
***Kenosha-Elm Business Park
Planned Unit Development***

October 7th, 2016

Submitted to:

The City of Broken Arrow, Oklahoma

for:

Richard C. Gardner Real Estate, LLC

Prepared by:



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EXHIBITS:

- Exhibit “A”:* Existing Zoning – Site and Surrounding Area
 - Exhibit “B”:* Proposed Zoning and P.U.D. Development Areas
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DEVELOPMENT CONCEPT

Kenosha-Elm Business Park, the subject of this planned unit development report, is a proposed office & mini-storage development project in central Broken Arrow. Located one-quarter mile east of Elm Place and just north of Kenosha Street, the approximate 10.77 acre property tract is presently undeveloped, having once contained a single-family dwelling in the central portion of the site. As reflected on Exhibit “A” of this report, the property is presently zoned R-2, RM, CH and CN. The property is bounded on the north by a City of Broken Arrow regional stormwater detention facility, on the east by the single-family residential subdivisions of Kenwood and Kenwood IV, on the south by automotive sales and retail businesses, and on the west by established multi-family dwellings.

As illustrated on Exhibit “C” of this report, one of the principle features of the Kenosha-Elm Business Park is a proposed three-lane public roadway extending the full north-south length of the project, termed Main Street North. This public roadway allows for access and frontage for the proposed office lots and mini-storage facility, but is also a critical roadway link for future roadway extensions to serve over 40-acres of presently undeveloped and underserved properties to the north. The proposed office lots on the easterly side of Main Street North provide for a heavily landscaped greenbelt and building setback area alongside the Kenwood subdivisions to the east, and similar perimeter greenbelt & building setback areas can be found throughout the remainder of the proposed development. Specific building and site design development standards are described under the following Development Area “A” (mini-storage), Development Area “B” (office) and Development Area “C” (retail) sections of this report.

With respect to site utilities and stormwater drainage, an 8” water line extension is proposed along the full north-south length of Main Street North stemming from an existing 10” city waterline located on the north side of Kenosha Street, as illustrated on Exhibit “C”. For services to the mini-storage portion of the project, a 6” looped water line is also proposed and shown on Exhibit “C”. Regarding sanitary sewer service, an 8” sanitary sewer line is proposed to serve the office lots, extending from an existing 8” city sanitary sewer line located in the Kenwood IV Addition to the east. Sanitary sewer service for the mini-storage facility shall also be served by an extension of a 8” sanitary sewer from Kenwood IV Addition to the east of the mini-storage lot. Based upon the existing multi-directional flow of stormwater on the site, a proposed stormwater detention pond is shown in the southeasterly portion of the project to collect a portion of the improved site stormwater flow, while the Park Grove creek tributary and the abutting city stormwater detention facility to the north will collect the remaining stormwater drainage.

With sensitive site planning and a high level of building and site development standards, Kenosha-Elm Business Park should prove to be a catalyst for desirable mixed-use land development in this central Broken Arrow location. In addition, this PUD will serve to “grandfather” the existing retail development that was built prior to the zoning code and has been affected by proposed widening of West Kenosha St. North.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “A”)

(Mini-storage)

Development Area “A” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the IL District, except as follows:

- LAND AREA: 7.379 Ac. (321,451 SF)
- EXISTING ZONING: RM, R-2, CN, CH
- PROPOSED ZONING: PUD / IL
- PERMITTED USES:

Mini-storage facility with an accessory-use office building.

- MINIMUM LOT AREA: 12,000 SF
- MINIMUM LOT FRONTAGE: 50 feet
- MAXIMUM BUILDING HEIGHT: 25 feet
- MINIMUM BUILDING SETBACKS:

- From the easterly boundary of Development Area “A”: 17.50 feet
- From the northerly boundary of Development Area “A”: 30 feet
- From the most westerly boundary of Development Area “A”: 80 feet
- From the remaining westerly boundaries of Development Area “A”: 11 feet
- From the southerly boundaries of Development Area “A”: 17.50 feet

MINIMUM LANDSCAPED AREA:

A landscaped area of 30 feet in width is required along the northerly, and southerly boundaries of Development Area “A”, with the exception of the most westerly boundary of Development Area “A” which shall require a minimum 80’ width natural, undisturbed area for the Park Grove Creek drainageway. Based upon FEMA 100-year floodplain limits within the extreme westerly portion of Development Area “A”, no new tree plantings, fencing, or other obstructions are to be placed within the subject Park Grove Creek drainage / reserve area. Within the 30’ width landscape area for the remaining northerly, and southerly boundaries of Development Area “A”, a minimum of one medium to large evergreen tree shall be planted for every seventy-five (75) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

Along the frontage of lots within Development Area “A” that abut the Main Street North right-of-way, a landscape area of 17.5’ in width is required. Within this 17.5’ width landscape area, a minimum of one tree shall be planted for every fifty (50) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

All trees to be planted in the above described landscape areas are to be a minimum 2” caliper width, such trees shall be on the city’s approved tree list or as otherwise approved by the city, and other applicable landscaping requirements of the City of Broken zoning code shall be met.

SCREENING / BUFFERING:

A minimum six foot (6') height colored metal or wrought iron decorative screening fence is required along portions of the perimeter and interior of the site as depicted upon Exhibit "C" within this report.

The building facades which are directly adjacent to Main Street North roadway shall be fully constructed of masonry, Exterior Insulated Finished Systems (EIFS), stucco, or a combination thereof, with the exception of window or door openings for the proposed mini-storage office building at the entrance area to the mini-storage facility. The building facades as described above are depicted on Exhibit "C".

LIGHTING:

All exterior lighting within Development Area "A" shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area "A" shall be required.

OFF-STREET PARKING:

Five parking spaces. The location of these parking spaces are conceptually shown on Exhibit "C".

SIGNAGE:

Per City of Broken Arrow zoning code requirements.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area "A" shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Any new dumpster(s) in Development Area "A" shall be located at least 30 feet from all exterior boundaries of Development Area "A".

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

NOTE: The Development Area "A" boundary shown on Exhibit "B" of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area "A" shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA "B")

(Office)

Development Area "B" shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the ON District, except as follows:

LAND AREA: 3.128 Ac. (136,267 SF)

EXISTING ZONING: RM, R-2, CH

PROPOSED ZONING: PUD / ON

PERMITTED USES:

Medical office or clinics, business or professional offices, financial institution without a drive-thru facility, art gallery or museum, and places of assembly.

