

Planned Unit Development No. 294

SPRING CREEK PLAZA

Broken Arrow, Oklahoma

CITY OF BROKEN ARROW

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9/03/2019

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I. DEVELOPMENT CONCEPT

The site comprises ± 13.78 acres located 310 feet south and 200 feet east of the intersection of South Elm Place (South 161st East Avenue) and West Tucson Street (East 121st Street South). The project has approximately 460 feet of frontage on Elm Place and 660 feet of frontage on Tucson. An amendment to the Broken Arrow Comprehensive Plan, from Level 4 to Level 6, was approved by the Broken Arrow City Council on April 21, 2003, to allow for the re-zoning of this property to the CH (Commercial Heavy) District. A PUD (PUD 196), rezoning application (BAZ 1823, CG and R-2 to CH) and a Specific Use Permit (SP 231) for the allowance of RV and Mini-Storage uses in the CH District were approved by the Broken Arrow City Council on February 17, 2009, but they have both expired due to the site not being platted within the required amount of time. It is the owner's intent to reinstate the PUD and CH zoning and to move forward with the development as previously approved with the revisions outlined below to the original PUD and Site Plan. As with the original rezoning, the purpose of the CH zoning was to enable indoor RV storage, mini-storage and office/warehouse uses to be utilized for this project. The 20% maximum mini-storage coverage in the CH zoning district will be adhered to in this PUD. The indoor RV storage, mini-storage and office/warehouse uses are the only CH uses that are to be allowed under this PUD. The remaining land uses available will be those that are allowed in the CG zoning district only.

The following are the items that have been revised from the original PUD 196, everything else remains unchanged:

1. The internal private street has been eliminated due to the cost of the storm sewer installation. The cost of the storm sewer has been what has kept this project from moving forward. An open channel located where the existing drainageway is located is now being proposed to make this project more economically feasible.
2. The full service tunnel car wash use has been eliminated.
3. Maximum allowable floor area in Tract G has been increased from 75,000 SF to 100,000 SF. The building footprints as shown in the original PUD are essentially unchanged, the northern most building is now proposed as a 2-story climate controlled mini-storage building. The maximum building height of 26 ft. remains unchanged.
4. The building setback from north boundary of Tract B, that is not an interior boundary, has been reduced from 30 ft. to 20 ft. This tract abuts a existing CN zoned parcel and since Tract B has a restricted site geometry due to the location of the proposed drainageway channel, this extra 10 ft. on the north end of the tract will help in the amount of developable area available. The south half of Tract B is pinched and has a reduced tract depth.
5. The minimum building setback for Tract F from Tract G has been reduced from 40 ft. to 30 ft. This is an internal building setback that only affects the western boundary of Tract G and allows a little more flexibility between the rear of the Office/Warehouse use in Tract F and the RV/ Mini-Storage use in Tract G.

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6. Driveways shall align with the access points on the opposite side of West Tucson Street or be offset at least 200 feet. Driveways shall align with the access points on the opposite side of South Elm Place, or in the case of Tract B, be offset at least 140 feet.
7. One multiple tenet sign shall be permitted along South Elm Place identifying the tenant or tenants located in Tracts A, F and G. This sign shall not exceed 20 feet in height, nor 300 square feet of display surface area, shall have a monument type base and be located outside of any utility easements adjacent to the arterial streets.

