

Draft

PUD-000865-2023-AMENDED

# IRON BUCK

APPROXIMATELY 16.50 ACRES NORTH AND WEST OF THE NORTHWEST CORNER OF EAST KENOSHA STREET & NORTH ONETA ROAD  
BROKEN ARROW, OKLAHOMA



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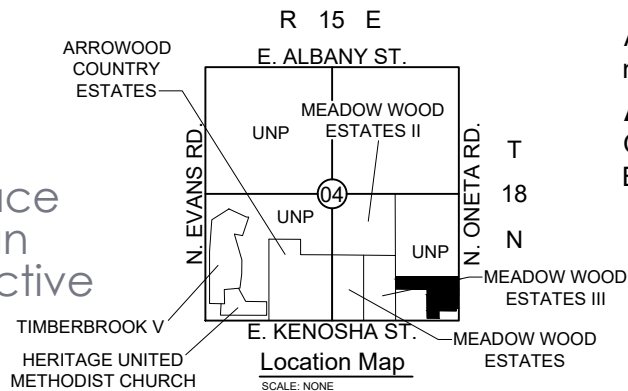
**APPLICANT/OWNER:**

ONETA 71 LLC  
BROKEN ARROW, OK 74014



wallace  
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collective

PUD AMENDED  
April 30, 2024



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## 1. PROPERTY DESCRIPTION

Iron Buck Acres is a 15.21-acre commercial, office, warehouse, and mini-storage development located at 24001 E. 71<sup>st</sup> Street South. The property is situated at the northwest corner of E. Kenosha Street (E. 71st Street South) and N. Oneta Road, approximately 1.5 miles east of the Creek Turnpike. Directly west of the property is an electric substation (Public Service Company of Oklahoma). Single family homes are located to the north and east. To the south is a vacant lot and commercial businesses.

The property is currently vacant with limited tree coverage. The site is also moderately sloped, draining to the northeast and northwest – ultimately flowing to Adams Creek. The property is not within the 100-year floodplain.

*See Exhibit "A": Aerial Photo & Boundary*

### **Legal Description:**

A TRACT OF LAND IN THE SE/4 OF SE/4 OF SECTION 4, T18N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SE/4 SE/4; THENCE N1°34'18"W ALONG THE EAST LINE OF SAID SE/4 SE/4 A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; THENCE S89°08'02"W AND PARALLEL TO THE SOUTH LINE THEREOF A DISTANCE OF 625.99 FEET; THENCE S1°34'08"E A DISTANCE OF 160.00 FEET TO A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SE/4 SE/4; THENCE S89°08'02"W A DISTANCE OF 35.34 FEET TO THE WEST LINE OF SE/4 SE/4 SE/4 OF SAID SECTION 4; THENCE N1°33'34"W A DISTANCE OF 490.00 FEET; THENCE N89°08'02"E A DISTANCE OF 661.26 FEET TO A POINT ON THE EAST LINE OF SAID SE/4 SE/4; THENCE S1°34'18"E A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN THE SE/4 OF SE/4 OF SE/4 OF SECTION 4, T18N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SE/4 SE/4 SE/4; THENCE N89°08'02"E ALONG SOUTH LINE OF SAID SE/4 SE/4 SE/4 A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING; THENCE N1°34'08"W AND PARALLEL TO THE WEST LINE OF SAID SE/4 SE/4 SE/4 A DISTANCE OF 210.00 FEET; THENCE N89°08'02"E A DISTANCE OF 210.00 FEET; THENCE S1°34'08"E A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE/4 SE/4 SE/4; THENCE S89°08'02"W ALONG SAID SOUTH LINE OF SAID SE/4 SE/4 SE/4 A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN THE SE/4 OF SE/4 OF SECTION 4, T18N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SE/4 SE/4; THENCE S89°08'02"W ALONG THE SOUTH LINE THEREOF A DISTANCE OF 416.00 FEET; THENCE N1°34'08"W A DISTANCE OF 210.00 FEET; THENCE N89°08'02"E A DISTANCE OF 415.99 FEET; THENCE S1°34'18"E A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING LESS THE SOUTH 50 FEET THEREOF.

AND LESS

A TRACT OF LAND BEING PART OF THE SE/4 OF THE SE/4 OF SECTION 4, T18N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SE CORNER OF SAID SECTION 4; THENCE NORTH ALONG THE EASTERN SECTION LINE A DISTANCE OF 50 FEET; THENCE WEST ALONG 24.75 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF KENOSHA AND THE WESTERN RIGHT-OF-WAY OF ONETA ROAD TO THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY OF KENOSHA A DISTANCE OF 25.25 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE EASTERN SECTION LINE OF SECTION 4 A DISTANCE OF 210.00 FEET TO A POINT; THENCE EAST ALONG A LINE THAT IS PARALLEL TO THE SOUTHERN SECTION LINE OF SECTION 4, 25.25 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY OF ONETA ROAD; THENCE SOUTH ALONG SAID RIGHT-OF-WAY A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. CONTAINING A TOTAL OF 7.04 ACRES, MORE OR LESS.