MINIMUM LOT AREA: 12,000 SF

MAXIMUM LOT AREA: 2.49 Acres

MINIMUM LOT FRONTAGE: 100 feet

MAXIMUM BUILDING HEIGHT: 2-stories; up to 45 feet from grade level to the highest building ridge line.

MINIMUM BUILDING SETBACKS:

From the easterly right-of-way limits of Main Street North:	25 feet
From the northerly boundary of Development Area "B":	30 feet
From the easterly boundary of Development Area "B":	30 feet for building structures of 35' or less in height; 50 feet for building structures over 45' in height.

From the southerly boundary of the most southerly lot located within Development Area "B":	10 feet
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From internal side lot lines within Development Area "B":	0 feet
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MINIMUM LANDSCAPED AREA:

A landscaped area of 30 feet in width is required along the extreme easterly boundary of Development Area "B". Within this 30' width landscaped area, a minimum of one medium to large evergreen tree shall be planted for every thirty (30) lineal feet of landscape area. Trees may be grouped together or evenly spaced, provided no such required trees shall be spaced greater than a distance of thirty (40) lineal feet at any point along such landscape area. A minimum of 75% of the trees to be planted in the subject landscaped area shall be evergreen, with such evergreen trees having a minimum mature height of 15'. Up to 25% of the trees to be planted in the landscaped area may be broadleaf deciduous, having a minimum mature height of 15'.

Along the northerly and southerly boundaries of Development Area "B", with the exception of

Main Street North roadway areas, a landscape area of 30' in width is required. Within this 30' width landscaped area, a minimum of one medium to large evergreen tree shall be planted for every seventy-five (75) lineal feet of landscape area. Along the frontage of lots within Development Area "B" that abut the Main Street North right-of-way, a landscaped area of 10' in width is required. Within this 10' width landscape area, a minimum of one tree shall be planted for every fifty (50) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

All trees to be planted in the above described landscape areas are to be a minimum 2" caliper width, such trees shall be on the city's approved tree list or as otherwise approved by the city, and other applicable landscaping requirements of the City of Broken zoning code shall be met.

SCREENING & BUILDING AESTHETIC REQUIREMENTS:

An eight (8) foot height wooden opaque screening fence shall be required along the full length of the extreme easterly boundary line of Development Area "B" (abutting the Kenwood and Kenwood IV additions to the east). Construction of such screening fencing shall be in accordance with city zoning code requirements. Care shall be exercised upon construction of such fencing for preservation of existing evergreen and deciduous trees that are presently located along this fence alignment area.

For all building facades within Development Area "B", such building facades shall be fully constructed of masonry, Exterior Insulated Finished Systems (EIFS), stucco, or a combination thereof, with the exception of window or door openings for the proposed buildings to be constructed within Development Area "B". For two-story building structures constructed within Development Area "B", all windows on the east-facing upper levels of such structures shall fully contain translucent or obscure-vision glazed glass. Skylights, solatubes, or other roof-mounted products designed to allow natural light into such upper level areas of such two-story building structures shall be allowed.

LIGHTING:

All exterior lighting within Development Area "B" shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area "B" shall be required.

OFF-STREET PARKING:

Per City of Broken Arrow zoning code requirements.

SIGNAGE:

Per City of Broken Arrow zoning code requirements. Additionally, one (1) off-premises advertising sign for the Kenosha-Elm Business Park project shall be allowed near the northeast corner of the intersection of Main Street North and W. Kenosha St. Such signage shall be limited to a maximum height of twenty (20) feet, contain no greater than two-hundred (200) feet of display surface area, and meet signage placement and design criteria as set forth in the City of Broken Arrow zoning code.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area "B" shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Exterior materials used upon such

dumpster screening fencing shall be consistent with the building materials applied to the principle building structure upon such lot. Dumpsters in Development Area “B” shall be located at least 30 feet from the easterly boundary of Development Area “B”.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

NOTE: The Development Area “B” boundary shown on Exhibit “B” of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area “B” shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “C”)

(Retail)

Development Area “C” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CN District, except as follows:

LAND AREA: 1.129 Ac. (49,177 SF)

EXISTING ZONING: CN

PROPOSED ZONING: CN

PERMITTED USES:
As a matter of right in a CN - Commercial Neighborhood District.

MINIMUM LOT AREA, MAXIMUM LOT AREA
FRONTAGE, MAXIMUM BUILDING HEIGHT: per CN District

MINIMUM BUILDING SETBACKS:

From the South (Centerline of W. Kenosha St. N.): 105 feet
From the East (Collector Street): 1.5 feet
From the North (Rear): 20 feet
From the West: 0 feet

LANDSCAPE REQUIREMENTS:

Minimum Landscaped Area: 6%
Landscape Edge: None
New Interior Parking Lot Landscaping: Per 5.2.B.C of the Broken Arrow Zoning Ordinance

LIGHTING:

All exterior lighting within Development Area “C” shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area “B” shall be required.

OFF-STREET PARKING:

Per City of Broken Arrow zoning code requirements.

SIGNAGE:

Per City of Broken Arrow zoning code requirements.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area “C” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Exterior materials used upon such dumpster screening fencing shall be consistent with the building materials applied to the principle building structure upon such lot.

OTHER BULK AND AREA REQUIREMENTS:

85% of City of Broken Arrow zoning code requirements.

