

# Design Guidelines for Pathway Services Planned Unit Development

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**Broken Arrow, OK 74012**

**PUD # \_\_\_\_\_**

**BAZ- \_\_\_\_\_**

September 9, 2024

Submitted to:

The City of Broken Arrow, Oklahoma

**APPLICANT / OWNER:**

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## I. LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°37'05" WEST, FOR A DISTANCE OF 1245.29 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 32; THENCE SOUTH 01°13'41" EAST, FOR A DISTANCE OF 74.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF E. 111<sup>TH</sup> ST. S., SAME BEING THE POINT OF BEGINNING; THENCE NORTH 85°29'54" EAST AND CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 453.05 FEET; THENCE NORTH 01°23'26" WEST AND CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 88°37'41" EAST AND CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 66.12 FEET; THENCE SOUTH 01°22'19" EAST AND PERPENDICULAR TO SAID RIGHT OF WAY, FOR A DISTANCE OF 38.00 FEET; THENCE SOUTH 41°03'34" WEST, FOR A DISTANCE OF 770.55 FEET; THENCE NORTH 01°13'41" WEST, FOR A DISTANCE OF 562.00 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°37'05" WEST A DISTANCE OF 1245.30 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 32; THENCE SOUTH 01°13'28" EAST A DISTANCE OF 74.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°13'28" EAST A DISTANCE OF 746.65 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2101.83 FEET, A CHORD BEARING OF NORTH 43°40'41" WEST, A CHORD DISTANCE OF 351.99 FEET, AND AN ARC DISTANCE OF 352.40 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2101.83 FEET, A CHORD BEARING OF NORTH 37°29'31" WEST, A CHORD DISTANCE OF 101.44 FEET, AND AN ARC DISTANCE OF 101.45 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2101.83 FEET, A CHORD BEARING OF NORTH 30°38'18" WEST, A CHORD DISTANCE OF 400.78 FEET, AND AN ARC DISTANCE OF 401.39 FEET; THENCE NORTH 82°18'31" EAST A DISTANCE OF 497.59 FEET TO THE POINT OF BEGINNING.

## II. DEVELOPMENT CONCEPT

Pathway Services is a Planned Unit Development (PUD) permitting Industrial Light (IL) land uses. The property is 8.3 acres in size and the property is currently zoned A-1 (Agricultural). The subject site and surrounding areas are generally undeveloped, aside from the Tulsa Tech – Broken Arrow campus to the north. The land use designation (LUI) is Level 6 – Regional Employment / Commercial, which is appropriate for the proposed use, but does also require a PUD for manufacturing use. The LUI designation will require no modification. In accordance with the Comprehensive Plan regarding the level 6 designation, the site will be in conformance with the following statement, “such sites with high visibility from roadways shall have the appearance of a quality corporate campus or business park,

featuring quality landscaping, current code façade requirements, and no outdoor storage of materials.”

The proposed use is a 60,000 sf corporate headquarter to include both office space and manufacturing uses. A rezone to IL with a PUD is proposed to allow office and light industrial for the building dedicated to vehicle conversion for LIDAR equipment. Platting will also be required.

### III. DEVELOPMENT STANDARDS

<b>Land Area</b>	8.30 acres	362,714.59 sf
<b>Zoning</b>	PUD (IL)	

<b>Standard</b>	<b>City Requirement ( IL )</b>	<b>Subject Property</b>
<b>Min. lot area</b>	12,000 sf	12,000 sf min – 8.3 acres
<b>Min. lot frontage</b>	100'	100' – 950.64'
<b>Max. lot coverage</b>	none	none
<b>Front setback</b>	50' – when abuts arterial	50'
<b>Rear setback</b>	30'	30'
<b>Side setback</b>	0' – when abuts Industrial 30' - when abuts non-res 50' – when abuts R or Ag	0' when abuts Industrial 30' – when abuts non-res 50' – when abuts R or Ag
<b>Max Height</b>	50' or 4-stories	50' or 4-stories

#### **IV. ACCESS AND TRAFFIC CIRCULATION**

Access will be derived from W. Florence St. along the north property line and via a private driveway. Limits of no access will be provided during the platting face so as not to interfere with Oklahoma Turnpike Authority property and City of Broken Arrow property.

#### **V. LANDSCAPE, SCREENING, AND OPEN SPACE**

Landscaping and screening will be provided per the requirements of the City of Broken Arrow Zoning Code in accordance with the standards of a 'non-residential' designation.

#### **VI. TOPOGRAPHY, UTILITIES, AND DRAINAGE**

The project development area of the Pathway Services PUD generally drains to the west and north-west. Detention will be provided on the site during development.