AND

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4, THENCE NORTH 01°34'18" WEST ALONG THE EAST LINE OF SAID SE/4 SE/4 A DISTANCE OF 540.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°08'02" WEST A DISTANCE OF 661.26 FEET TO THE WEST LINE OF THE SE/4 SE/4 SE/4; THENCE NORTH 01°33'43" WEST ALONG SAID WEST LINE A DISTANCE OF 121.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°05'11" WEST A DISTANCE OF 661.23 FEET TO THE SOUTHWEST CORNER OF THE NW/4 SE/4 SE/4; THENCE NORTH 01°33'02" WEST ALONG SAID WEST LINE A DISTANCE OF 249.47 FEET TO A POINT 411.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SE/4 SE/4; THENCE NORTH 89°01'53" EAST AND PARALLEL TO THE NORTH LINE OF SAID SE/4 SE/4 A DISTANCE OF 1322.36 FEET TO A POINT ON THE EAST LINE OF SAID SE/4 SE/4; THENCE SOUTH 01°34'18" EAST A DISTANCE OF 372.38 FEET TO THE POINT OF BEGINNING.

**Existing Zoning:** The proposed PUD now consist of three separate properties. Current zoning for the subject tracts is A-1 (Agricultural). The properties immediately to the north, east, and west are

also zoned A-1. Properties immediately to the south are zoned A-1, CG (Commercial General District), and CN (Commercial Neighborhood District).

In August of 2023 the Broken Arrow City Council approved a rezone of the southern two Sothern properties to CG and IL with a Planned Unit Development. However, the zoning is subject to plat and the property has yet to be permitted or platted.

This PUD amendment proposes to expand the approved PUD area to include the property to the north.

*See Exhibit "B": Zoning Map*

**Comprehensive Plan:** The Land Use Intensity Classification System (LUIS) designation on the Future Development Guide Map designates the property as Level 4 – Commercial/Employment Nodes. In conjunction with the aforementioned rezoning request in 2017, the applicant requested an amendment to the Future Development Guide Map to change the property to Level 6 – Regional Commercial/Employment, which was approved by City Council. This change was contingent on the property being platted. The approved LUIS change is still active and, upon platting of the property, would change the designation to Level 6 – Regional Commercial/Employment.

As per the Comprehensive Plan, a rezoning to IL and CG is consistent with the LUIS Level 6 designation when done in conjunction with a PUD.

In conjunction with this PUD and rezoning application, an amendment to the comprehensive plan is proposed to amend the comprehensive plan of the north property Level 6 to allow the IL zoning and PUD.

*See Exhibit "C": Comprehensive Plan Map*

## **2. DEVELOPMENT CONCEPT**

Iron Buck Acres proposes a commercial, office, warehouse, and mini-storage development located at 24001 E. 71<sup>st</sup> Street South. The property will include climate-controlled storage/office-warehouse buildings, with one fronting E. Kenosha Street and the other fronting N. Oneta Road. Both buildings may include commercial and office uses in the front, or climate-controlled storage/office-warehouse uses in the back. The remaining buildings will be situated behind the proposed climate-controlled storage/office-warehouse facilities and will be regular outdoor-accessible storage units. The majority of the site will be paved, with sufficient detention located in the northwest portion of the site.

This PUD is intended to provide a uniform design for the property, encouraging innovative uses while also providing for certain requirements that ensure the character and intensity of the development are consistent with the surrounding area. Certain requirements, such as masonry elements, are intended to provide architectural cohesion throughout the property and add to the E. Kenosha/N. Oneta commercial node. A thoughtful site layout and screening requirements are

intended to ensure compatibility with adjacent properties, while keeping accessibility and safety at the forefront.

It is important to note that a straight rezoning to IL, Industrial Light District, would allow for an array of incompatible land uses for this site. This PUD will restrict incompatible land uses in the IL District while also adding uses appropriate for this commercial node. Furthermore, higher development standards will be imposed that otherwise would not be required with straight zoning.

This PUD will allow for efficient use of the land, while maintaining compatibility with adjacent properties (see Exhibit "A": Aerial Photo & Boundary). A conceptual site plan depicting the site layout and design features is provided as Exhibit "D": Conceptual Site Plan. This PUD 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 otherwise specified herein.

*See Exhibit "D": Conceptual Site Plan*

### 3. DEVELOPMENT STANDARDS

**3.A. Development Standards Matrix:** The subject property shall be developed in accordance with the use and development regulations of the IL District and the Broken Arrow Zoning Ordinance, except as noted herein:

Net Land Area:	15.21 acres
Permitted Uses:	<ul style="list-style-type: none"> <li>• Mini-storage</li> <li>• Self-storage</li> <li>• Boat and/or recreational vehicle storage (indoor only)</li> <li>• Office-warehouse</li> <li>• Warehousing</li> <li>• Wholesaling establishments</li> <li>• Office uses</li> <li>• Major entertainment facility</li> <li>• Dry cleaning and laundry services</li> <li>• Uses customarily accessory to the above listed uses</li> </ul>
Excluded Uses:	All uses permitted in the IL Zoning District not specifically permitted above
Minimum Lot Frontage:	100 FT
Minimum Building Setbacks:	
Street Frontage	50 FT
North PUD Boundary Line	30 FT
West PUD Boundary Line	17.5 FT
All Other PUD Boundary Lines	0 FT
Maximum Height:	50 FT, or 3 stories
Maximum Floor Area:	N/A
Landscaping Requirements:	Minimum 10% of Lot Area