NOTE: The Development Area "C" boundary shown on Exhibit "C" of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area "C" shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

PLATTING REQUIREMENTS

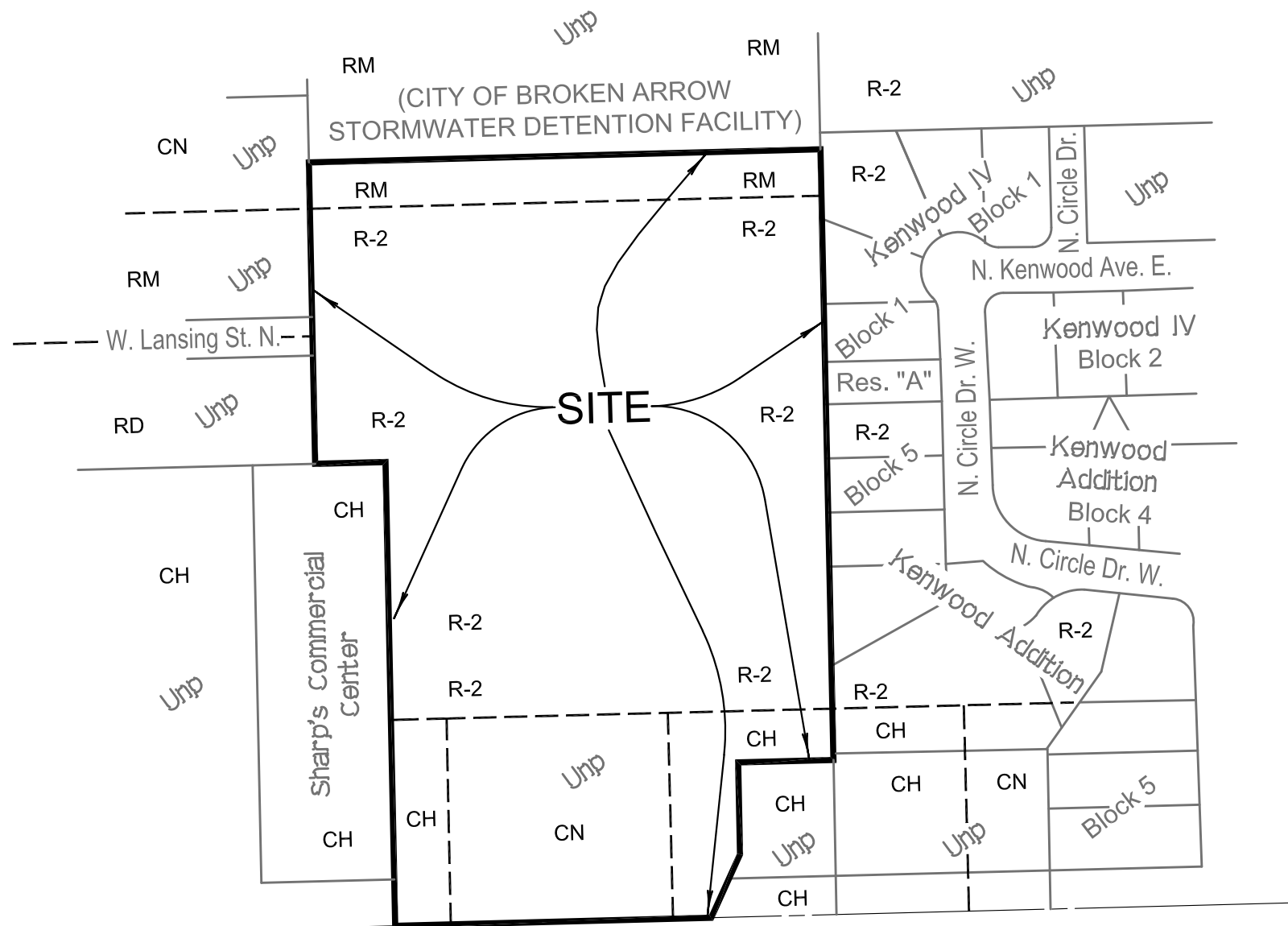
The project site shall be included within a subdivision plat submitted to and approved by the City of Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record in the Tulsa County Clerk's office.

PUD DETAIL PLANS REVIEW

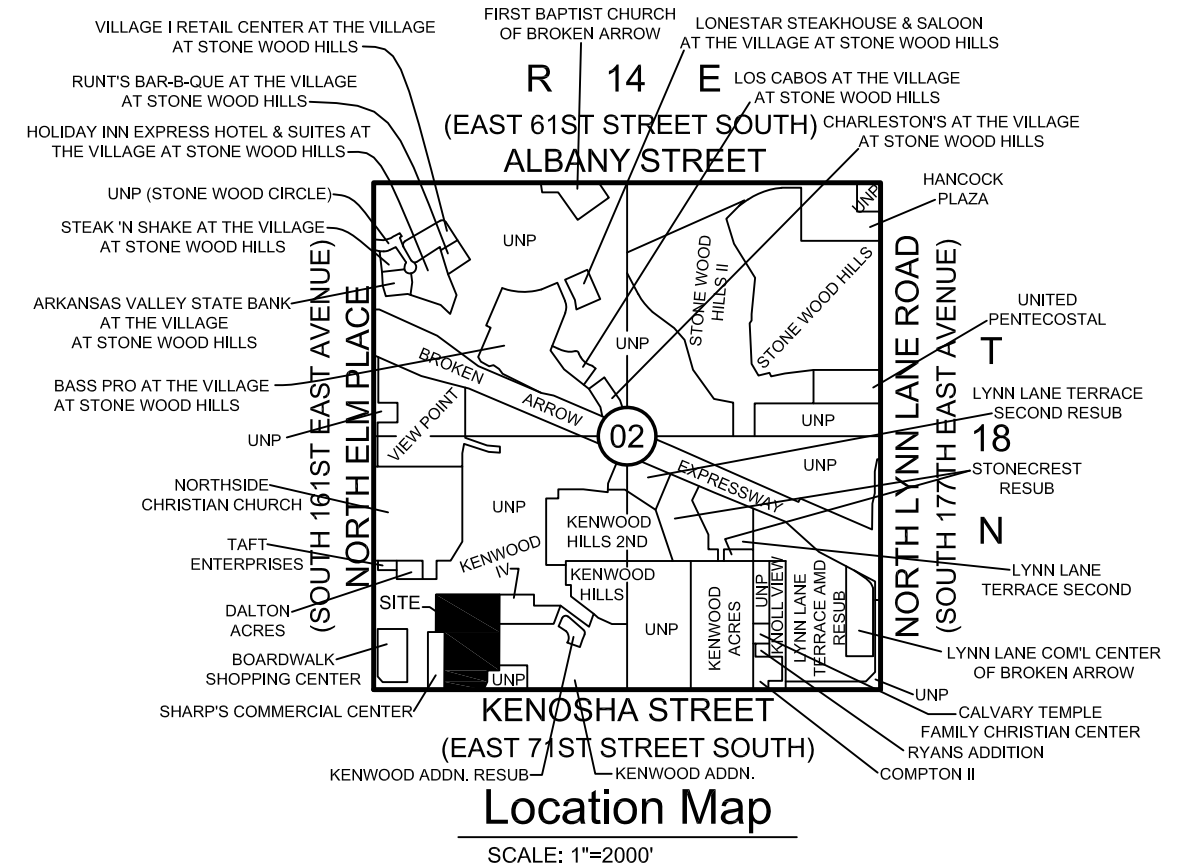
Prior to construction of any new building structure within the Kenosha-Elm Business Park, a PUD Detail Site Plan shall be submitted to and approved by the City of Broken Arrow. Prior to the issuance of a certificate of occupancy for any new buildings within Kenosha-Elm Business Park, a PUD Detail Landscape Plan shall be submitted to and approved by the city. Additionally, prior to the issuance of such certificate of occupancy, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that landscaping has been installed, except trees, in accordance with the approved landscaping plan. Prior to or within one hundred twenty (120) days following the issuance of a certificate of occupancy permit, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that all trees have been installed, in accordance with the approved landscaping plan.

