

Major Amendment

PUD-126F

Waterloo Way

TUCSON BUSINESS PARK

Broken Arrow, Oklahoma

February 17, 2022

REVISION #3 -- June 6, 2022



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I. Development Concept

Tucson Business Park is a proposed industrial development requesting approval of a Planned Unit Development to allow office / warehouse and limited commercial opportunities on a 2.38-acre tract of undeveloped land within the City of Broken Arrow. The project is located on the north side of Tucson Street between South Aspen Avenue and South Elm Place.

Objectives:

- To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties
- To permit greater flexibility within the development to best utilize the physical features of the particular site
- To encourage the provision and preservation of meaningful open space
- To encourage integrated and unified design and function of the various uses comprising the planned unit development
- To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

Building Design Considerations:

Buildings shall be designed in a manner to create the aesthetic character generally associated with retail/commercial developments. Main entries to buildings shall be highlighted using such techniques to add visual interest such as aluminum storefront doors and windows, canopies, differing metal panel types, etc.

PUD Legal Description

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER LOT 2, BLOCK 1 OF WATERLOO WAY, FILED AS PLAT NO. 5633; THENCE N 88°38'00" E A DISTANCE OF 229.12 FEET; THENCE S 01°19'16" E A DISTANCE OF 453.02 FEET; THENCE S 88°40'44" W A DISTANCE OF 214.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S 43°38'22" W ALONG SAID SOUTH LINE A DISTANCE OF 21.20 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE N 01°20'15" W ALONG SAID WEST LINE A DISTANCE OF 467.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 103,857.54 SQUARE FEET OR 2.38 ACRES, MORE OR LESS.