Parking Requirements:	<p>As per the Broken Arrow Zoning Ordinance except that:</p> <ul style="list-style-type: none"> <li>• Mini-storage, self-storage, boat and/or recreational vehicle storage shall require one (1) space per 22,000 SF</li> <li>• Food and beverage services shall require parking as the Planning Commission may require upon specific use approval</li> </ul>
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\* Interior lots with no public street frontage shall be provided access to a public street by access easement(s) approved by the City of Broken Arrow during platting review.

**3.B. Parking and Loading Requirements:** Proposed parking and loading are shown in the Conceptual Site Plan (Exhibit “D”). It is important to note that final site design will likely vary from the Conceptual Site Plan included as part of this PUD. The development shall meet all minimum parking and loading requirements per the City of Broken Arrow Zoning Ordinance, except that parking and loading requirements for food and beverage services shall be required as the Planning Commission may require upon specific use approval. The Planning Commission shall have the authority to modify parking and loading requirements for food and beverage services upon agreement with the owner’s determined needs and justifications. In addition, minimum requirements for mini-storage, self-storage, boat and/or recreational vehicle storage uses shall be one (1) space per 22,000 square feet of building floor area.

**3.C. Screening:** The site is proposed to be screened from adjacent properties as indicated in the Conceptual Site Plan (Exhibit “D”). For the west boundary line of the PUD adjacent to the electric substation, a 6’ opaque fence shall be provided. Along the parcel abutting to the south and east that is not a part of this PUD, a 6’ opaque screening fence is also proposed. A 6’ masonry fence shall be built along the south and east boundary lines of the PUD where the property fronts N. Oneta Road and E. Kenosha Street.

For the north boundary line of the PUD, a 6’ opaque wood screening fence with masonry columns spaced no more than 80 feet apart is proposed as indicated in the Conceptual Site Plan for security and screening purposes. Screening along street frontages is proposed such that visibility is afforded to the two commercial, office, climate-controlled storage, and/or office-warehouse buildings, mitigating views of the outdoor-accessible storage units. The final locations, heights, and composition of all screening will be determined through the site plan approval process.

**3.D. Exterior Building Materials:** In accordance with the building façade requirements outlined in Section 5.8.H.1 of the Broken Arrow Zoning Ordinance, the south and east sides of all buildings at least partially located within 125’ of the public street right-of-way shall be built with masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or



stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan process.

**3.E. Signage:** There shall be no more than one freestanding sign at each entrance. A maximum of two freestanding signs shall be allowed for the lot. These signs may contain signage relating to any of the uses within the Planned Unit Development. All freestanding signs shall be monument signs with a base being of the same material as the principal building on the lot.

No animation, flashing, or LED signs shall be allowed along N. Oneta Road. In addition, no portable signs or banners shall be allowed within the development. Appropriate directional signage shall be permitted throughout the site. All signage shall otherwise comply with the restrictions of the City of Broken Arrow Zoning Ordinance.

**3.F. Landscaping:** As shown in the Conceptual Site Plan (Exhibit "D"), a 10' landscaping buffer shall be provided along the north boundary line of the PUD. At least one (1) medium to large evergreen tree shall be provided per every 25 linear feet within this buffer. In addition, a 10' landscaping buffer shall be provided along the west, south (fronting E. Kenosha Street), and east (fronting N. Oneta Road) boundary lines of the PUD, with at least one (1) tree per every 40 linear feet.

Except where there are conflicts with overhead power lines, all trees on the site shall be medium to large trees. Where not located along the street frontages, landscaped edges will be provided and will consist of shrubs and berms in conformance with the Broken Arrow Zoning Ordinance. The final locations, heights, and composition of all landscaping will be determined through the site plan approval process.

#### **4. ACCESS, DRAINAGE, AND UTILITIES**

**4.A. Pedestrian and Vehicular Access and Circulation:** As indicated in the Access & Circulation Plan (Exhibit "E"), primary access to the site will be provided off E. Kenosha Street and N. Oneta Road, with one driveway planned for each. Both access points shall be in accordance with the City of Broken Arrow Zoning Ordinance, with final plans determined upon approval of the PUD subdivision plat and site plan.

Public sidewalks 5' in width shall be installed along E. Kenosha Street and N. Oneta Road in accordance with the City of Broken Arrow Subdivision Regulations. All public sidewalks shall be ADA compliant. Any sidewalks proposed outside of the public right-of-way shall be placed in a public sidewalk easement.

*See Exhibit "E": Access & Circulation Plan*

**4.B. Stormwater and Utilities:** Utilities are available for the proposed development. City of Broken Arrow sanitary sewer is available along N. Oneta Road, requiring extension to serve the site. Sanitary sewer service will also be extended throughout the development. Existing water lines are available along E. Kenosha Street and shall be provided within the interior of the development for

water service and fire protection. Fire hydrant locations shall be approved by the City of Broken Arrow Fire Marshal during the platting and site plan processes.