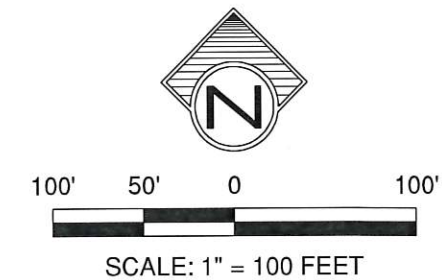
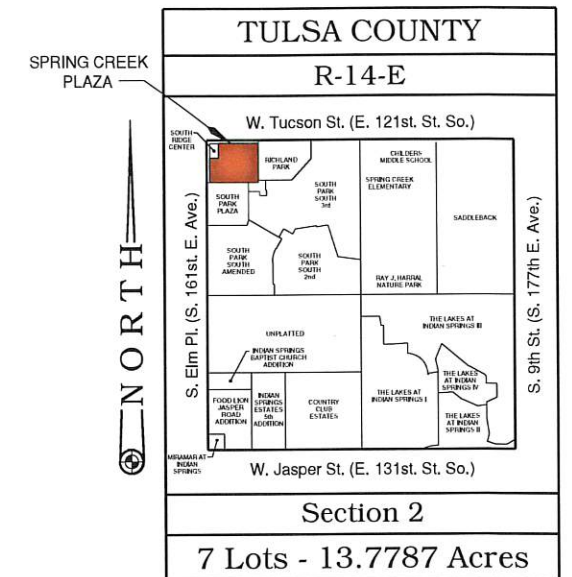
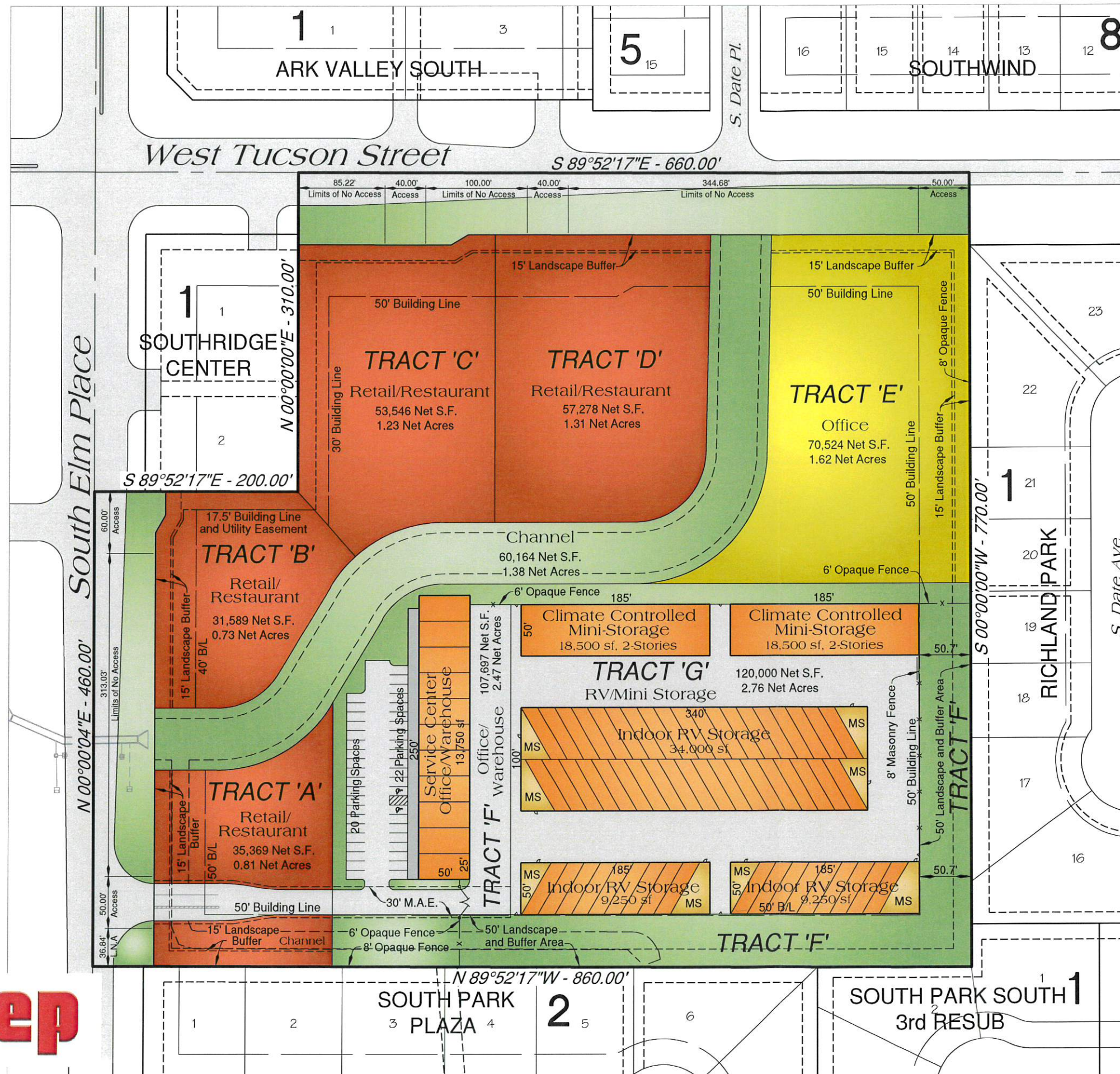
The planned unit development will offer five different types of commercial and office land uses - retail/restaurant, office, service center/office/warehouse, indoor RV storage and mini-storage. Design consideration has been given to nearby residential developments by establishing a 50 foot landscaped buffer area along the south and east boundaries of the indoor RV and mini-storage tract. In addition, aesthetics from the perimeter of the property will be aided by designing the indoor RV and mini-storage buildings with interior access, allowing the exterior walls, that face south and east, to serve as screening walls, further buffering the residential properties. In addition, no overhead doors will be allowed on these south and east facing perimeter walls. An 8-foot opaque, wood screening fence will be located along the south and east boundary of the PUD to facilitate additional screening for the adjacent residential areas.

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Exhibit A Spring Creek Plaza Conceptual Site Plan

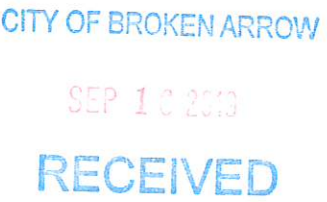
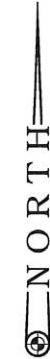
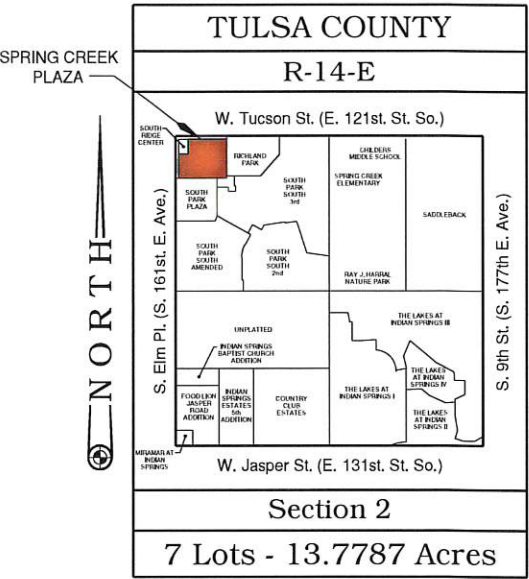
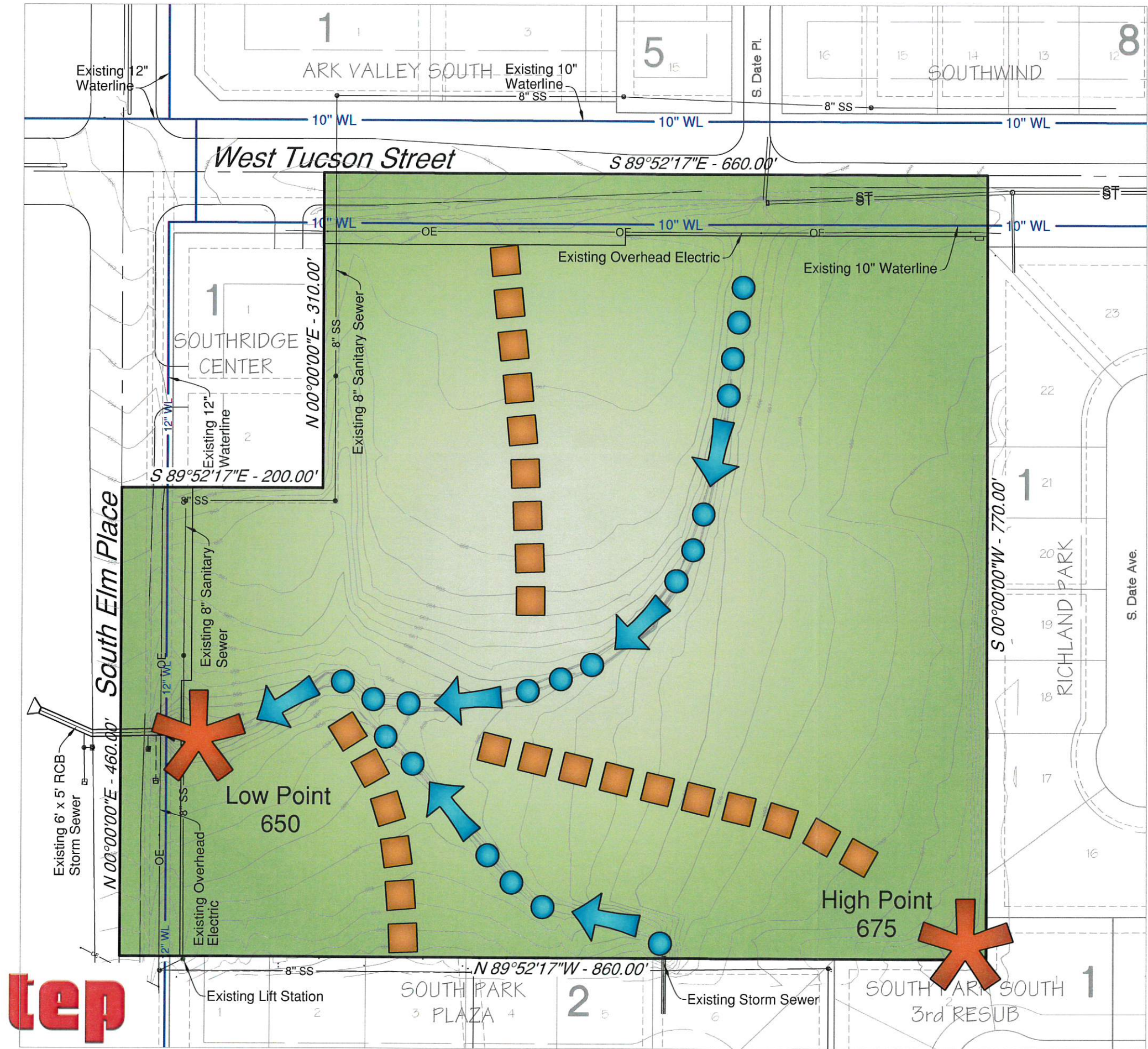