ANTICIPATED DEVELOPMENT SCHEDULE

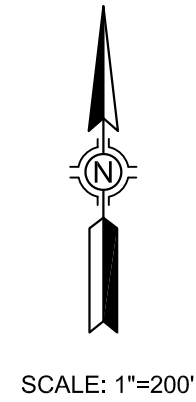
It is the intent of the owner / developer to commence initial site grading activity following zoning and preliminary plat approvals and acquisition of an Earthchange Permit. Following receipt of other required project plan and permit approvals by the city, and recording of the Kenosha-Elm Business Park subdivision plat, it is anticipated that construction will commence on the mini-storage portion of the project in Winter or Spring, 2016. Construction on the office portion of the project is anticipated to occur in phases as each of the proposed office lots are sold and appropriately permitted through the City of Broken Arrow.



**West Kenosha Street North
(East 71st Street South)**



- Legend**
- R-2 = SINGLE FAMILY RESIDENTIAL 2
 - RM = RESIDENTIAL MULTI-FAMILY
 - RD = RESIDENTIAL DUPLEX
 - CH = COMMERCIAL HEAVY
 - CN = COMMERCIAL NEIGHBORHOOD



Kenosha-Elm Business Park

**Existing Zoning-Site and
Surrounding Area**

DATE PREPARED: SEPTEMBER 23, 2016

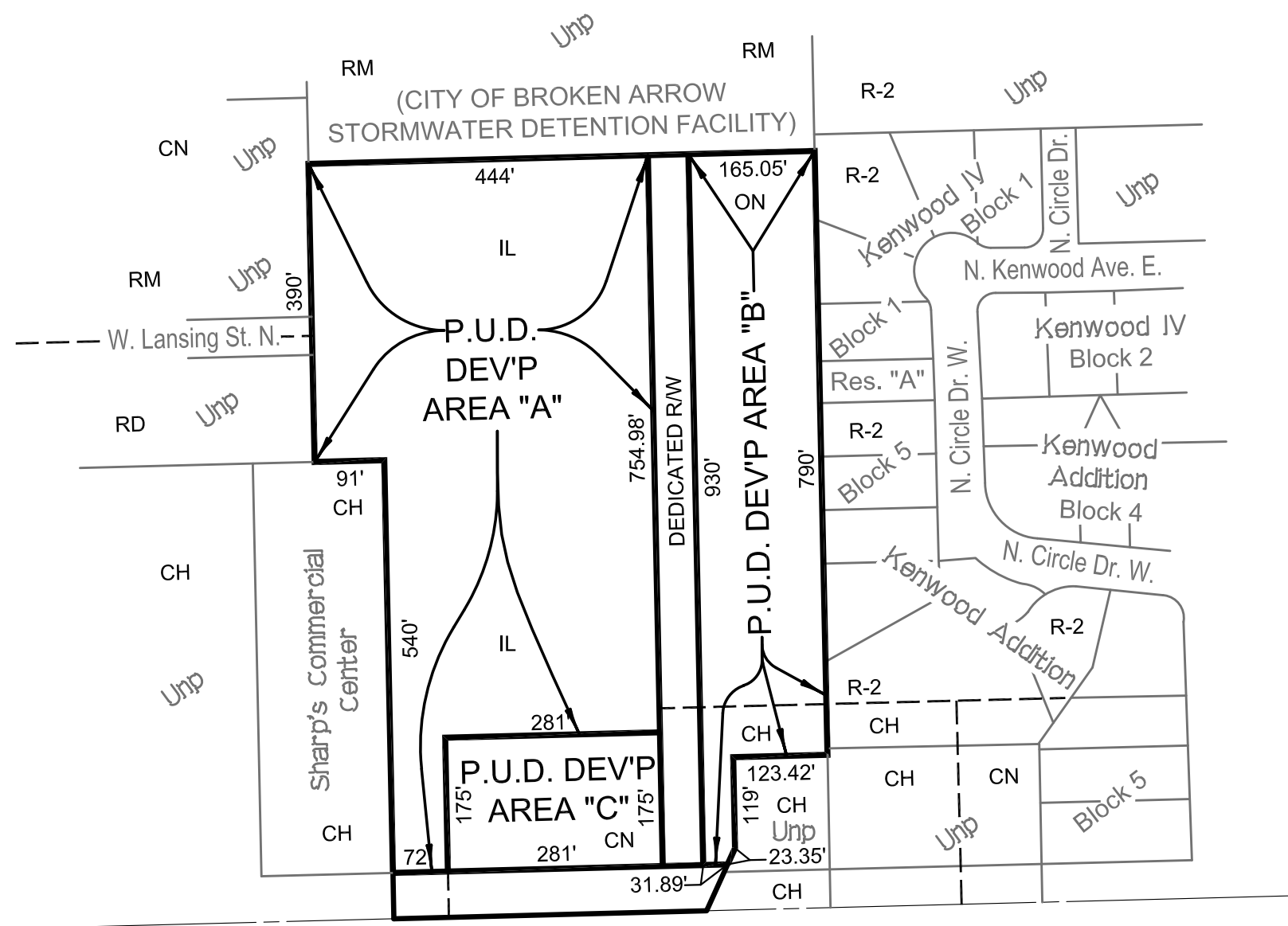
Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74136
 C.A. NO. 2421
 PHONE: (918) 665-3600
 FAX: (918) 665-8668
 EXP. DATE 6/30/17