An internal storm water collection system will be constructed and piped to the proposed detention area(s) in this PUD. It is important to note, however, that final siting and design of stormwater facilities will be approved during the platting process.

*See Exhibit "F": Topography, Drainage, & Utility Plan*

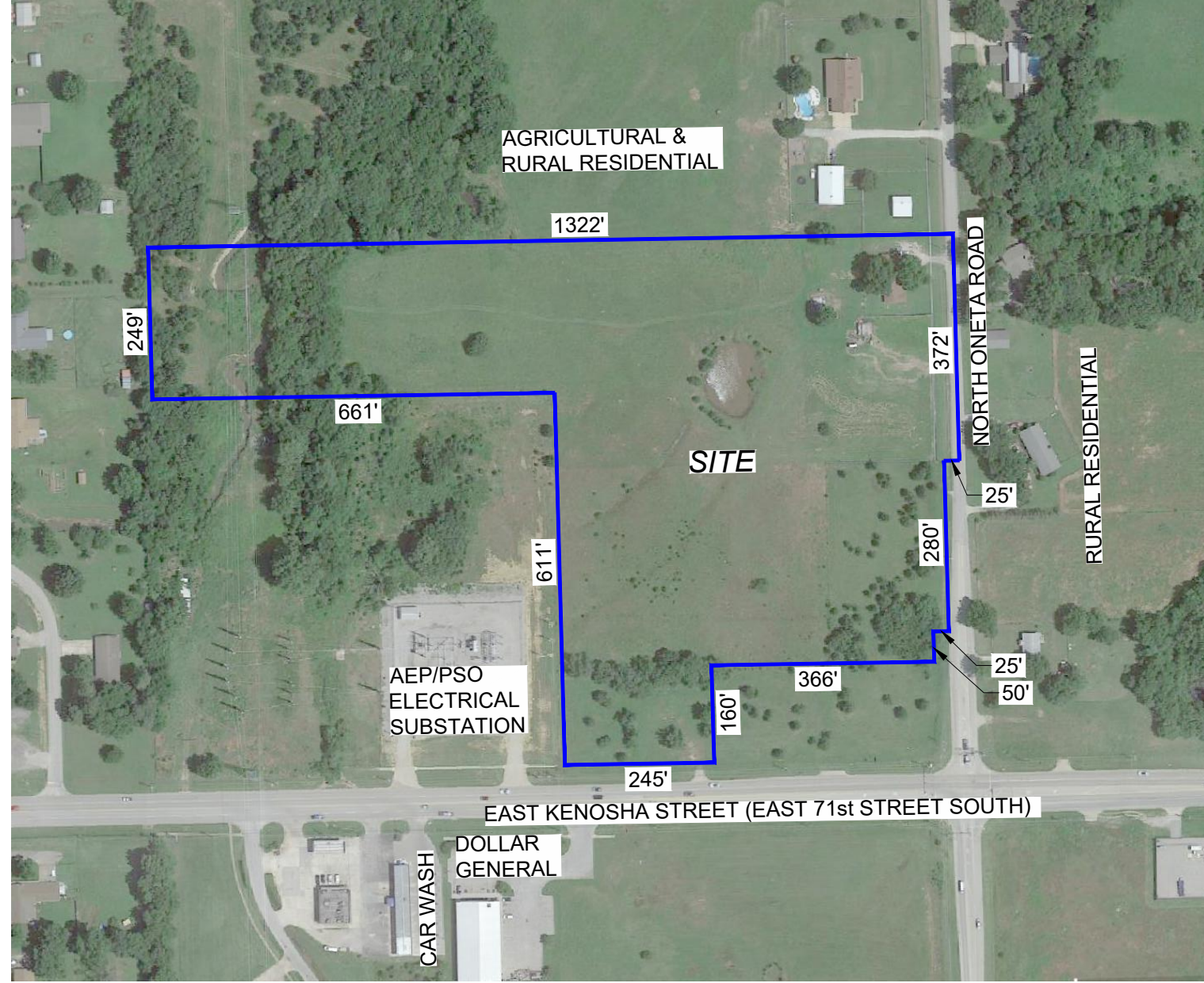
## **5. GENERAL PROVISIONS**

**5.A. SITE PLAN REVIEW:** No building permit shall be issued until a separate site and landscape plan have been submitted and approved by the City of Broken Arrow.

**5.B. SCHEDULE OF DEVELOPMENT:** Development of the property shall be phased and completed as market conditions allow.

**5.C. PLATTING:** No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the City of Broken Arrow Planning Commission and approved by the Council of the City of Broken Arrow, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Broken Arrow shall be a beneficiary thereof.