Exhibit B

Spring Creek Plaza

Development Area Plan



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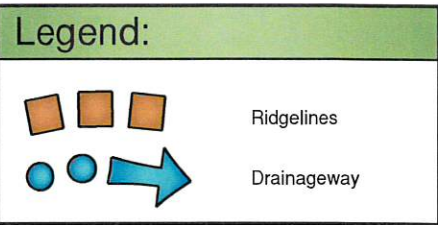
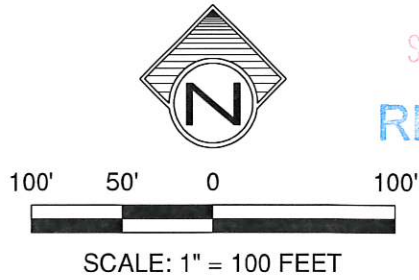
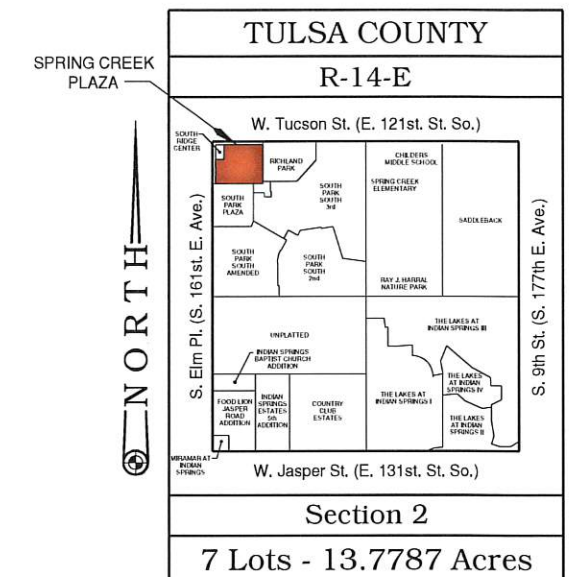
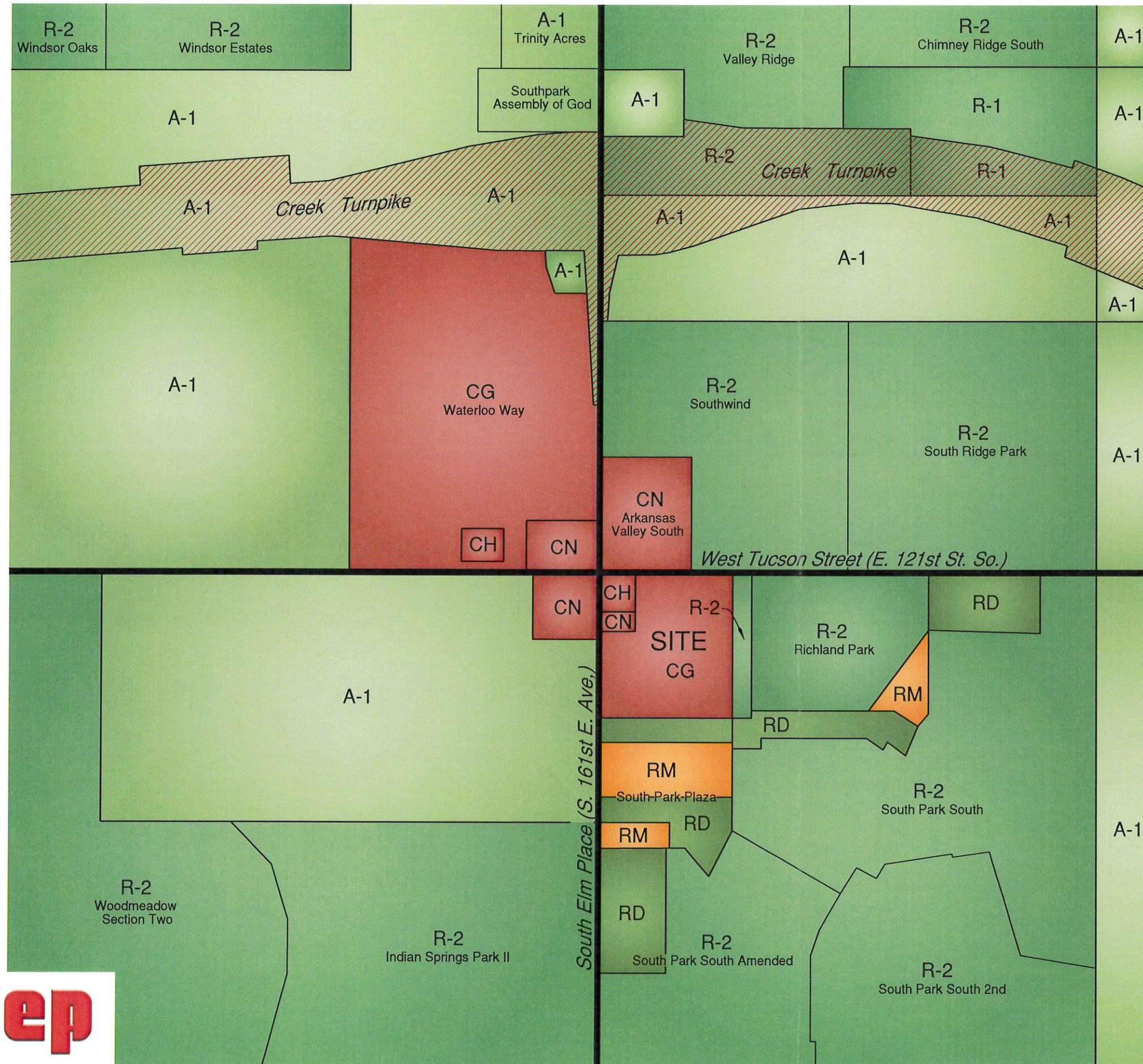