FILE: 1814.0230 WO#: 16705.07

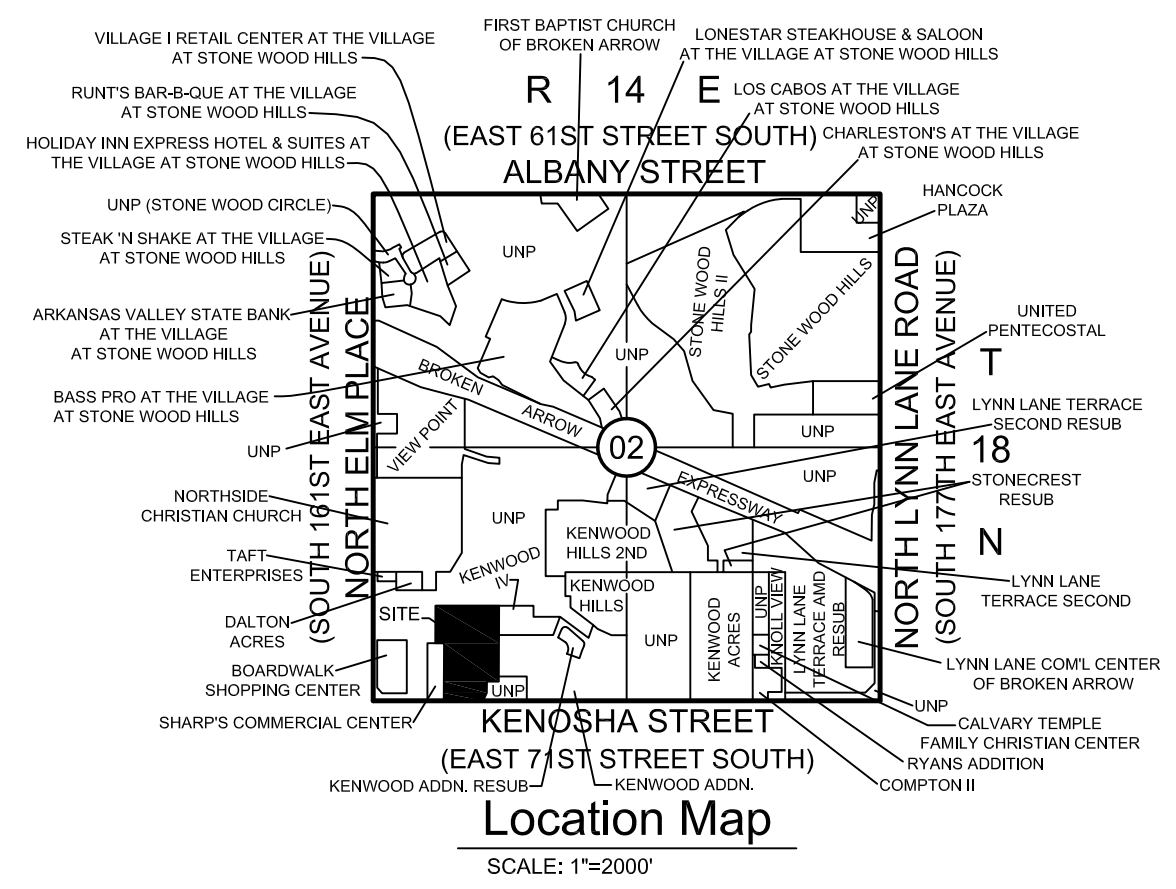
Exhibit "A"

K:\16705.07\Exhibits\EXHIBIT A.dwg EXHIBIT A Oct.06, 2016 - 3:26:15pm SISEMORE WEISZ & ASSOCIATES, INC., 2016

K:\16705.07\Exhibits\EXHIBIT B.dwg EXHIBIT B Oct.06, 2016 - 3:24:19pm SISEMORE WEISZ & ASSOCIATES, INC., 2016



**West Kenosha Street North
(East 71st Street South)**



SCALE: 1"=200'

- Legend**
- R-2 = SINGLE FAMILY RESIDENTIAL 2
 - RM = RESIDENTIAL MULTI-FAMILY
 - RD = RESIDENTIAL DUPLEX
 - CH = COMMERCIAL HEAVY
 - CN = COMMERCIAL NEIGHBORHOOD
 - IL = INDUSTRIAL LIGHT
 - ON = OFFICE NEIGHBORHOOD
 - R/W = DEDICATED R/W