EXHIBIT A
VICINITY MAP



EXHIBIT B
AERIAL PHOTO

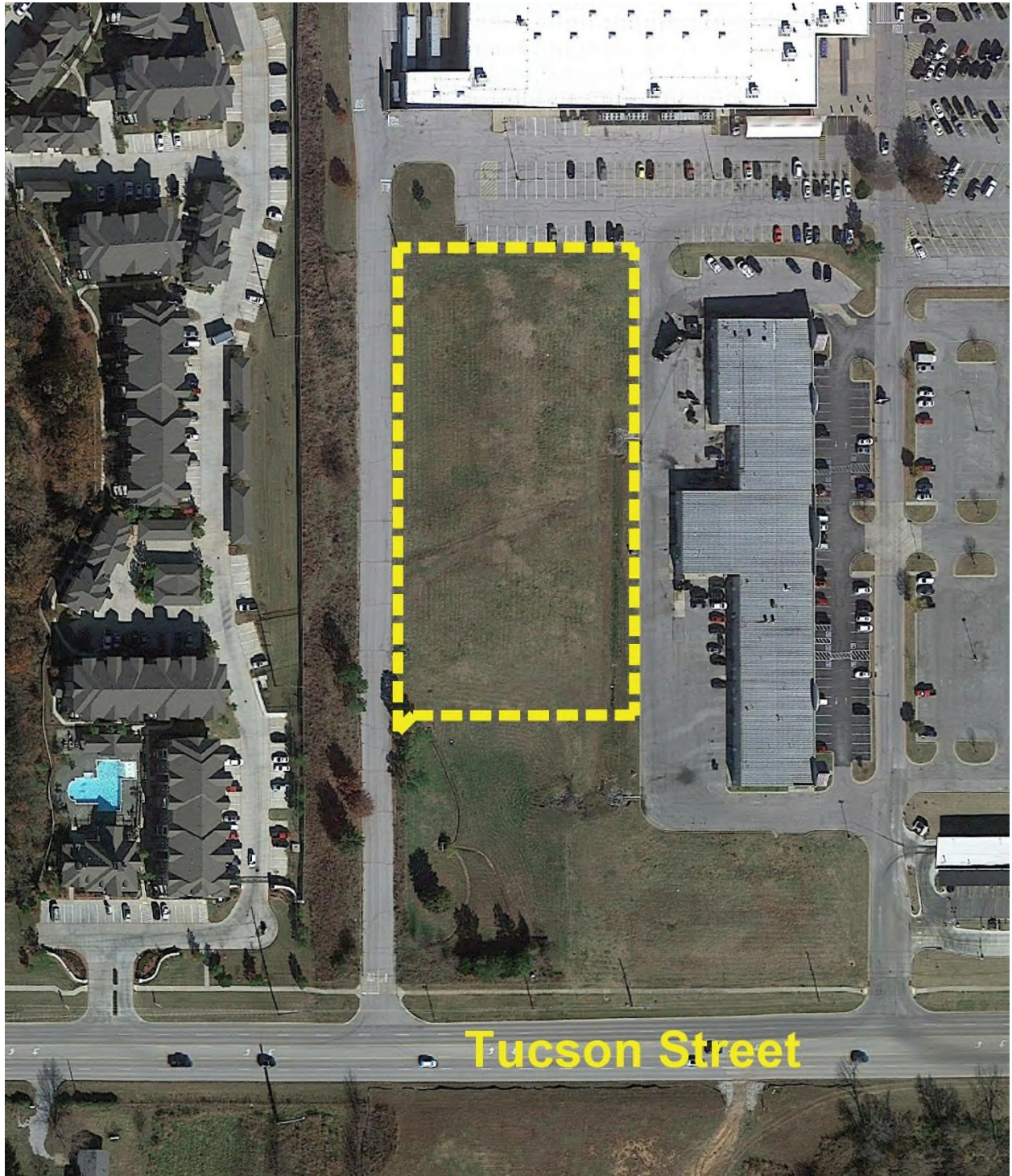


EXHIBIT C

CONCEPTUAL SITE PLAN