\\civil-server\projects\2440116 Iron Buck\Drawings\PRODUCTION\PU\Exhibits\2440116 Exhibit A.dwg



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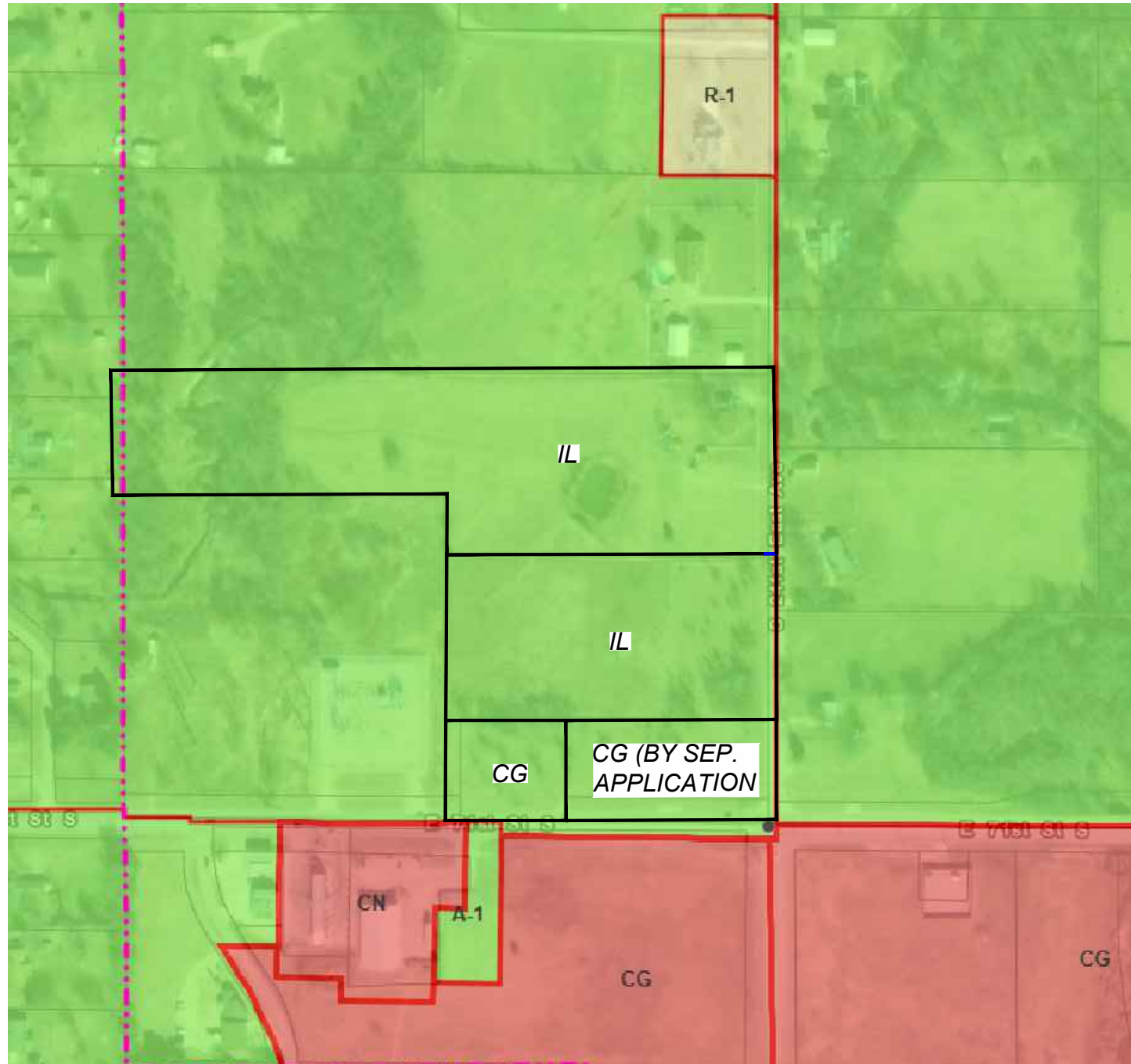
**IRON BUCK**

Exhibit "A"