Kenosha-Elm Business Park

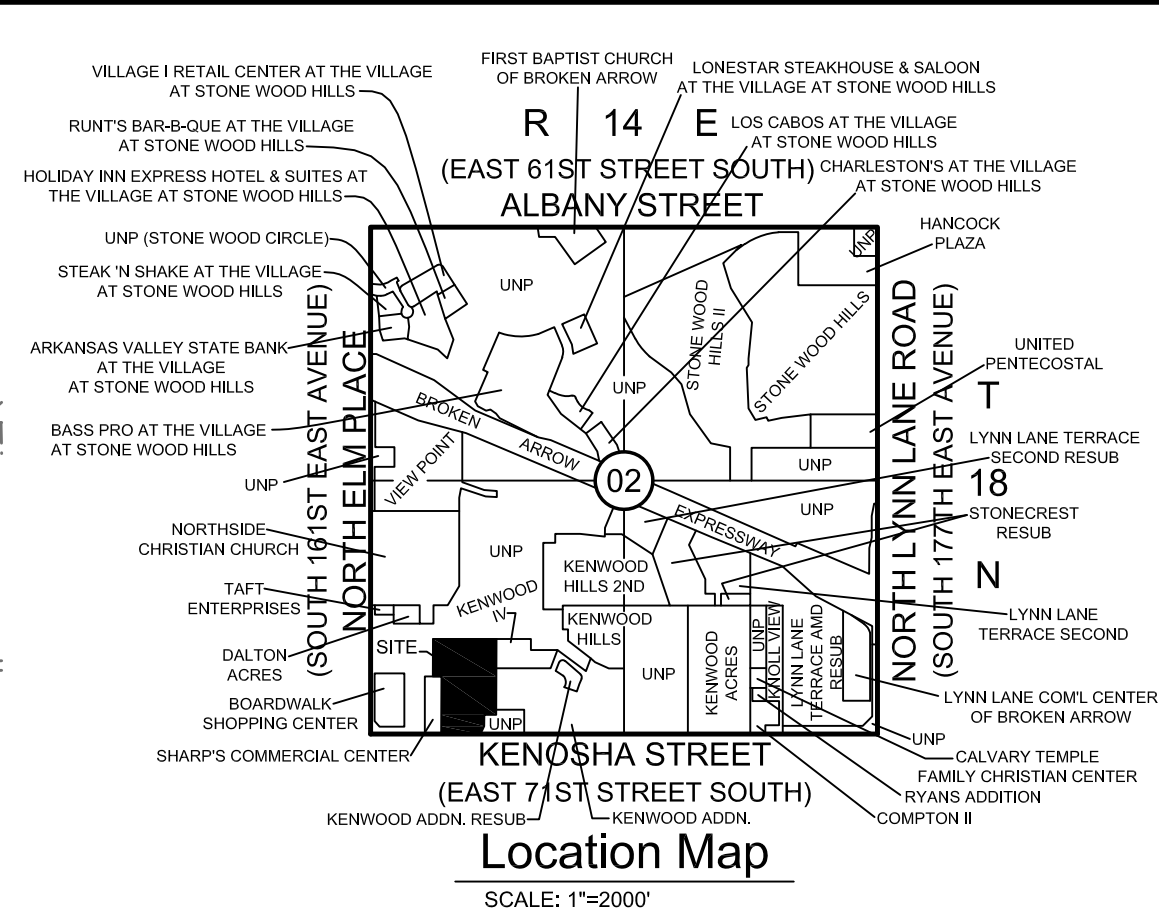
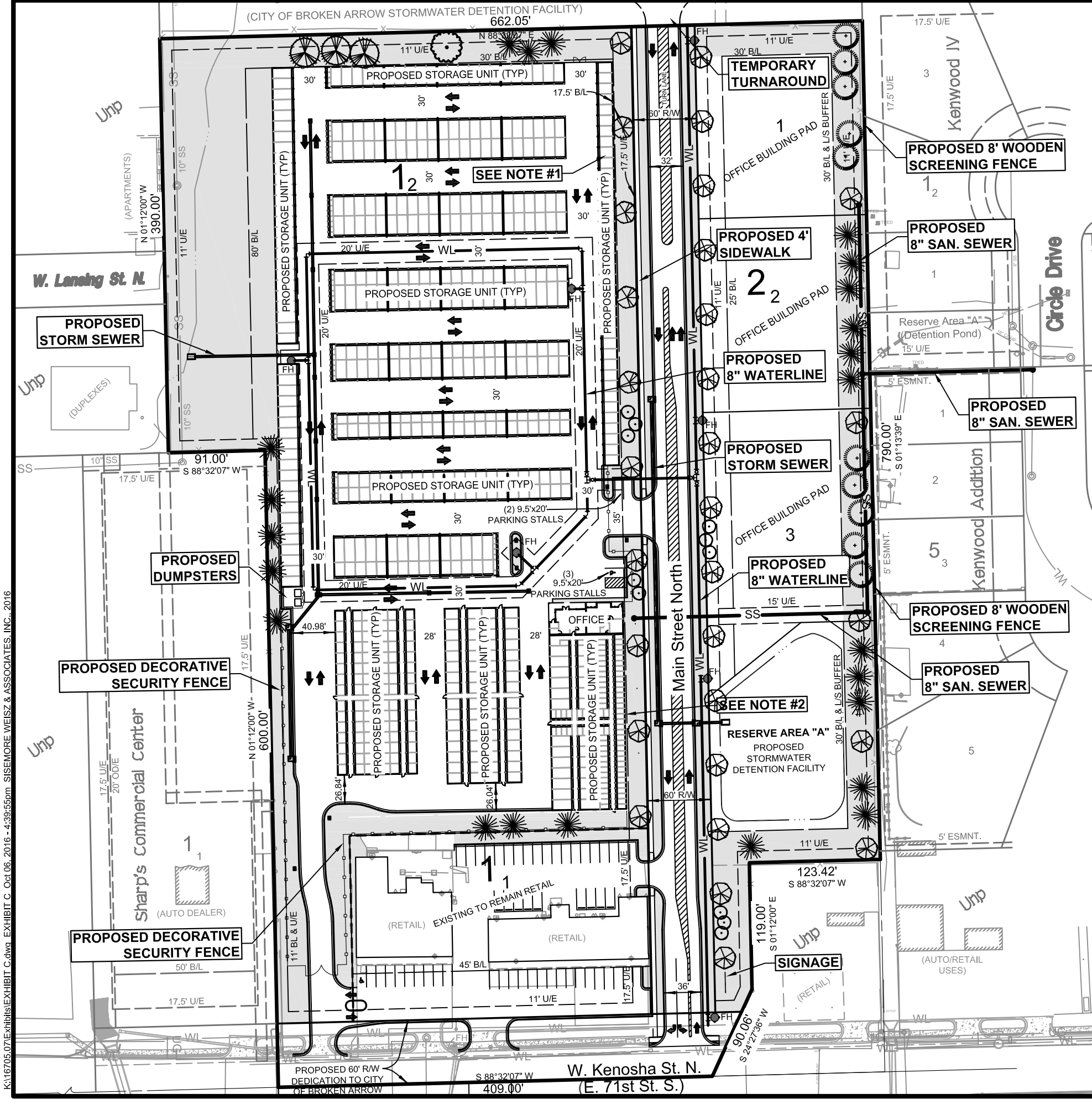
**Proposed Zoning and
P.U.D. Development Areas**

DATE PREPARED: SEPTEMBER 23, 2016

Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421
 PHONE: (918) 665-3600
 FAX: (918) 665-8668
 EXP. DATE 6/30/17

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Exhibit "B"



Legend

- ESMNT. = EASEMENT
- B/L = BUILDING SETBACK LINE
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- BLDG. = BUILDING
- L/S = LANDSCAPE
- FH = FIRE HYDRANT
- = TRAFFIC FLOW ARROW
- WL = EXISTING WATER LINE
- SS = EXISTING SANITARY SEWER LINE
- SS = PROPOSED SANITARY SEWER LINE
- W = PROPOSED WATER LINE
- [Shaded Box] = LANDSCAPE AREA/ BUFFER ZONE

Notes:

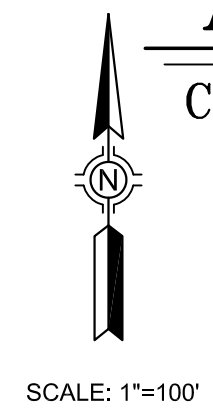
1. 380.25 LF OF MASONRY WALL ON EAST SIDE OF THIS BUILDING.
2. 195.50 LF OF MASONRY WALL ON EAST SIDE OF THIS BUILDING.