A 12" water line is available north of W. Florence St. and a 16' water line is located along S. Olive. Ave. A 12" sanitary sewer line is present on the north side of W. Florence St. that will require extension onto the western portion of the subject site by at least 15", providing appropriate room for connection.

#### **VII. APPLICABLE STANDARDS**

In addition to the standards set forth by this PUD, the development on the site will meet applicable standards of the underlying zoning district and the ordinances of the City of Broken Arrow.

#### **VIII. ANTICIPATED DEVELOPMENT SCHEDULE**

The final zoning, platting, and construction plan approvals and permits are anticipated to be completed by Spring of 2025. Construction is expected to begin by Fall 2024.

#### **IX. EXHIBITS**

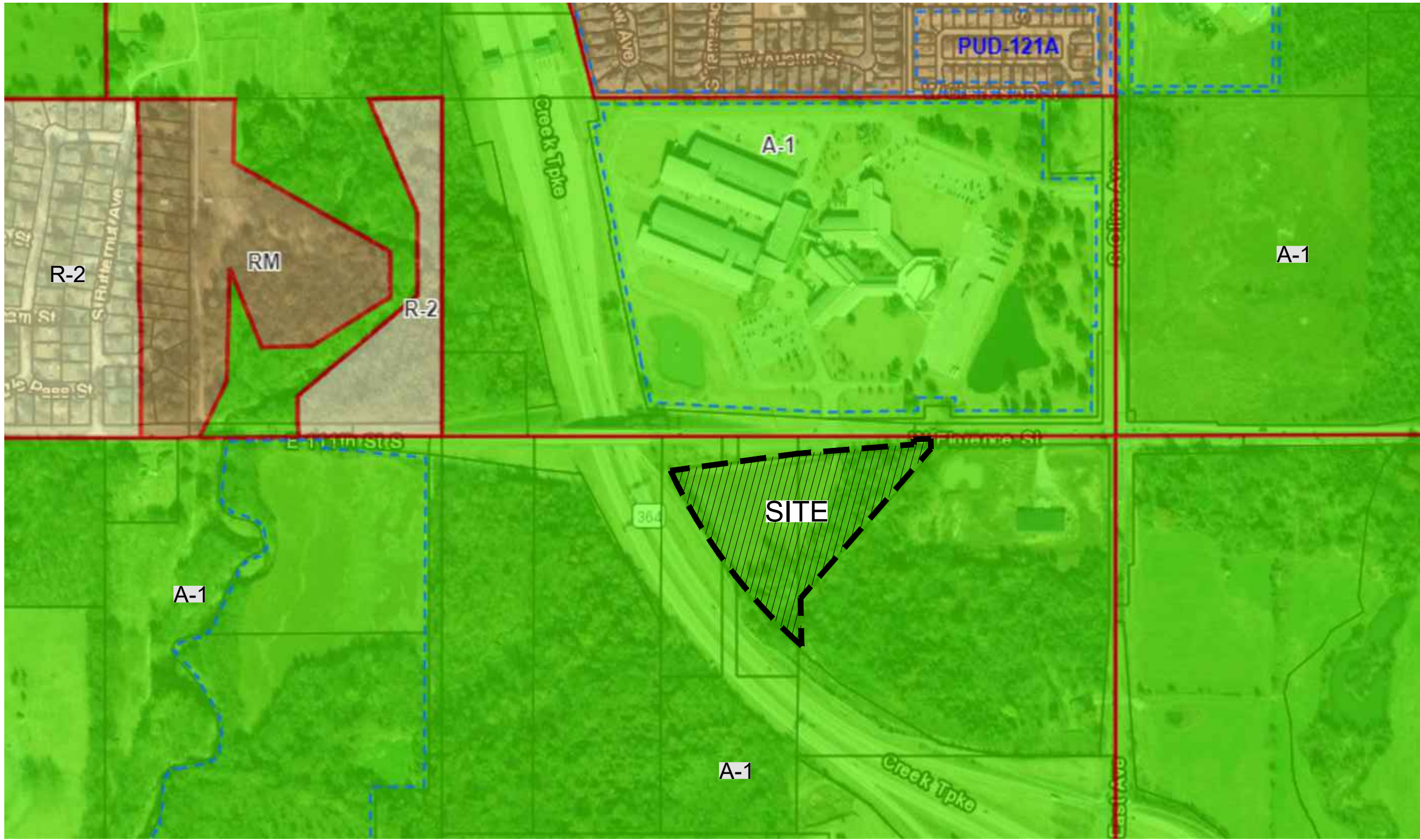
Exhibit A – Existing Zoning

Exhibit B – Aerial Photograph

Exhibit C – Topography & Existing Utilities

Exhibit D – Conceptual Site Plan





**EXHIBIT 'A'**  
**EXISTING ZONING**

# **PATHWAY SERVICES**

PUD - \_\_\_\_\_

Date: July 22, 2024

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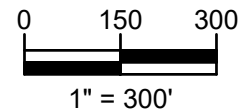