Exhibit C

Spring Creek Plaza

Existing Conditions Plan



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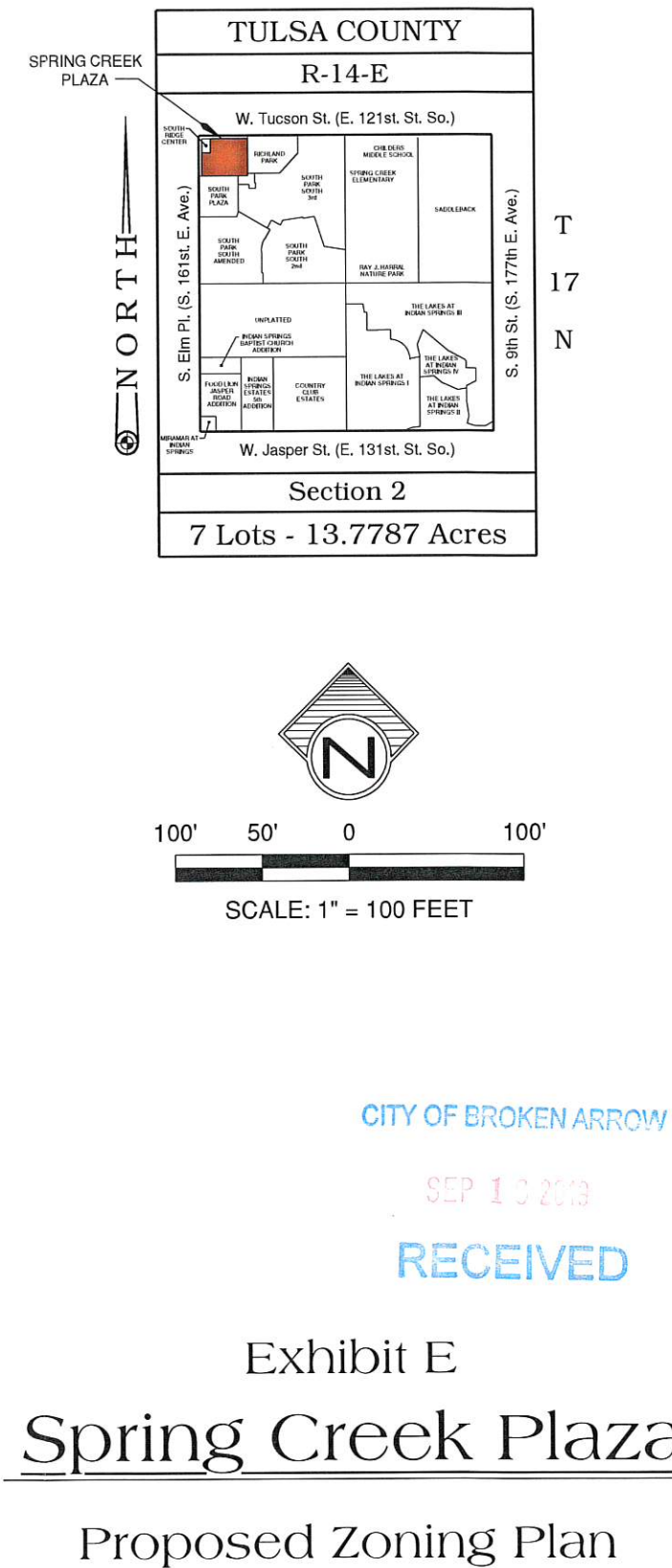
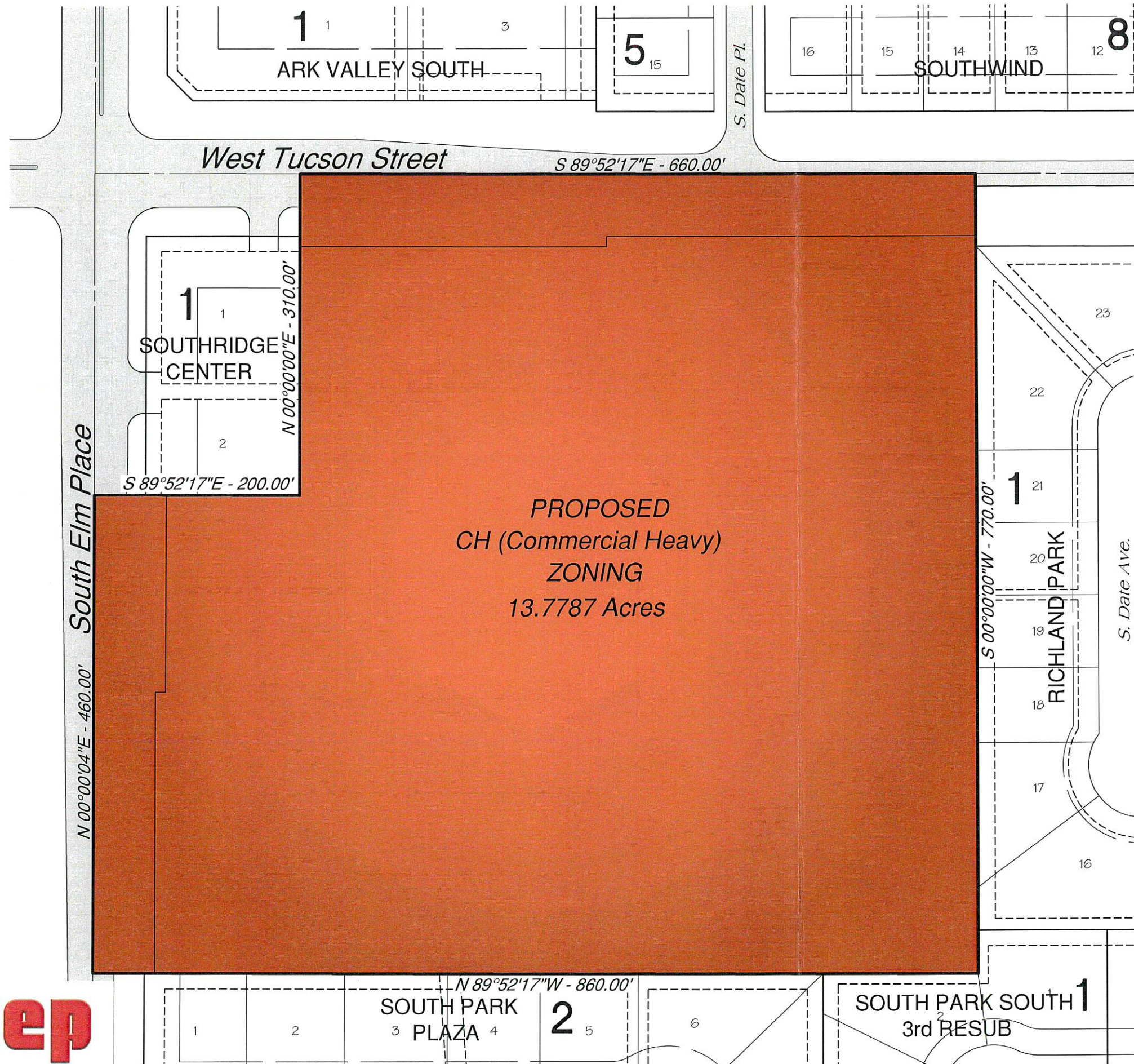