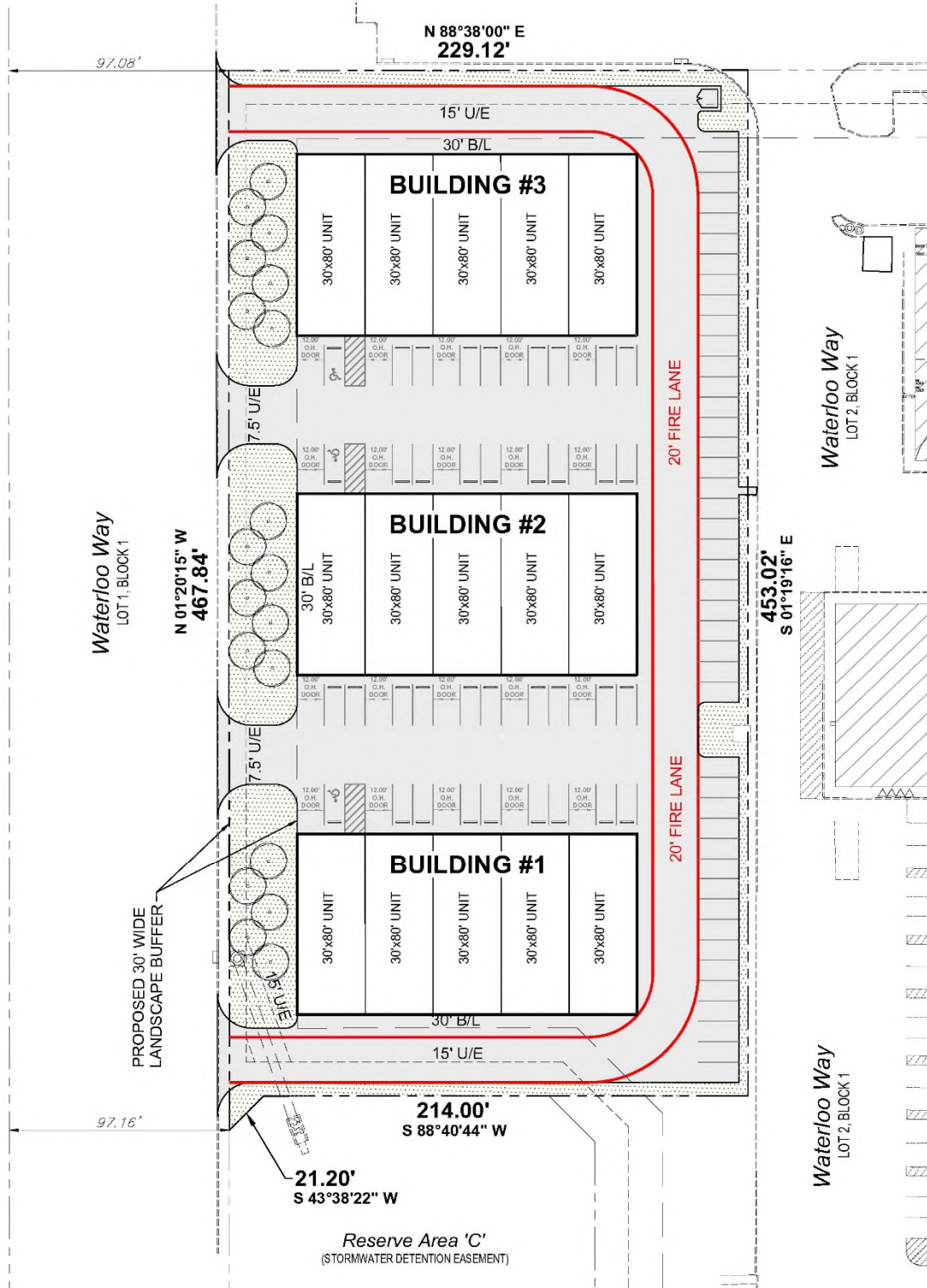


EXHIBIT D
ZONING MAP

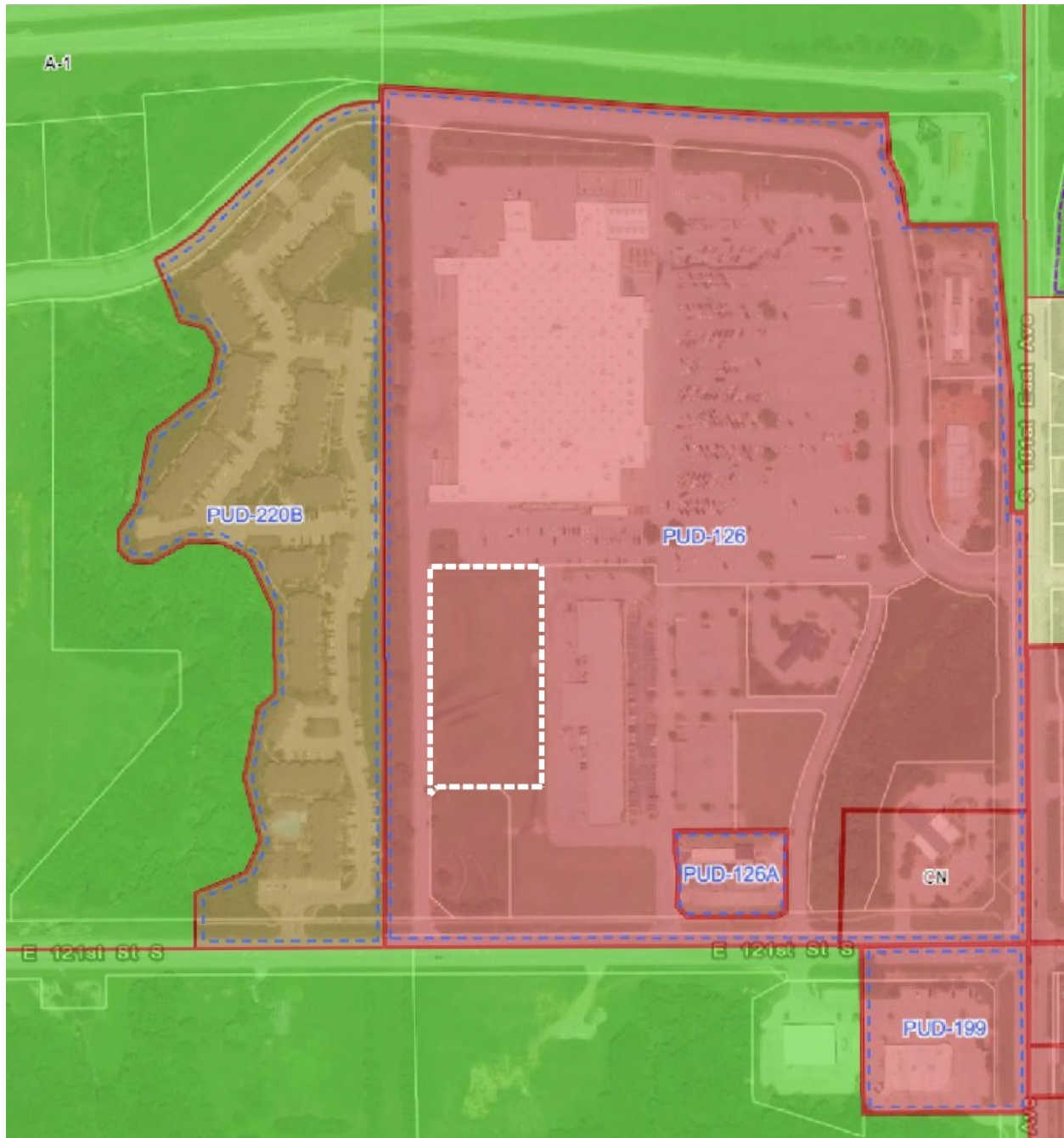


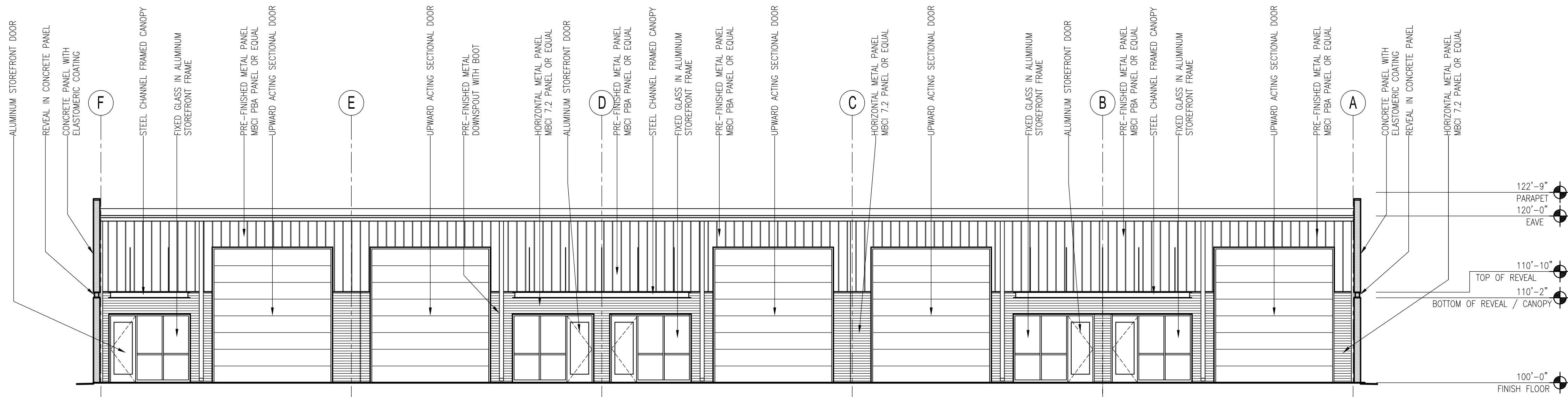
EXHIBIT E