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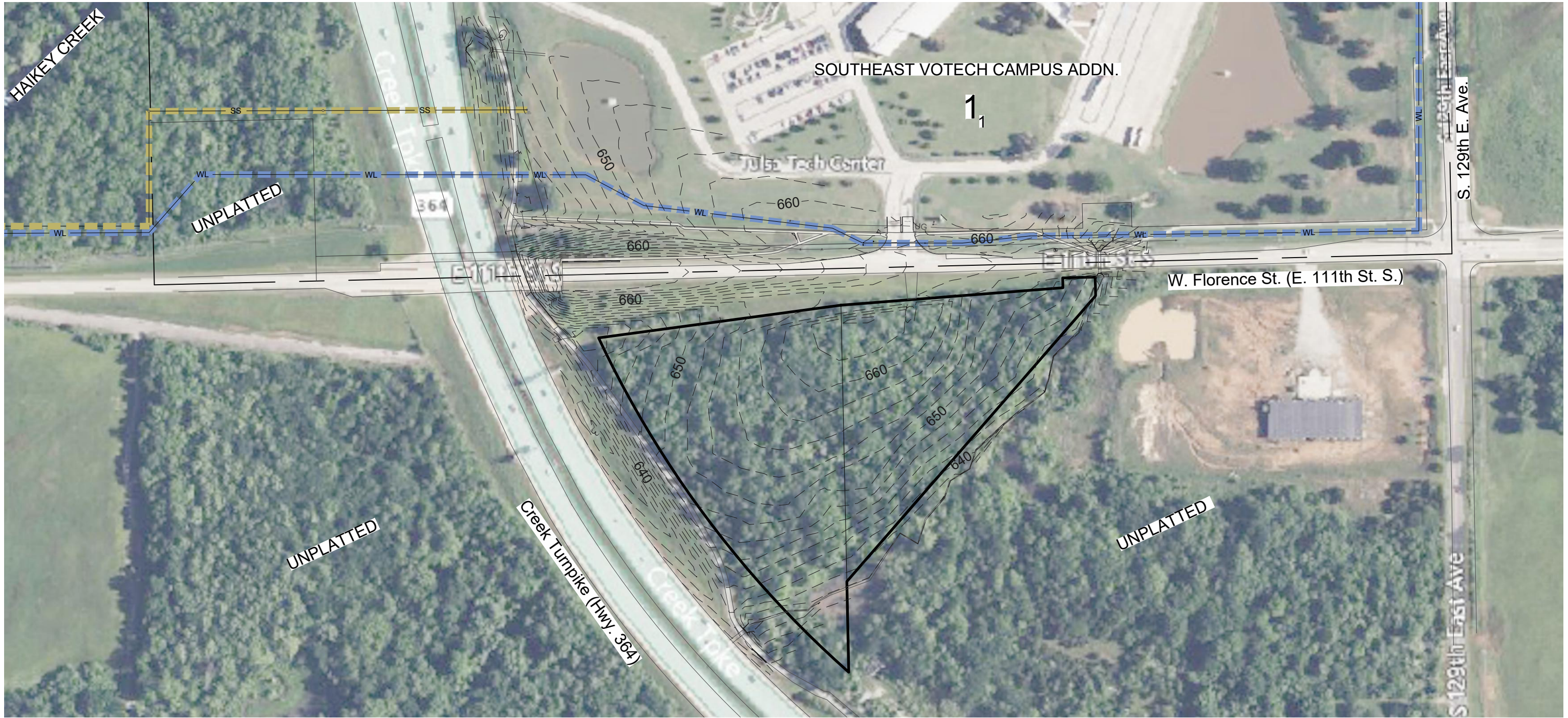


**EXHIBIT 'B'**  
**AERIAL PHOTOGRAPH**  
**PATHWAY SERVICES**

PUD - \_\_\_\_\_

Date: July 22, 2024



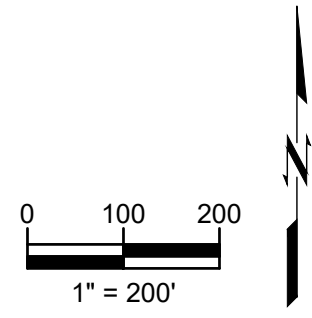


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- Legend**
- Existing 12" Water
  - Existing 12" Sanitary Sewer



