)
SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN
EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA
ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. LESS AND EXCEPT
SOUTH 8 FEET THEREOF, PER QUIT CLAIM DEED RECORDED IN BOOK 498 AT P
120

Note:
TOTAL DISTURBED AREA = 10.16 Ac.

Impervious Area Table:

EXISTING IMPERVIOUS AREA TO BE REMOVED	0.00	S.F.
PROPOSED IMPERVIOUS AREA	306,040	S.F.
NET INCREASE	306,040	S.F.

Control Data

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
POINT NO.50	POINT NO.53	POINT NO.110
MONUMENT #1 IRON PIN	MONUMENT #2 IRON PIN	MONUMENT #3 IRON PIN
ELEV.=709.11	ELEV.=728.35'	ELEV.=739.29'
N=388589.15	N=389819.96'	N=389782.76'
E=2628689.55	E=2628685.64'	E=2627534.56'

	S.F	Ac	
Total Lot	503,887.80	11.57	
Surface	S.F	Ac	%
Building	2,880.00	0.06612	0.57%
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Existing Pervious	503,887.80	S.F.	
Increase in Impervious	305,337.40	S.F.	
Percent increase	60.60%		

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO: DD-020224-09. A FEE IN LIEU OF DETENTION IS REQUIRED FOR THIS SITE.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

K:\18671.03-Hougl871.03-STPL.dwg P:\C\01 Jul 08 2024 - 1:00:55pm SISEMORE & ASSOCIATES, INC. .2024

DATE	REVISIONS



BEFORE YOU DIG CALL OKIE

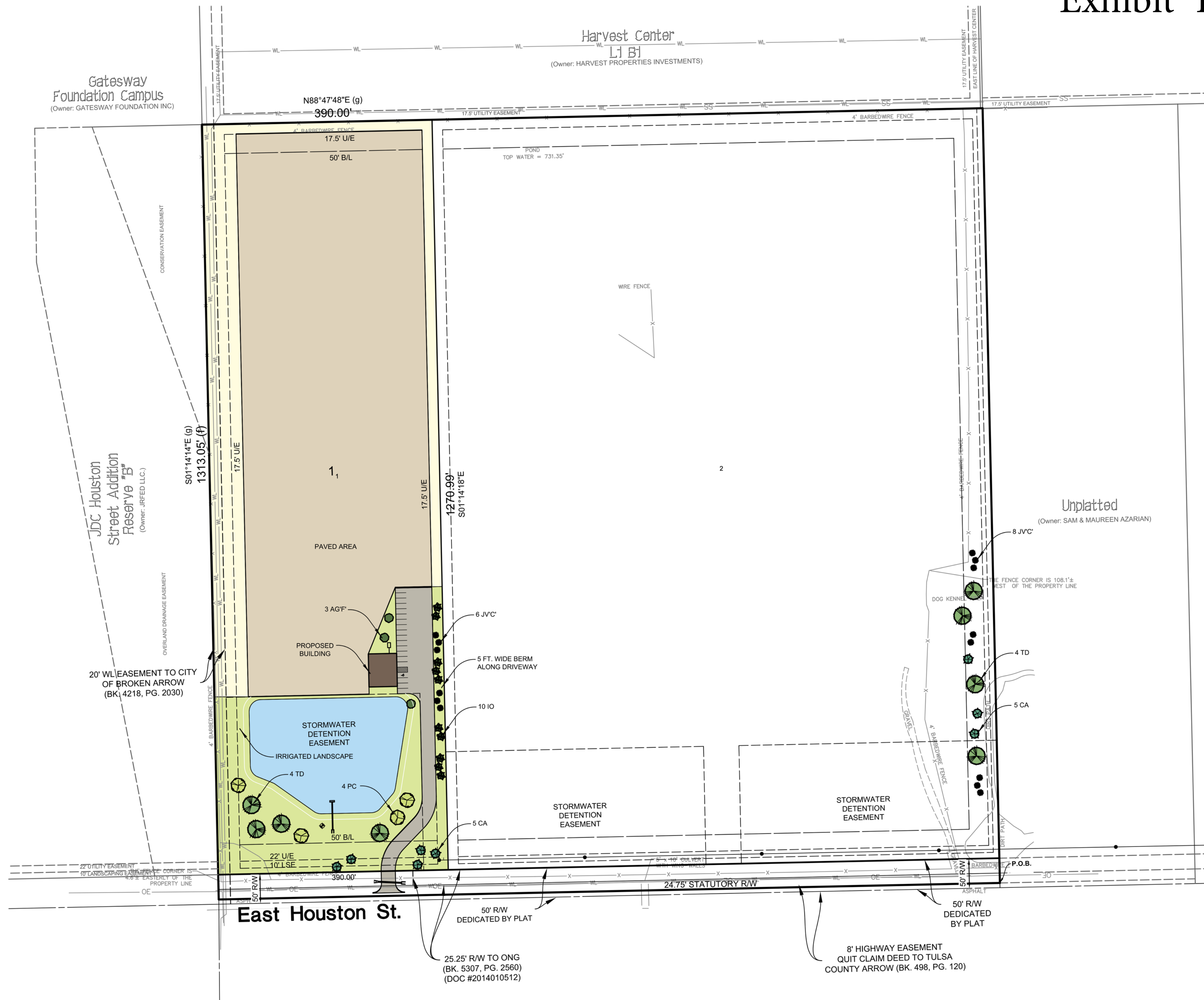
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION SPECIFICATIONS