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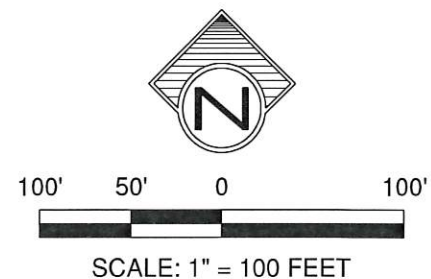
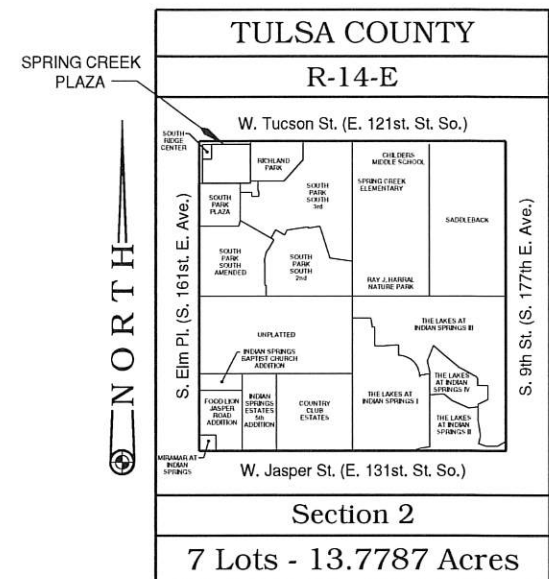
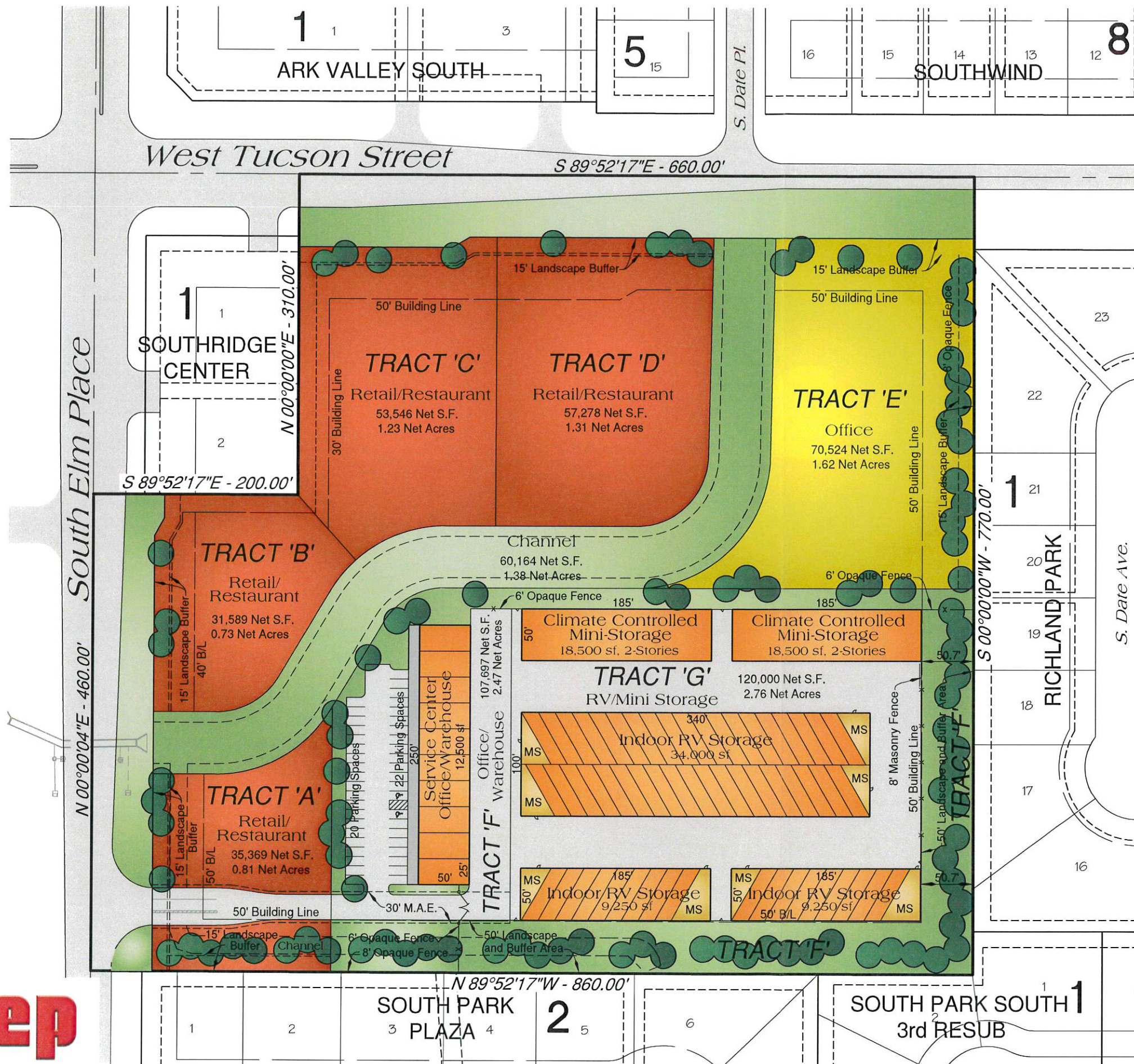
Spring Creek Plaza