AERIAL PHOTO & BOUNDARY  
AND ADJACENT DEVELOPMENTS



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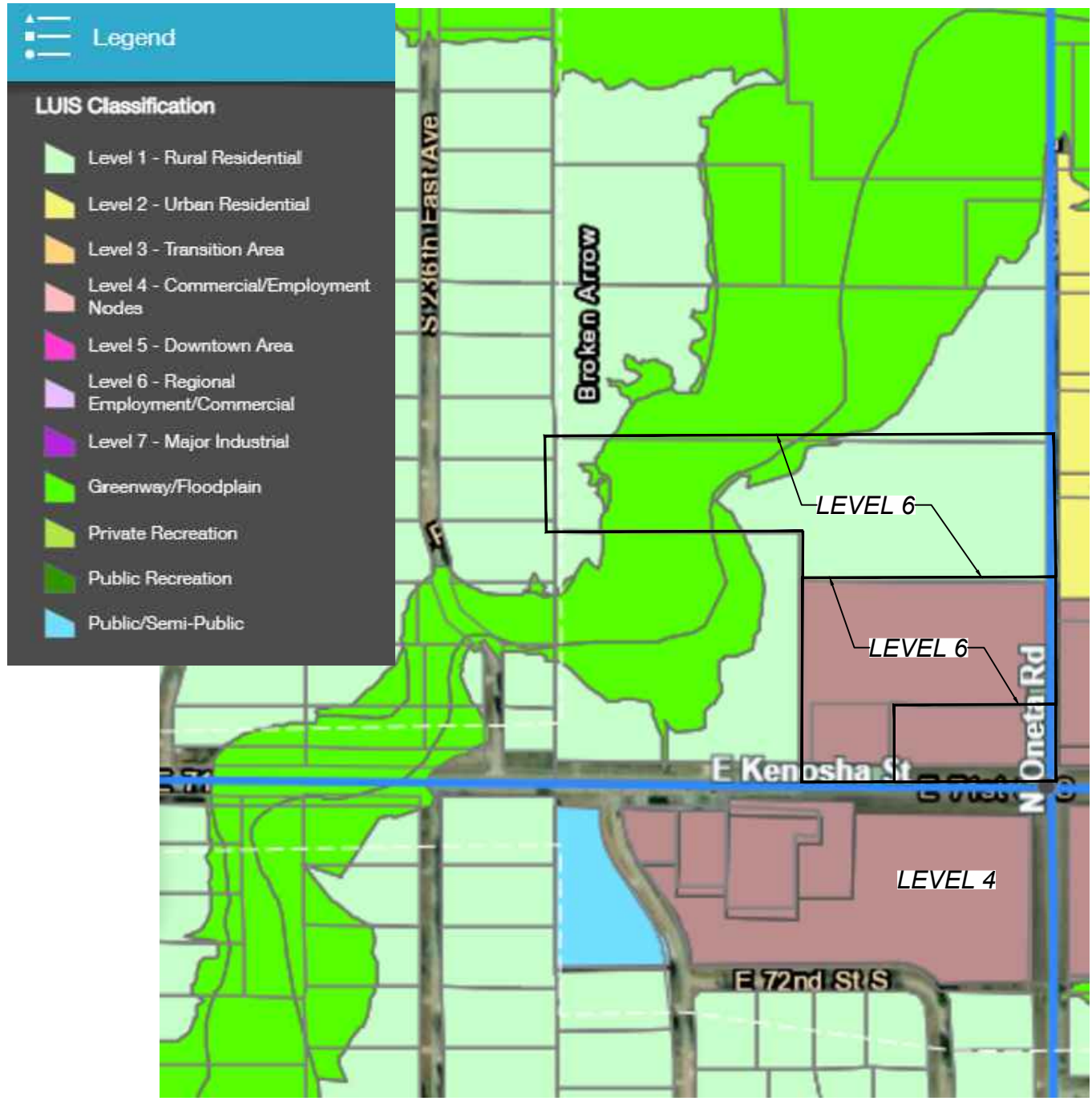
# IRON BUCK

Exhibit "B"  
ZONING MAP

\\civil-server\projects\2440116 Iron Buck\Drawings\PRODUCTION\PUID Exhibits\2440116 Exhibit C.dwg



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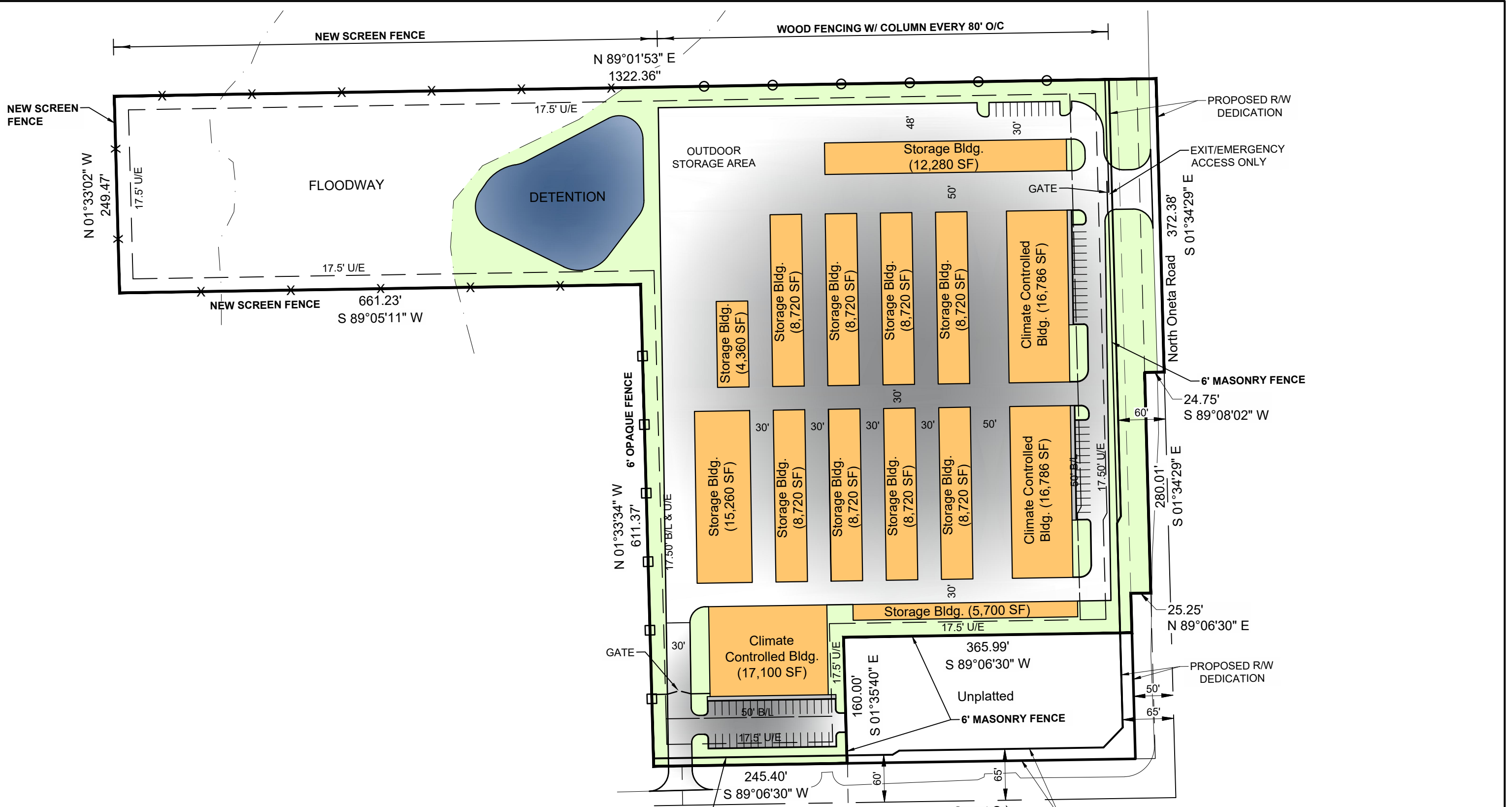