Kenosha-Elm Business Park
Conceptual Site and Utilities Plan

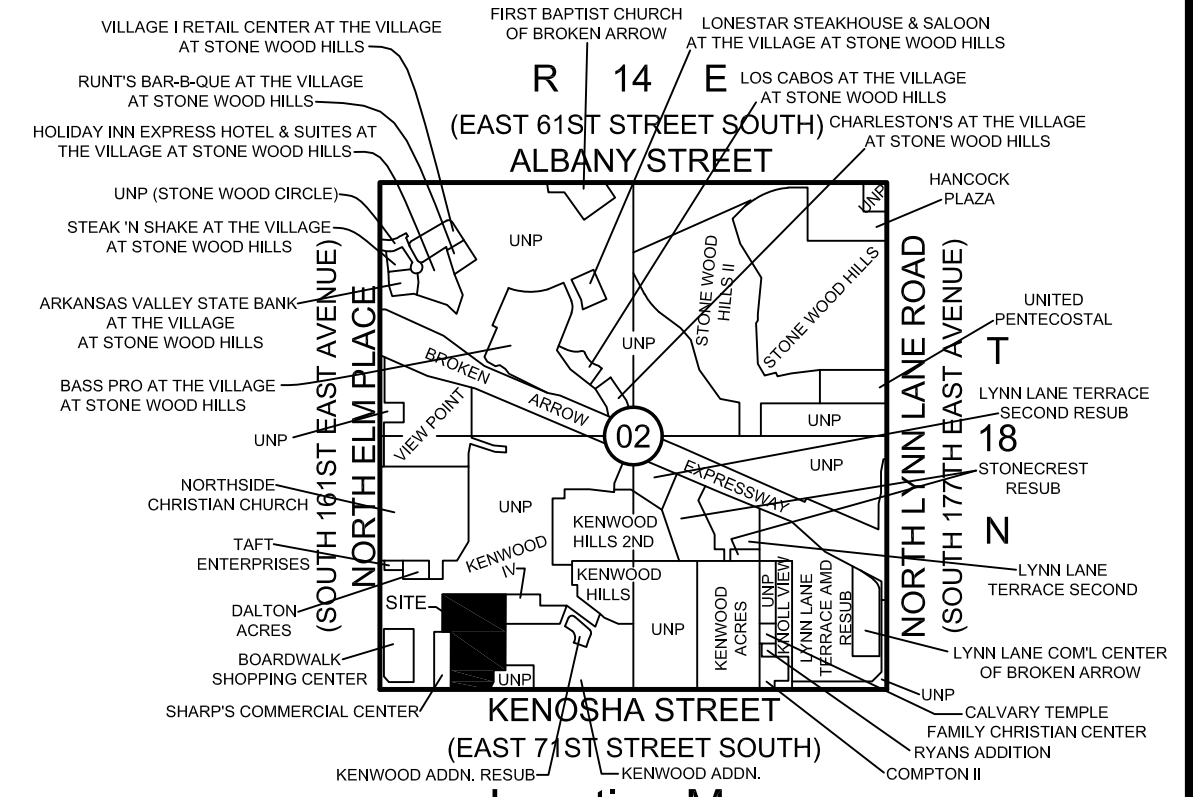
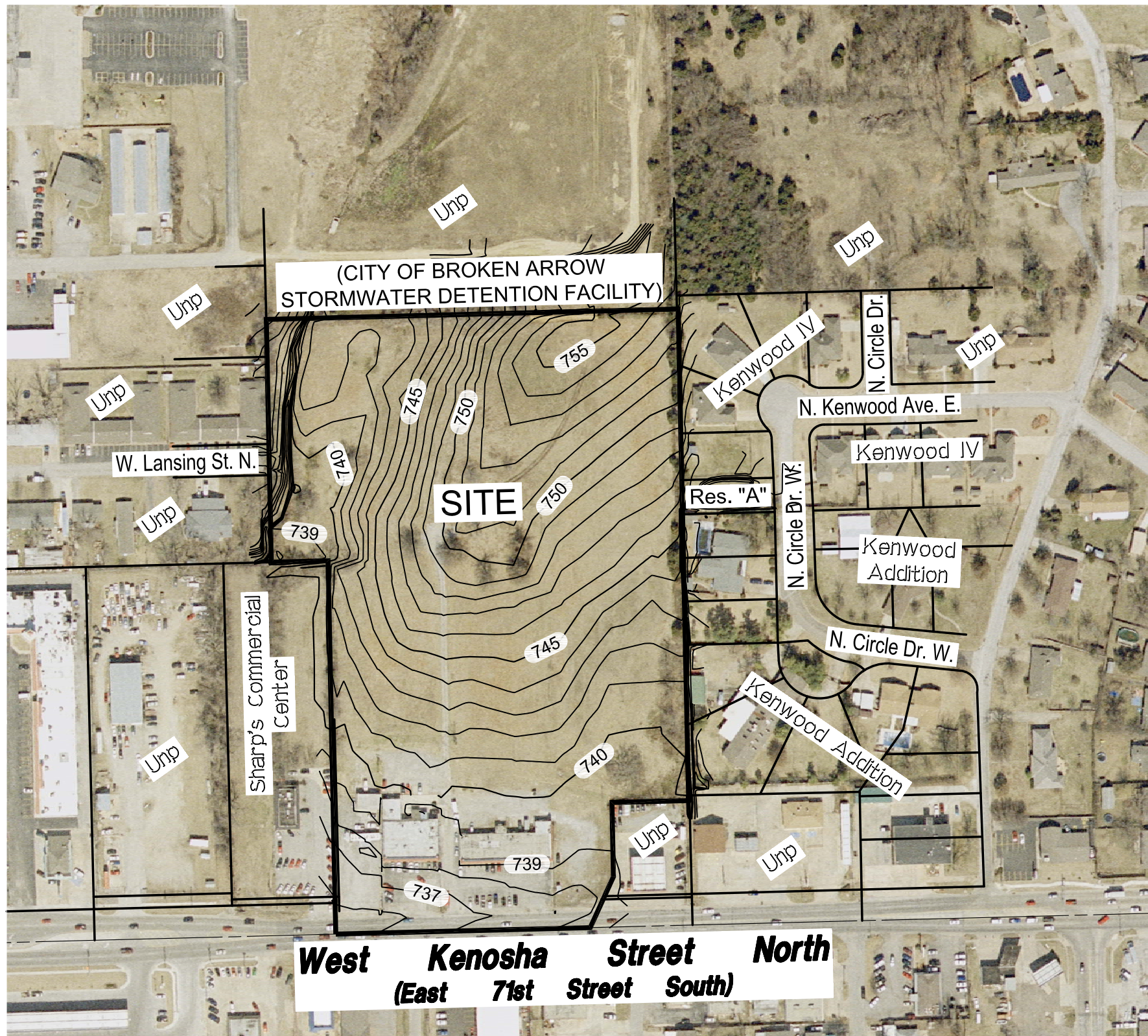
DATE PREPARED: SEPTEMBER 23, 2016