BROKEN ARROW COMPREHENSIVE PLAN

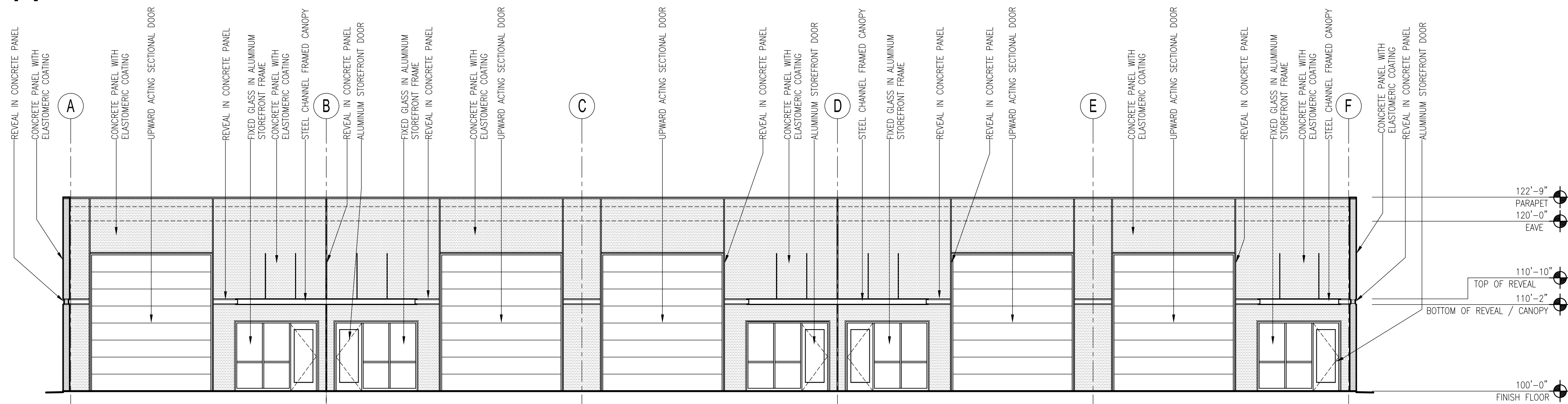
Property is situated in Level 6 – Regional Commercial / Employment