PUD-000865-2023-AMENDED  
**IRON BUCK**  
Exhibit "C"  
COMPREHENSIVE PLAN MAP

\\civil-server\projects\2440116 Iron Buck\Drawings\PRODUCTION\PU\Exhibits\2440116 Exhibit D.dwg



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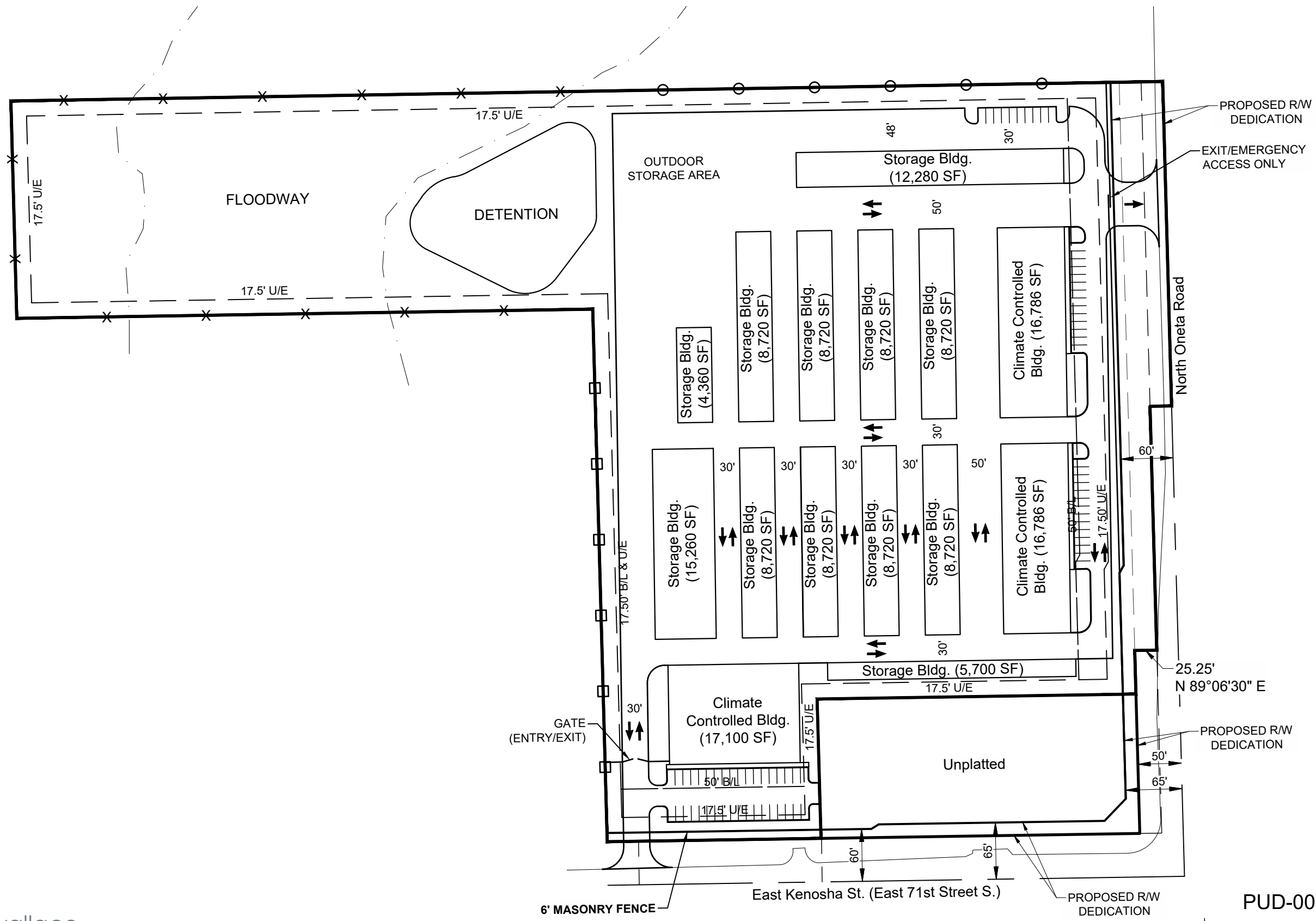