**EXHIBIT 'C'**  
**TOPOGRAPHY & EXISTING UTILITIES**  
**PATHWAY SERVICES**

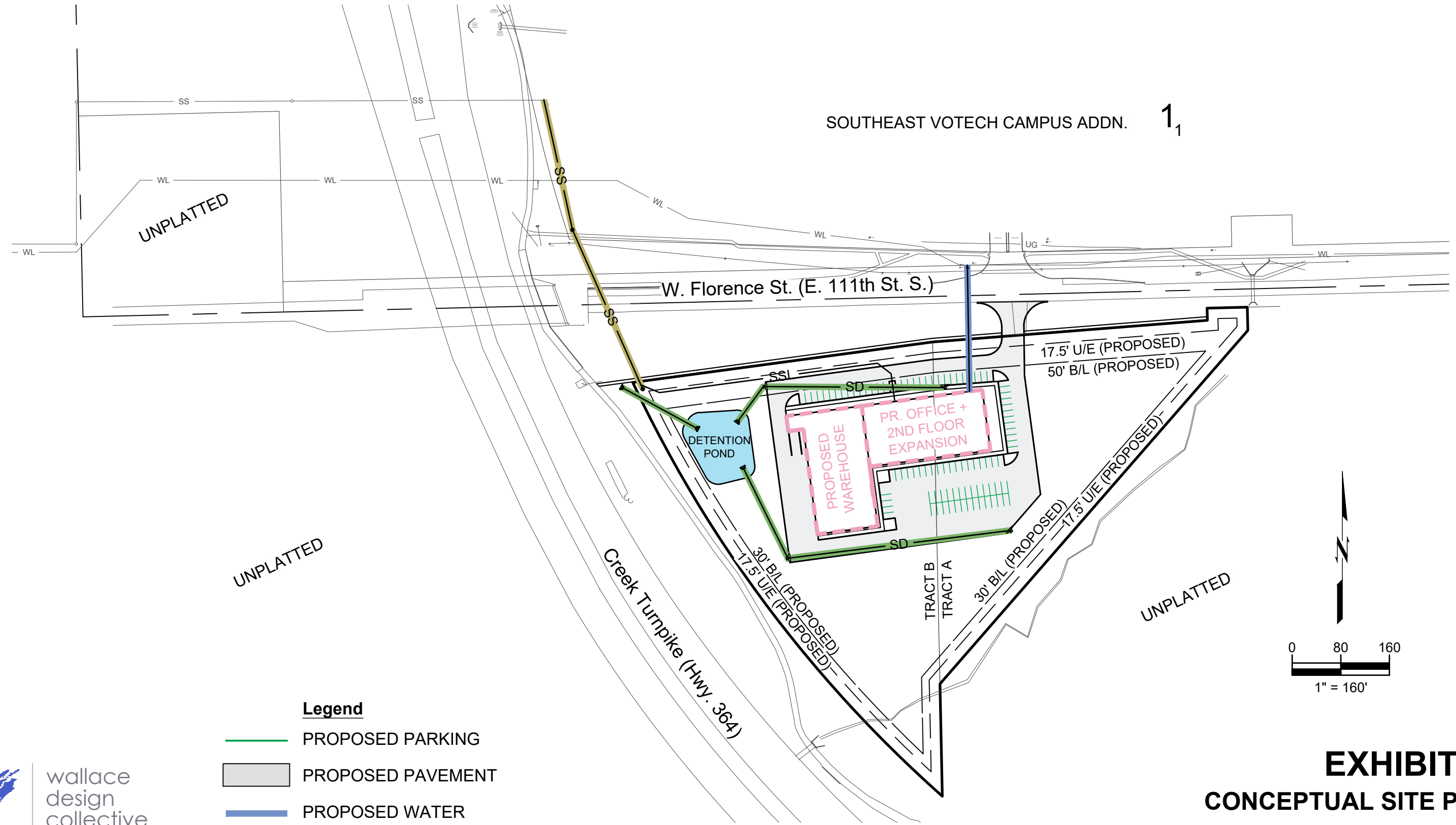
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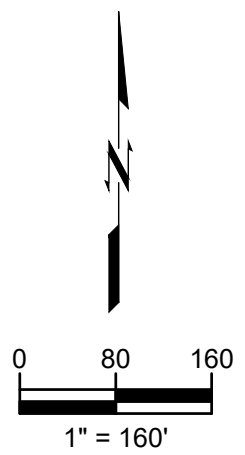
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- Legend**
-  PROPOSED PARKING
  -  PROPOSED PAVEMENT
  -  PROPOSED WATER
  -  PROPOSED 8" SANITARY SEWER MAIN LINE EXTENSION
  -  PROPOSED STORM SEWER



# EXHIBIT 'D' CONCEPTUAL SITE PLAN PATHWAY SERVICES

PUD - \_\_\_\_\_

Date: July 22, 2024