Surrounding Zoning and Land Use Plan



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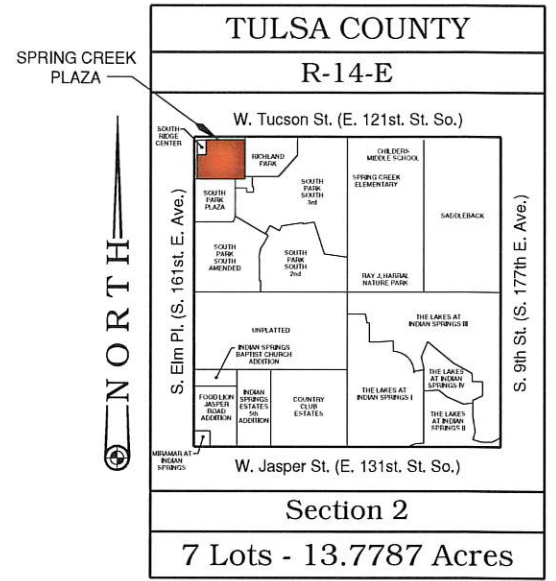
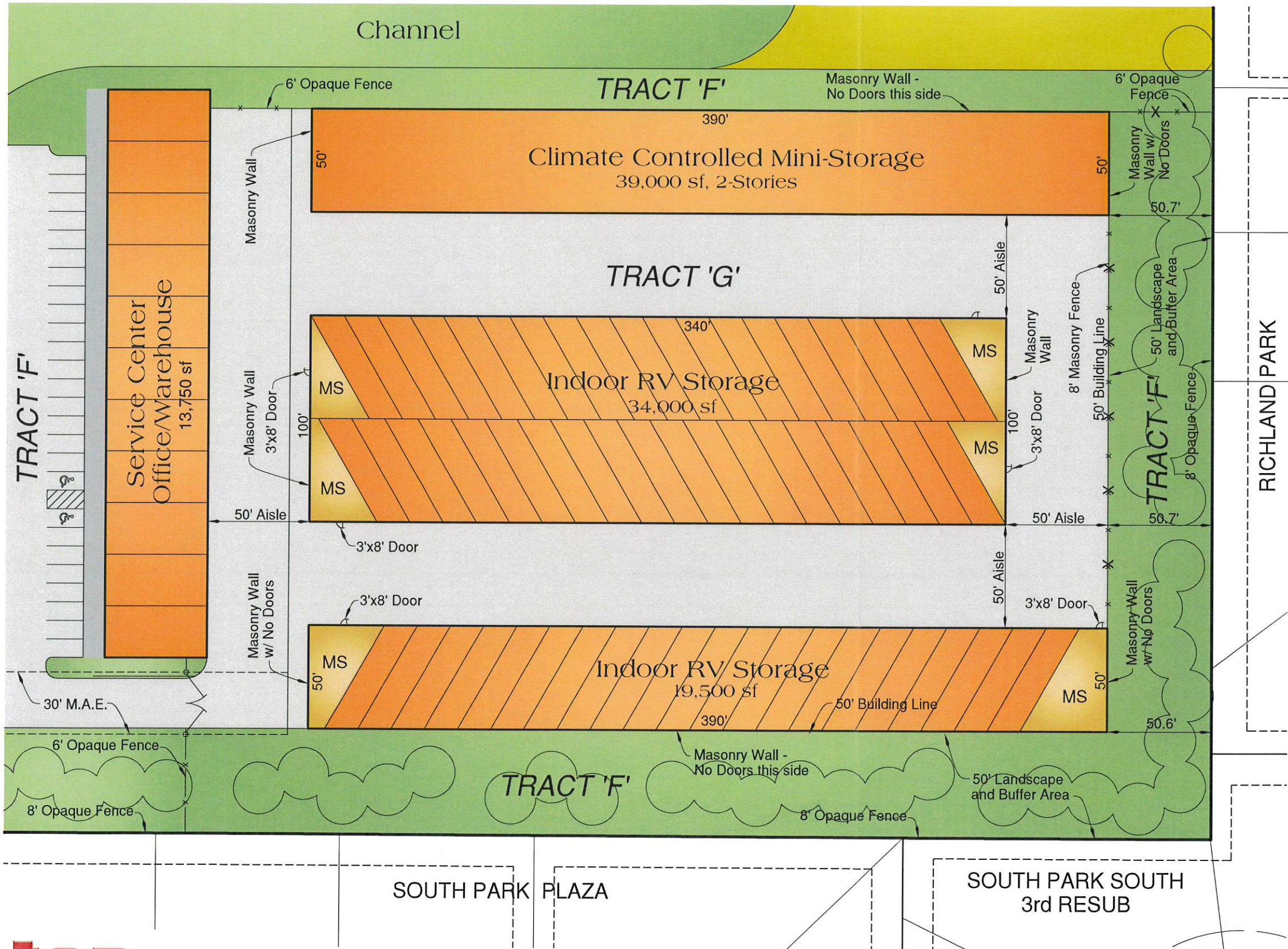