SISEMORE & Associates, Inc.
6660 S. SHERIDAN, SUITE 210 TULSA, OKLAHOMA 74133 C.A. NO. 2421
PHONE (918) 665-3600 FAX (918) 665-8668 EXP. DATE 6/30/26

Oklahoma IOS Land Company
CASE NO.: _____ DETENTION DETERMINATION #: DD-020224-09

SCALE:	DESIGN	DATE	DRAFTED	DA
PLAN 1"=100'	CJW	7-8-2024	ACZ, KDD	7-8-
HORZ. na	REVIEWED	DATE	APPROVED	DA
VERT. na				
DRAWING NAME: 8671.03STPL	SHEET 01 OF 01		WORK ORDER NO. 18671.03	

Exhibit "B"



Plant Material List

KEY	QUAN.	MATERIAL NAME	SIZE/REMARK	TYPE
AGF	3	Acer ginnala 'Flame' Flame Amur Maple	8-10' H. 2" CAL. (4 TRNK MIN.)	B&B
CA	8	Cupressus arizonica Arizona Cypress	8-10' H. FULL TO GROUND	B&B
IO	10	Ilex Opaca American Holly	6-7' H. FULL TO GROUND	B&B
JVC	14	Juniperus virginiana 'Canaertii' Canaertii Juniper	6-7' H. FULL TO GROUND	B&B
PC	4	Pistacia chinensis Chinese Pistache	8-10' H. 2" CAL.	B&B
TD	8	Taxodium discicum Bald Cypress	8-10' H. 2" CAL.	B&B
LAWN	70,783	U3 Bermudagrass	SEE PLAN	S.F.
COMPOST	470	Back To Nature Cotton Burr Compost	2 CU.FT.	BAGS
MULCH	235	Shredded Pine Bark Mulch	3 CU.FT.	BAGS

H:HEIGHT, S:SPREAD CAL:CALIPER, O.C.: ON CENTER (Approximate), B&B:BALLED & BURLAPPED GAL:GALLON, A: ALTERNATE NUMBER ONE
 THE MATERIAL LIST IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FIGURING ALL QUANTITIES FROM THE PLANTING PLAN AND COVERAGES FOR ALL BED AREAS. WHEN DISCREPANCIES OCCUR BETWEEN THE MATERIAL LIST AND THE PLANTING PLAN, THE PLANTING PLAN SUPERSEDES THE MATERIAL LIST IN ALL CASES. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ALL PLANTS AND COVERAGE OF BED AREAS ON THE PLANTING PLAN.

Landscape Requirements

SECTION 5.2 B 1A LANDSCAPE EDGE

East Houston Street - Edge Width
 Required: 10.00 Ln. Ft.
 Provided: 10.00 Ln. Ft. (Min.) up to 250.00 Ln. Ft. (Max.)

