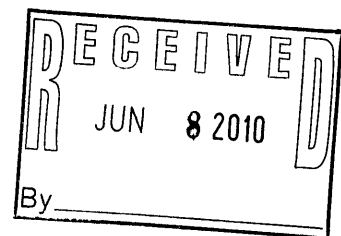
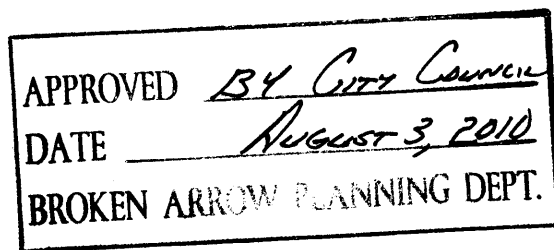


HILLSIDE PARK

PUD 205



JUNE 7, 2010

PUD-205 Hillside Park

OUTLINE DEVELOPMENT PLAN

Hillside Park is a 38 acre (gross) tract at the southwest corner of Kenosha Street (71st Street) and 9th Street (Lynn Lane/177th E. Avenue). The property, which contains a hill, is highly visible from the Broken Arrow Expressway to the north.

The entire parcel is owned by the City of Broken Arrow. The property contains three large water tanks that serve the City of Broken Arrow. In addition, there are two telecommunication towers and numerous communication antennas on top of the hill.

As part of this PUD, the property will be divided into three development areas – A, B, and C. The location of the development areas are shown in Exhibit 1. On the south end, herein referred to as Development Area A, the City of Broken Arrow will be leasing the property to FlightSafety. FlightSafety, the world's leading aviation training company, plans to build a new flight simulation equipment design, manufacturing, and support facility in this area. The building will include a dedicated area for component manufacturing, final assembly, and shipping and receiving. It will also include areas for engineering, customer service, logistics support, and service areas. The entire facility will be designed and built to conserve energy and to provide an efficient and productive work environment.

FlightSafety has designed and manufactured close to six hundred full flight simulators and other advanced training devices since 1978. They are used in the training FlightSafety provides to pilots, aircraft maintenance technicians, flight attendants and other aviation professionals at its Learning Centers. The company is also a leading supplier of aviation training devices to airlines, governments and military agencies around the world.

The north end of the property, referred to as Development Area B, will be used for commercial and/or office uses. The City of Broken Arrow will either lease or sell this portion of the property to potential users.

The central part of the property, where the water tanks and communication towers are located, will continue to be used in this manner. This area will be referred to as Development Area C.

PUD-205 Hillside Park

DEVELOPMENT STANDARDS

Development Area A

Development Area A shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the IL (Industrial Light) district except as described below.

Land Area: 21.5 acres

Permitted Uses:

The uses permitted as a matter of right in the IL, Industrial Light district, as well as customary accessory uses, except for the following uses listed in Table 3.1-1 of the Broken Arrow Zoning Ordinance are prohibited:

- Crematorium, without funeral parlor or public area
- Animal pet shop, retail
- Animal training school
- Kennel
- Veterinary clinic/animal hospital
- Boat and/or RV storage
- Car wash
- Gasoline sales
- Vehicle service and repair, major
- Vehicle service and repair, minor
- Mini storage

Uses identified as requiring a Specific Use Permit, shall be allowed with the approval of a Specific Use Permit.

Minimum Lot Size: 1 acre

Minimum Lot Frontage on Public Street: 200 feet

Lot Splits:

Lot splits shall be permitted provided each lot has a minimum frontage of 200 feet on a public street or fronts upon a private drive that provides access to a public street and no additional access points are established to Kenosha Street or 9th Street/Lynn Lane.

Maximum Building Height: 75 feet

Off-Street Parking:

As required by Section 5.4 of the Broken Arrow Zoning Ordinance, except that shared parking spaces will be located within 1000 feet of an entrance to the building that the parking is intended to serve. Part of the required off-street parking for a lot may be provided on another lot with approved mutual access and parking covenants.

Minimum Building Setbacks:

From the 9th Street/Lynn Lane right-of-way: 50 feet

From the south boundary: 0 feet from IL, 50 feet from any residentially zoned property

From the west boundary: 50 feet

From Development Areas B or C: 20 feet

Landscaping and Screening:

Landscaping and screening shall be provided in accordance with Section 5.2 of the Broken Arrow Zoning Ordinance, except that a landscaped edge of at least 20 feet in width shall be provided adjacent to any residentially zoned property. In this landscape edge adjacent to the residential district, at least one evergreen tree as listed in Section 5.2.B.4 of the Zoning Ordinance shall be planted per 25 lineal feet. The trees may be grouped together or evenly spaced. In addition, a landscaped edge of at least 15 feet in width shall be provided along Kenosha Street and 9th Street/Lynn Lane. In this landscaped edge, at least one tree as listed in Section 5.2.B.4 of the Zoning Ordinance shall be planted per 40 lineal feet. The trees may be grouped together or evenly spaced. An 8-foot tall wood screening fence, or acceptable alternative for both property owners, will be placed along the property line between the property and the Broken Arrow Church of Christ property to the west.