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Exhibit F
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Conceptual Landscape
and Screening Plan



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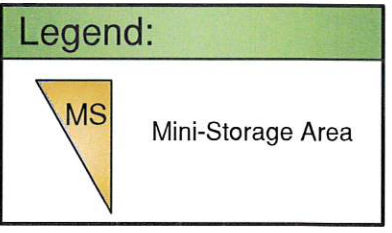


Exhibit G Spring Creek Plaza

Tract G - Site Plan



II. STATISTICAL SUMMARY -

TOTAL PROJECT AREA:	±13.78 Acres (Gross)
	±12.12 Acres (Net)
MAXIMUM ALLOWABLE FLOOR AREA:	216,900 sq.ft.
RETAIL/RESTAURANT (Tracts A and B):	
Tract A -	
Total Area	±0.81 Acres
Maximum Allowable Floor Area	14,450 sq.ft.
Tract B -	
Total Area	±0.73 Acres
Maximum Allowable Floor Area	13,050 sq.ft.
RETAIL/RESTAURANT (Tracts C and D):	
Tract C -	
Total Area	±1.23 Acres
Maximum Allowable Floor Area	22,000 sq.ft.
Tract D -	
Total Area	±1.31 Acres
Maximum Allowable Floor Area	23,400 sq.ft.
OFFICE (Tract E):	
Total Area	±1.62 Acres
Maximum Allowable Floor Area	29,000 sq.ft.
OFFICE/WAREHOUSE (Tract F):	
Total Area	±2.47 Acres
Maximum Allowable Floor Area	15,000 sq.ft.
RV/MINI-STORAGE (Tract G):	
Total Area	±2.76 Acres
Maximum Allowable Floor Area	100,000 sq.ft.

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III. DEVELOPMENT STANDARDS - RETAIL/RESTAURANT (Tracts A and B)

Tracts A and B shall be governed by the use and development regulations of the CG District except as hereinafter modified:

Permitted uses:	As permitted in the CG District, by right or specific use permit.
Minimum lot size:	12,000 square feet
Minimum lot frontage:	100 feet
Maximum building height:	35 feet
Minimum building setbacks:	
from R/W of South Elm Place	50 feet
from Residential district	50 feet
from north boundary of Tract B that is not an interior boundary	17.5 feet
from interior boundaries	0 feet

Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance, except that a landscaped edge of 15 feet in width shall be provided along Elm Place and the southern boundary of Tract A. Within the Landscape Buffer next to the southern boundary of Tract A, at least one tree shall be planted for every 20 lineal feet of landscape area of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. At least 10% of the net lot area shall be landscaped open space. The amount of landscape area and the amount of land area shall be calculated and shown on the site plan submitted to the City of Broken Arrow.

Sign Standard:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance. All freestanding signs, however, shall be limited to 10 feet in height, contain no more than 100 square feet, and shall have a monument type base. The base of the sign shall be of the same material as the principle building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.

Lighting:

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

Exterior Building Material:

Excluding doors and windows, the exterior vertical walls of all buildings shall contain at least 90% masonry material.

IV. DEVELOPMENT STANDARDS - RETAIL/RESTAURANT (Tracts C and D)

Tracts C and D shall be governed by the use and development regulations of the CG District except as hereinafter modified:

Permitted uses:	As permitted in the CG District, by right or specific use permit.
Minimum lot size:	12,000 square feet
Minimum lot frontage:	100 feet
Maximum building height:	35 feet*
Minimum building setbacks:	
from R/W of West Tucson Street	50 feet
from interior boundaries	0 feet

Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance, except that a landscaped edge of 15 feet in width shall be provided along Tucson Street. At least 10% of the net lot area shall be landscaped open space. The amount of landscape area and the amount of land area shall be calculated and shown on the site plan submitted to the City of Broken Arrow.

Sign Standard:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance. All freestanding signs, however, shall be limited to 10 feet in height, contain no more than 100 square feet, and shall have a monument type base. The base of the sign shall be of the same material as the principle building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.

Lighting:

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

Exterior Building Material:

Excluding doors and windows, the exterior vertical walls of all buildings shall contain at least 90% masonry material.

* Architectural elements may exceed maximum building height with site plan approval.

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V. DEVELOPMENT STANDARDS - OFFICE (Tract E)

Tract E shall be governed by the use and development regulations of the ON District except as hereinafter modified:

Permitted uses:	As permitted in the ON District, by right or specific use permit.
Minimum lot size:	12,000 square feet
Minimum lot frontage:	100 feet
Maximum building height:	35 feet
Minimum building setbacks:	
from R/W of West Tucson Street	50 feet
from east boundary	50 feet
Minimum parking setbacks:	
from east boundary	15 feet

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Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance, except that a landscaped edge of 15 feet in width shall be provided along Tucson Street. A Landscape Buffer of at least 15 feet in width shall be provided along the east boundary of Tract E. Within the Landscape Buffer next to the east boundary, at least one tree shall be planted for every 20 lineal feet of landscape area adjacent to the east boundary of Tract E, of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. At least 10% of the net lot area shall be landscaped open space. The amount of landscape area and the amount of land area shall be calculated and shown on the site plan submitted to the City of Broken Arrow.