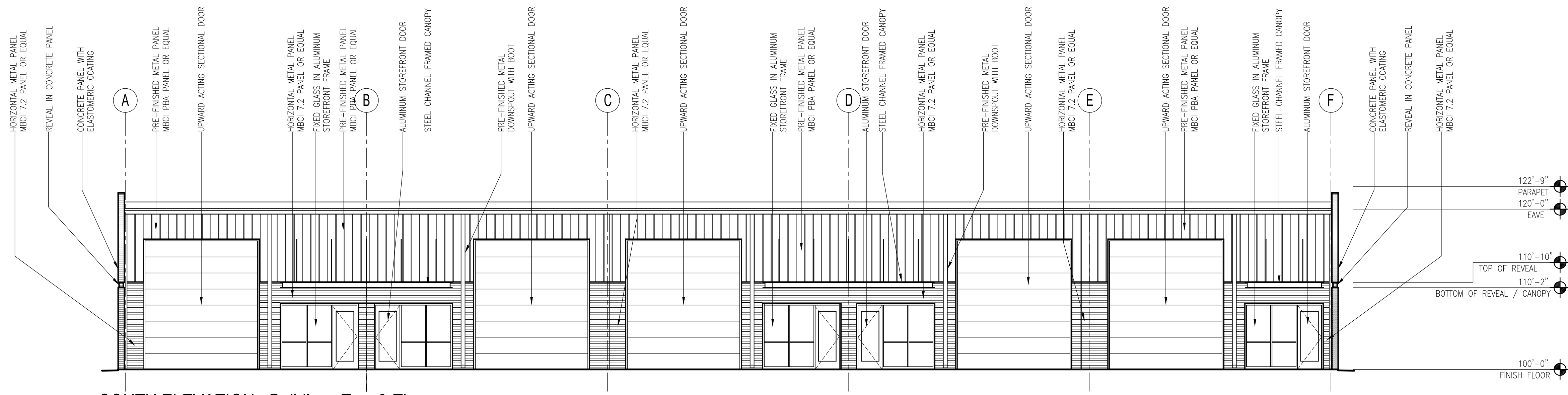
EXHIBIT F
CONCEPTUAL BUILDING ELEVATIONS



A NORTH ELEVATION - Buildings One, Two & Three
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION - Building One
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION - Buildings Two & Three
SCALE: 1/8" = 1'-0"

NOTICE OF COPYRIGHT:

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION UNDER SECTION 102 OF THE COPYRIGHT ACT OF 1976, U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990. UNAUTHORIZED USE OF THESE DRAWINGS, WORK PRODUCT OR BUILDINGS REPRESENTED CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION, BUILDINGS BEING SEIZED AND / OR MONETARY COMPENSATION TO WHITAKER ARCHITECTS, P.C., THEIR SUCCESSORS OR ASSIGNS.

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PROJECT NAME:

TUCSON BUSINESS PARK
East Tucson Avenue Broken Arrow, Oklahoma

DRAWING TITLE:

BUILDING ELEVATIONS

ISSUE DATE: NOVEMBER 16, 2021

REVISIONS:

SEAL:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT NUMBER: 2020-12

DRAWN BY: GWW

CHECKED BY: GWW

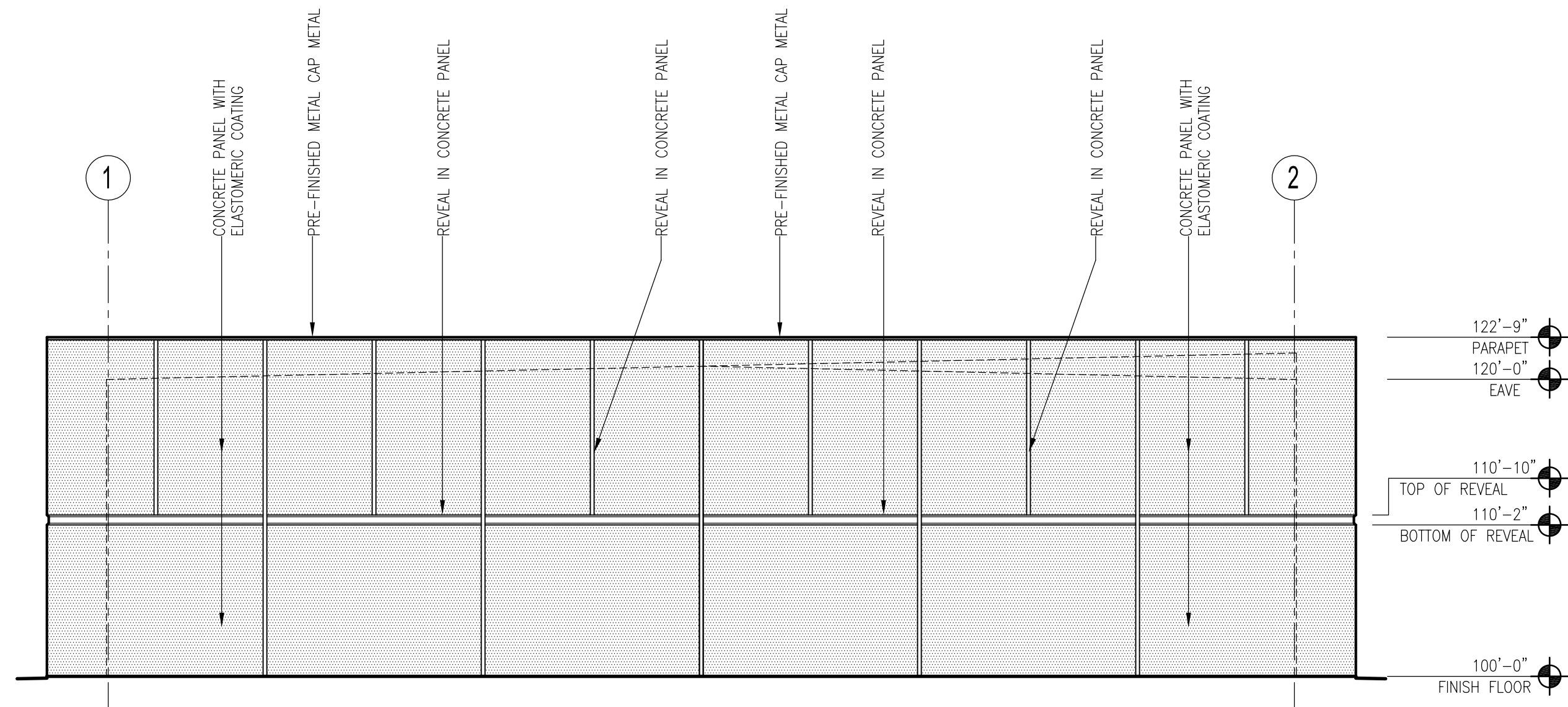
REVIEWED BY: GWW

SCALE: AS INDICATED

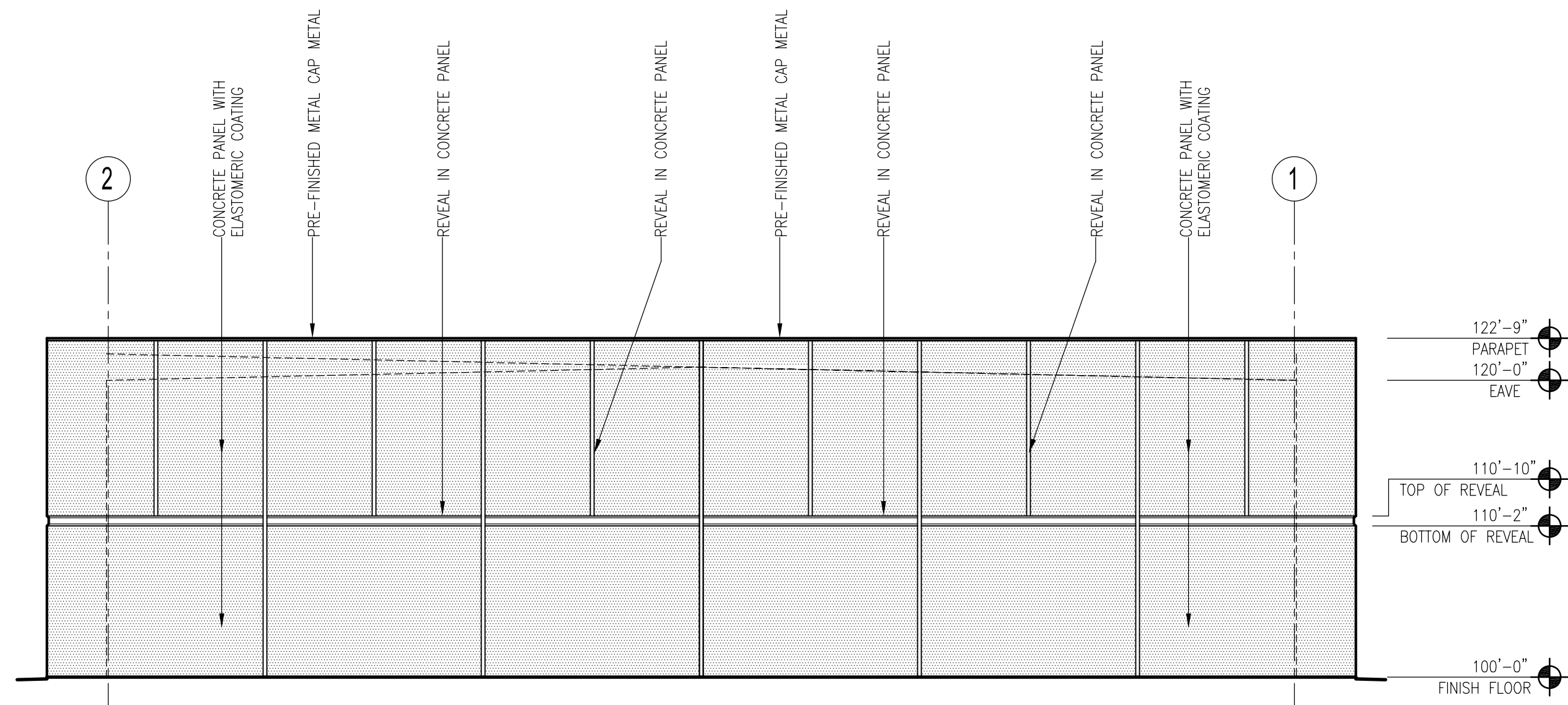
SHEET NUMBER:

A401

SHEET 1 of 2



A WEST ELEVATION - Buildings One, Two & Three
SCALE: 1/8" = 1'-0"



B EAST ELEVATION - Buildings One, Two & Three
SCALE: 1/8" = 1'-0"

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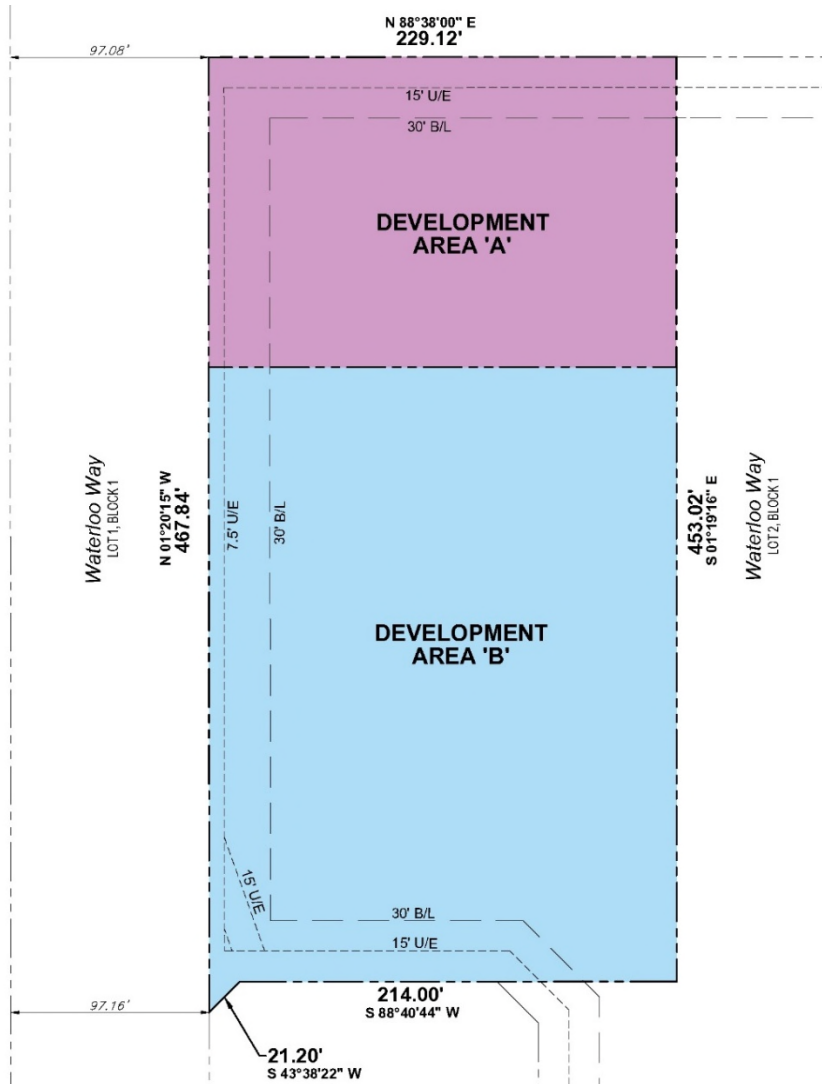
REVISIONS:	SEAL: PRELIMINARY NOT FOR CONSTRUCTION
PROJECT NUMBER: 2020-12	SHEET NUMBER: A402 SHEET 2 of 2
DRAWN BY: GWW	
CHECKED BY: GWW	
REVIEWED BY: GWW	
SCALE: AS INDICATED	