Signs:

Signs shall be installed in accordance with Section 5.7 of the Zoning Ordinance except that all freestanding signs shall be limited to a maximum height of 15 feet and a maximum size of 150 square feet of display surface area. All freestanding signs shall be located outside any utility easement. In addition, all freestanding signs shall have a monument type base. The base of the sign shall be of the same material as the principal building on the lot. No flashing, twinkling, or animated signs shall be allowed.

Lighting:

All exterior lighting shall be installed in accordance with Section 5.6 of the Zoning Ordinance. In addition, all exterior lights shall be located outside the utility easement located along Kenosha Street and 9th Street/Lynn Lane.

PUD-205 Hillside Park

DEVELOPMENT STANDARDS

Development Area B

Development Area B shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CG (Commercial General) district except as described below.

Land Area: 7.9 acres

Permitted Uses:

The uses permitted as a matter of right in the CG, Commercial General district, as well as customary accessory uses, except for the following uses listed in Table 3.1-1 of the Broken Arrow Zoning Ordinance are prohibited:

- Open air market or flea market

Other uses identified as requiring a Specific Use Permit, shall be allowed with the approval of a Specific Use Permit.

Minimum Lot Size: 30,000 square feet

Minimum Lot Frontage on Public Street: 150 feet

Lot Splits:

Lot splits shall be permitted provided each lot has a minimum frontage of 150 feet on a public street or fronts upon a private drive that provides access to a public street and no additional access points are established to Kenosha Street or 9th Street/Lynn Lane.

Off-Street Parking:

As required by Section 5.4 of the Broken Arrow Zoning Ordinance. Part of the required off-street parking for a lot may be provided on another lot with approved mutual access and parking covenants.

Minimum Building Setbacks:

From Kenosha Street or 9th Street/Lynn Lane right-of-way
with parking in front of the building: 50 feet

From Kenosha Street or 9th Street/Lynn Lane right-of-way
with 25 feet of landscaped area provided adjacent to the right-
of-way and no parking in front of the building: 25 feet

From Development Areas A or C: 10 feet

From internal boundaries: 0 feet, provided building code requirements are met

Landscaping and Screening:

Landscaping and screening shall be provided in accordance with Section 5.2 of the Broken Arrow Zoning Ordinance, except that a landscaped edge of at least 15 feet in width shall be provided along Kenosha Street and 9th Street/Lynn Lane. In this landscaped edge, at least one tree as listed in Section 5.2.B.4 of the Zoning Ordinance shall be planted per 40 lineal feet. The trees may be grouped together or evenly spaced.

Signs

Signs shall be installed in accordance with Section 5.7 of the Zoning Ordinance. All freestanding signs shall be installed in accordance with Section 5.7.D (Integrated Development Identification), except that the one sign identifying the development and/or tenant or tenants located within the Development Area shall be limited to 15 feet in height. A separate Specific Use Permit for the Integrated Development Identification signs is not required.

Lighting

All exterior lighting shall be installed in accordance with Section 5.6 of the Zoning Ordinance. In addition, all exterior lights shall be located outside the utility easement located along Kenosha Street and 9th Street/Lynn Lane.

PUD-205 Hillside Park

DEVELOPMENT STANDARDS

Development Area C

Development Area C shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the IL (Light Industrial) district except as described below.

Land Area: 5.2 acres

Permitted Uses:

The only uses allowed in Development Area C include the following:

- Utility Facility, Minor
- Tower (including any facility with tower)
- Telecommunication facilities and towers

Minimum Building Setback:

From Development Areas A or B: 0 feet

PUD-205 Hillside Park

ACCESS AND CIRCULATION

Hillside Park has excellent access to both the local and regional street and highway network. The north side of the property is located next to Kenosha Street, a primary arterial street that extends from east Broken Arrow to west of Tulsa. Lynn Lane, a secondary arterial street, along the east boundary, has a full direction interchange with the Broken Arrow Expressway less than a half mile north of the property. Points of access from Hillside Park to both Kenosha Street and 9th Street/Lynn Lane shall be in accordance with Section 5.3 of the Zoning Ordinance.