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Sign Standard:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance. All freestanding signs, however, shall be limited to 10 feet in height, contain no more than 100 square feet, and shall have a monument type base. The base of the sign shall be of the same material as the principle building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.

Lighting:

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

Exterior Building Material:

Excluding doors and windows, the exterior vertical walls of all buildings shall contain at least 90% masonry material.

VI. DEVELOPMENT STANDARDS - OFFICE/WAREHOUSE (Tract F)

Tract F shall be governed by the use and development regulations of the CH District except as hereinafter modified:

Permitted uses: Office/Warehouse. No outdoor storage is allowed.

Maximum height: 35 feet

Minimum building setbacks:
from Residential District 50 feet
from Tract G 30 feet

Minimum parking setbacks:
from Tract G 0 feet
from residential boundaries 50 feet
from south boundary 50 feet

Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance. A 50-wide Landscape Buffer shall be provided along the south and east property lines, adjacent to the existing residential areas, for the benefit of Tract G. Within this Landscape Buffer, at least one tree shall be planted for every 20 lineal feet of landscape buffer, of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. A minimum combined 10% of the net lot areas of both Tracts F and G shall be landscaped open space, all of which shall be contained in Tract F. The amount of open space provided and total land area shall be shown on the site plan submitted to the City of Broken Arrow.

Fencing:

An 8-foot opaque, wood fence shall be installed, in accordance with Section 3.2.D.3 of the City of Broken Arrow Zoning Ordinance, along the south and east boundaries of Tract F.

Parking:

Parking shall be provided in accordance with Section 5.4 of the Broken Arrow Zoning Ordinance. In addition, at least three additional parking spaces shall be provided in Tract F to meet the parking needs of Tract G.

Sign Standard:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance. All freestanding signs, however, shall be limited to 10 feet in height, contain no more than 100 square feet, and shall have a monument type base. The base of the sign shall be of the same material as the principle building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.

Lighting:

No light poles shall be installed in the south 50 feet and the east 50 feet of Tract F. Lighting in the remaining portion of Tract F shall be in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

VII. DEVELOPMENT STANDARDS - RV/MINI-STORAGE (Tract G)

Tract G shall be governed by the use and development regulations of the CH District, except as hereinafter modified:

Permitted uses: Indoor RV storage and mini-storage. No outdoor storage is allowed.

Maximum building height: 26 feet

Minimum building setbacks:
from Residential District 50 feet
from interior boundaries 0 feet

Parking:
Three Parking Spaces will be provided in Tract F

Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance. Landscaping for Tract G shall be provided by a 50-foot wide landscape buffer area, located in Tract F, along the south and east property lines, adjacent to the existing residential areas. Within this landscape buffer, at least one tree shall be planted for every 20 lineal feet of landscape buffer, of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. A minimum combined 10% of the net lot areas of both Tracts F and G shall be landscaped open space, all of which shall be contained in Tract F. No landscape material shall be required within the interior area of the RV/Mini-Storage facility. The amount of open space provided and total land area shall be shown on the site plan submitted to the City of Broken Arrow.

Fencing:

A 8-foot opaque, wood fence shall be installed, in accordance with Section 3.2.D.3 of the City of Broken Arrow Zoning Ordinance, along the south and east boundaries of Tract F. An 8-foot high screening fence shall be constructed along the east boundary of Tract G between the northernmost and southernmost buildings shown in Exhibit A. The fence shall be of the same masonry material used on the east side of the buildings in Tract G.

Sign Standard:

No freestanding or wall signs shall be allowed in Tract G.

Lighting:

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance. No light poles shall be installed in Tract G. Any wall packs in Tract G will be shielded with the light directed towards the ground.

Exterior Building Materials:

The exterior wall closest to the exterior boundaries of Tract G shall be constructed of masonry material. There shall be no openings along any of these walls, except for one 3'x 8' door will be permitted for the east end of the central building as portrayed in Exhibit G, Tract G - Site Plan.

Hours of Operation:

The hours of operation for the RV and mini-storage uses located on Tract G shall be from 5:00 am to 11:00 pm.

VIII. LANDSCAPING AND SCREENING -

Except as modified herein, landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance. Any landscape material which fails shall be replaced in accordance with the criteria contained in Section 5.2.B.4.d.ii of the City of Broken Arrow Zoning Ordinance. An opaque, wood screening fence of at least 8 feet in height shall be provided along the south and east boundaries of this PUD. Fencing in Tracts F and G, between the Office/Warehouse and RV/Mini-Storage, shall be an opaque screening fence of at least 6 feet in height. Fencing shall be installed in accordance with Section 3.2.D.3 of the City of Broken Arrow Zoning Ordinance.

IX. LIGHTING -

No light poles shall be installed in Tract G and the south 50 feet and the east 50 feet of Tract F. Lighting in the remaining portion of the PUD shall be installed in accordance with section 5.6 of the City of Broken Arrow Zoning Ordinance. In Tract G, low intensity security lighting placed on the buildings will be reviewed during site plan review. These lights shall be shielded with the light directed towards the ground. Exterior lighting plans shall be approved by Staff prior to installation.

X. SIGNAGE -

One multiple tenant sign shall be permitted along South Elm Place identifying the tenant or tenants located in Tracts A, F and G. This sign shall not exceed 20 feet in height, nor 300 square feet of display surface area, shall have a monument type base and be located outside of any utility easements adjacent to the arterial streets. No freestanding or wall signs shall be allowed in Tract G.

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XI. ACCESS TO ELM PLACE AND TUCSON STREET -

Access to Elm Place and Tucson Street shall meet the requirements of Section 5.3.B.3 of the Zoning Ordinance except that the two western most access points/driveways on Tucson Street shall align with the western most access points/driveways on the north side of Tucson Street. Access points shall be located as shown in Exhibit A with access to Tract B being aligned with the CVS drug store on the west side of Elm Place. Separation with driveway to the north of Tract B will be less than that required by Section 5.3.B.3 of the Zoning Ordinance due to existing features, site conditions and geometry.

XII. PLATTING -

No building permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

XIII. SITE PLAN REVIEW -

No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City of Broken Arrow as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City of Broken Arrow.