East Houston Street - Edge Tree Requirements
 Required: 1 Tree Per 50 Ln. Ft. of Landscape Edge
 390.00 Ln. Ft. / 50 = (8) 2" Caliper min. Trees
 Provided: 390 Ln. Ft. Edge divided by 50 = (8) 2" Caliper min. Trees

SECTION 5.2 B 1C (A) INTERIOR PARKING LOT LANDSCAPING

Required: 1 Tree Per 15 Parking Spaces
 19 Parking Spaces = (2) 2" Caliper min. Trees
 Provided: (3) 2" Caliper min. Trees

SECTION 5.2 B 1C (E) INTERIOR PARKING LOT LANDSCAPING

Required: Site Plans greater than 2.5 acres in size:
 No spaces shall not be located more than 75 ft. from a landscape area.
 Provided: ALL parking spaces are with 75 ft. of a landscape area.

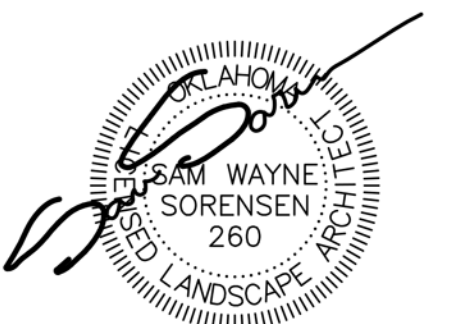
SECTION 5.2 B 4b IRRIGATION

Required: Required new landscaping shall be irrigated by and underground irrigation system.
 Provided: Underground irrigation system.

THE SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF BROKEN ARROW ZONING CODE CHAPTER 5.

Sam Sorenson
 SAM SORENSON, PLA
 OKLAHOMA LICENSED LANDSCAPE ARCHITECT #260

Index	
SHEET NAME	SHEET#
LANDSCAPE PLAN	1
PLANTING DETAILS	2
IRRIGATION DETAILS	3



DATE: 7-12-2024

CALL OKIE!

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL: 1-800-522-6543.

AT&T
 COX COMMUNICATIONS
 OKLAHOMA NATURAL GAS COMPANY
 AMERICAN ELECTRIC POWER COMPANY

BASE INFORMATION

ALL BASE INFORMATION INCLUDING EXISTING DRAINAGE WAYS, EXISTING CONTOURS, EXISTING VEGETATION, EXISTING STRUCTURES AND STREETS WERE PROVIDED TO PLACEMAKER CONSULTANTS, PLC. BASED FROM DATA COLLECTED BY SISMORE AND ASSOCIATES, TULSA, OKLAHOMA.

CONSTRUCTION COMPLIANCE

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT TULSA COUNTY SPECIFICATIONS, INCLUDING O.D.O.T. 1999 EDITION SPECIFICATIONS.

DUTY OF COOPERATION

PLACEMAKER CONSULTANTS, PLC. IN THIS STATEMENT SHALL BE KNOWN AS 'LANDSCAPE ARCHITECT'. RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE LANDSCAPE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE LANDSCAPE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE LANDSCAPE ARCHITECT SHALL RELIEVE THE LANDSCAPE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE LANDSCAPE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE LANDSCAPE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

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LANDSCAPE PLAN LS1 OF LS3 OKLAHOMA IOS LAND COMPANY

CIVIL ENGINEER: Sismore & Associates
 6660 South Sheridan Road
 Tulsa, Oklahoma
 DATE: JULY 12, 2024

LANDSCAPE ARCHITECT: PLACEMAKER CONSULTANTS, PLC
 4625 South Harvard Avenue, Suite 101A
 Tulsa, Oklahoma

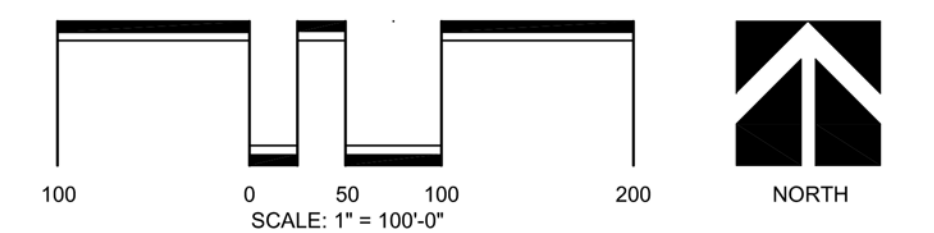


Exhibit "C"

CONCEPTUAL ELEVATIONS

PHASE ONE

Image 1



Image 2



Image 3



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