FILE: 1814.0230 WO#: 16705.07 **Exhibit "C"**

Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE PHONE (918) 665-3800
 TULSA, OKLAHOMA 74135 FAX (918) 665-8668
 C.A. NO. 2421 EXP. DATE 6/30/17



K:\16705.07\Exhibits\EXHIBIT C.dwg EXHIBIT C Oct.06.2016 - 4:39:55pm SISEMORE WEISZ & ASSOCIATES, INC., 2016



Location Map

SCALE: 1"=2000'



SCALE: 1"=200'

Kenosha-Elm Business Park
Existing Site Topography

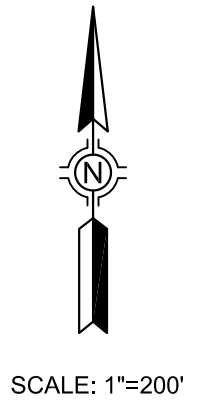
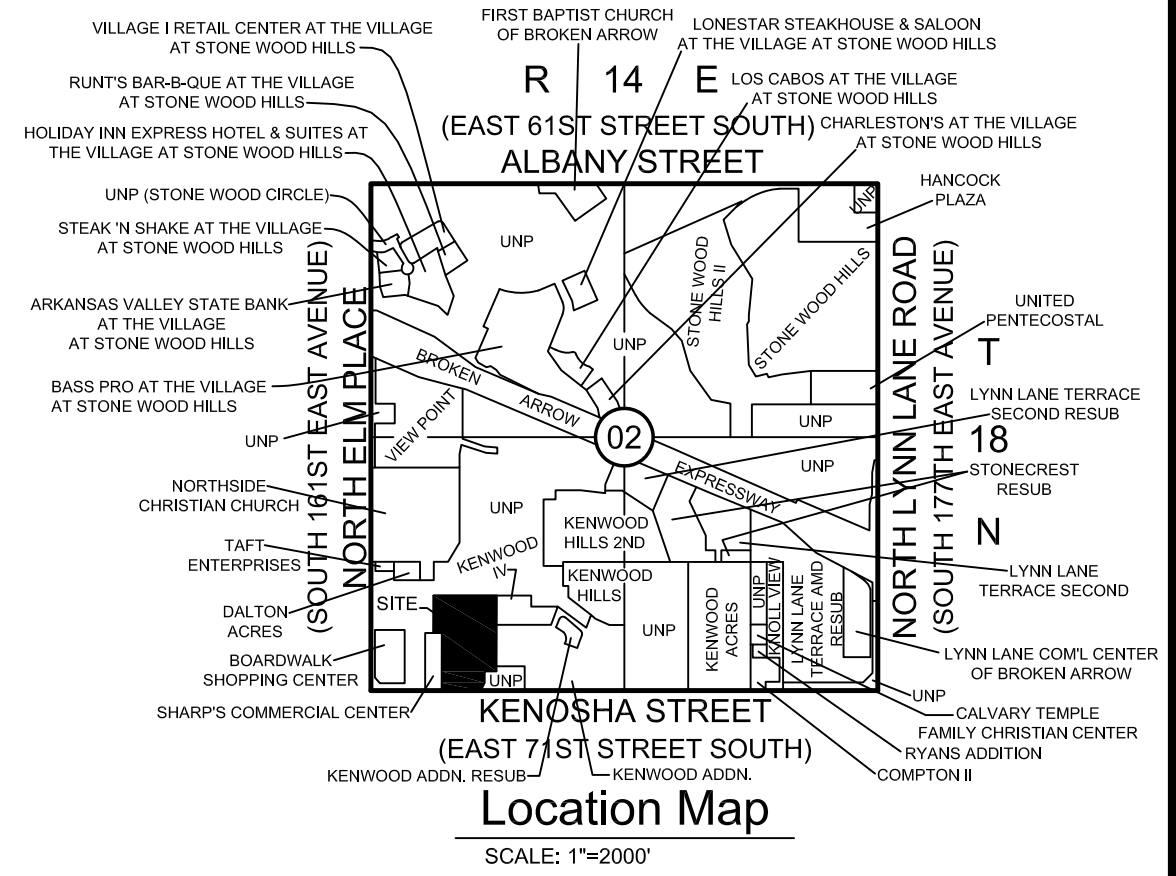
DATE PREPARED: SEPTEMBER 23, 2016

Sisemore Weisz & Associates, Inc.
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 C.A. NO. 2421
 PHONE: (918) 665-3600
 FAX: (918) 665-8668
 EXP. DATE 6/30/17

FILE: 1814.0230 WO#: 16705.07

Exhibit "D"

K:\16705.07\Exhibits\EXHIBIT D.dwg EXHIBIT D Oct.06, 2016 - 4:43:04pm SISEMORE WEISZ & ASSOCIATES, INC., 2016



Kenosha-Elm Business Park

**Aerial Photograph-
Site and Surrounding Area**

DATE PREPARED: SEPTEMBER 23, 2016



Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74136
C.A. NO. 2421
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EXP. DATE 6/30/17