PUD-000865-2023-AMENDED  
**IRON BUCK**  
 Exhibit "D"  
 CONCEPTUAL SITE PLAN

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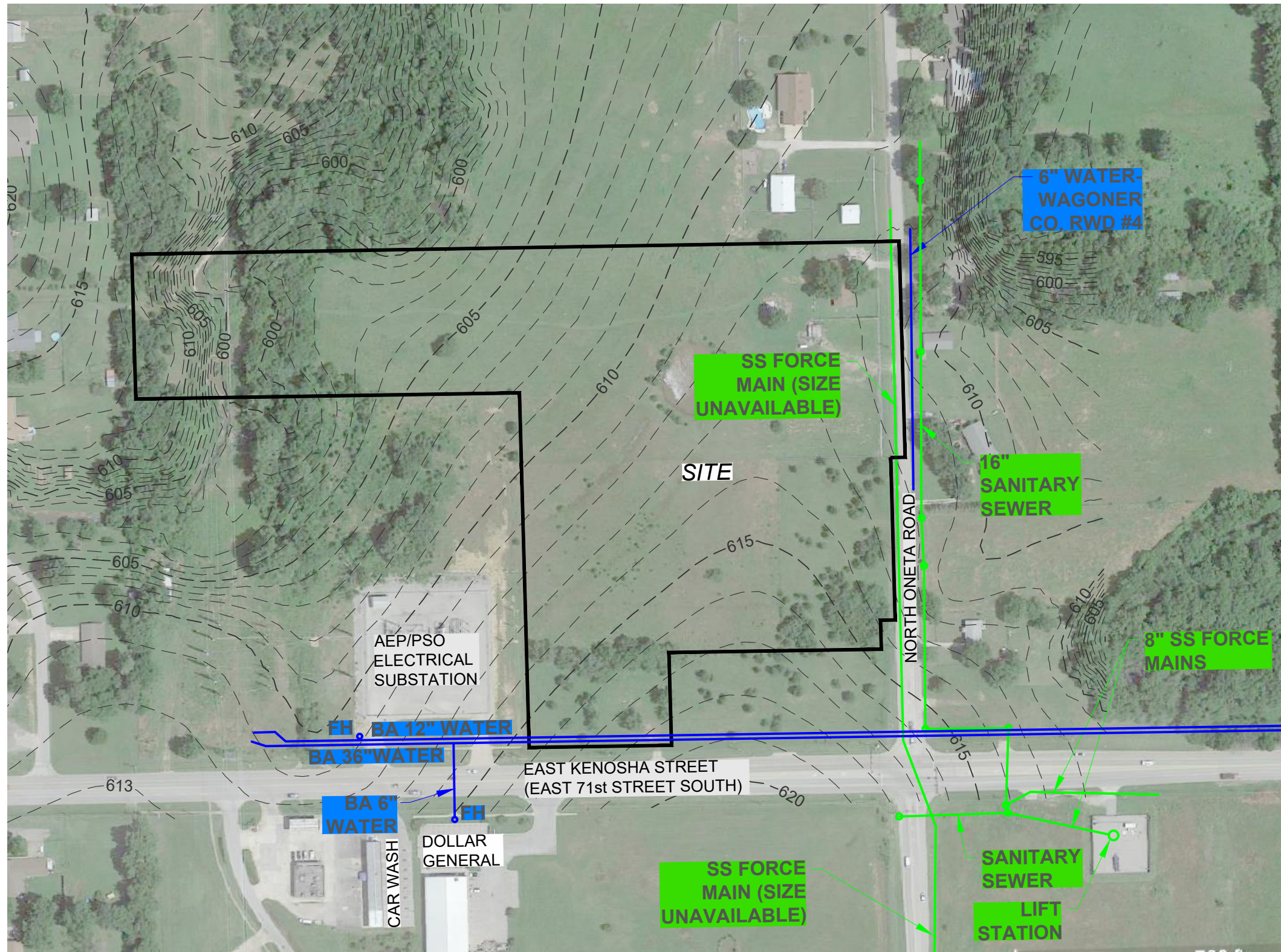
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**IRON BUCK**  
 Exhibit "E"  
 ACCESS & CIRCULATION PLAN



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# IRON BUCK

Exhibit "F"

TOPOGRAPHY, DRAINAGE &  
UTILITY PLAN

(REPRODUCED FROM CITY OF  
BROKEN ARROW ATLAS MAPS)