DEVELOPMENT AREA BOUNDARY ADJUSTMENTS

The land area associated with each of the Development Areas is allowed to fluctuate by up to 15 percent without an amendment to the PUD.

PLATTING

Development Area A

No final certificate of occupancy shall be granted for any lot or parcel within this area until the property has been platted.

Development Area B

No building permit shall be granted for any lot or parcel within this PUD until the property has been platted in accordance with the requirements of the Broken Arrow Subdivision Code.

SITE PLAN REVIEW

Development Area A

No shell permit (vertical construction) shall be issued for any building until a site plan has been submitted to and approved by the City of Broken Arrow.

Development Area B

No building permit shall be issued for any building until a site plan has been submitted to and approved by the City of Broken Arrow.

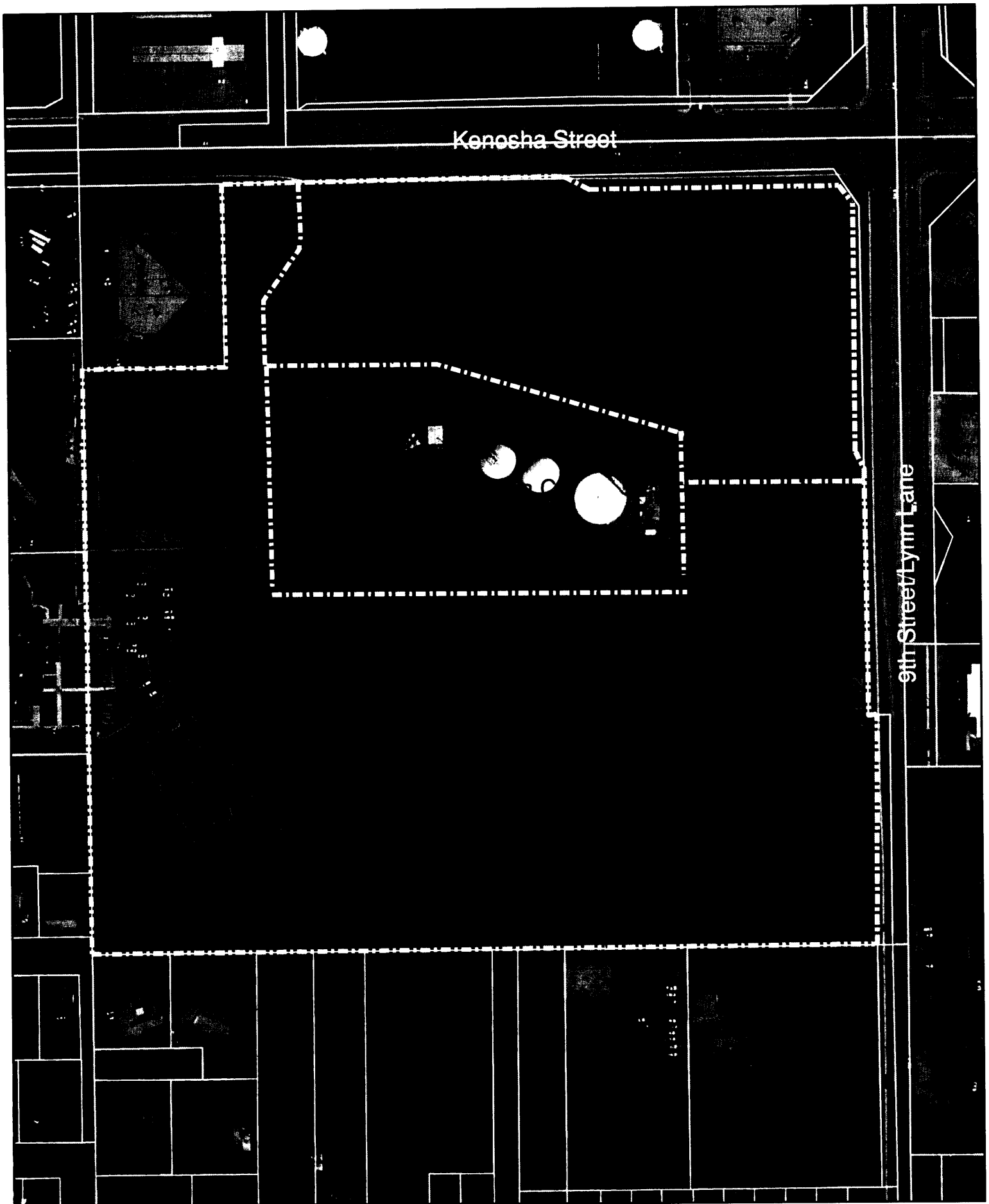


Exhibit 1