II. Development Standards

PUD 126F will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG (Commercial General) and IL (Industrial Light) districts except as noted herein. The development area boundaries established are for illustrative and land area calculation purposes only. Any allowed use (specified in this PUD) may be located in either development area. Allowed uses from Development Area B may be permitted up to 100% of the total land area. Uses from Development Area A may comprise a maximum of 33.5% of the total land area.

DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Commercial / General Retail	34,806.63	0.7797	33.5	CG
B	Office / Warehouse	69,050.91	1.585	66.5	IL



DEVELOPMENT AREA - A

Proposed buildings shown on the Conceptual Site Plan are approximately 12,000 SF.

Land Area: 34,806.63 SF (0.799 AC)

Zoning: CG

Permitted Uses - specifically limited to the following:

- Broadcasting or Recording Studio (no tower)
- Transmitting Station (no tower)
- Utility Facility – Minor
- Animal Pet Shop – Retail
- Catering Service
- Micro-food & Beverage Production with Specific Use Permit
- Office, Business or Professional
- Fitness & Recreational Sports Center
- General Indoor Recreation
- Dry Cleaning & Laundry Service
- General Personal Services
- Retail – General
- Alcoholic Beverages - Retail
- Vehicle Repair Service - Minor

Minimum Building Setbacks:

North Boundary: 30 feet
East Boundary: 30 feet
South Boundary (adjacent to Development Area B): 0 feet
West Boundary: 30 feet

Maximum Building Height: 25 feet

Parking Requirements: Per the current Broken Arrow Zoning Code

DEVELOPMENT AREA - B

Proposed buildings shown on the Conceptual Site Plan are approximately 24,000 SF.

Land Area: 69,050.91 SF (1.585 AC)

Zoning: IL

Permitted Uses - specifically limited to the following:

- Office / Warehouse
- Warehouse
- Mini-Storage

Minimum Building Setbacks:

North Boundary (adjacent to Development Area A): 0 feet
East Boundary: 30 feet
South Boundary: 30 feet
West Boundary: 30 feet

Maximum Building Height: 25 feet

Parking Requirements: Per the current Broken Arrow Zoning Code, except:

- Office / Warehouse and Warehouse: 1/600

III. General Provisions

A. Landscaping:

A 30-foot-wide landscape area shall be provided along the west property line. In this landscape area, at least one medium to large evergreen tree shall be installed and per 25 lineal feet along the west property line. Irrigation shall be provided by either an underground sprinkler system or drip irrigation system. Any trees that fail shall be replaced within 6 months. No landscaping is required for on-site parking.

B. Screening:

Per Section 5.2 of the City of Broken Arrow Zoning Ordinance.

1. Service equipment (including HVAC equipment) and areas shall be screened in accordance with the Zoning Ordinance.
2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use.

C. Lighting:

Per Section 5.6 of the City of Broken Arrow Zoning Ordinance.

1. Light fixtures shall be shielded to direct light downward and a photometric plan shall be prepared and approved by the City of Broken Arrow (Method 2 – Photometric Standard). Any lighting placed on the exterior of the building shall be shielded with the light directed towards the ground.

D. Signage:

Per Section 5.7 of the City of Broken Arrow Zoning Ordinance, except that only one freestanding sign is allowed. The freestanding sign shall not exceed 20 feet in height and 150 square feet in size. The freestanding sign shall be located on the property associated with PUD-126F.

1. No sign permit shall be issued until a site plan is prepared and approved by the City of Broken Arrow.

E. Building Material Requirements:

1. EXTERIOR WALLS: The south facing façade of Building #1 and east and west facing facades of Buildings #1, #2 and #3, shall be concrete panel (refer to Exhibit F – Conceptual Building Elevations)
2. AWNINGS, CANOPIES AND OVERHANGS: Structural awnings are encouraged at the ground level to enhance articulation of the structures.

F. Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City of Broken Arrow.

G. Drainage:

The site is currently undeveloped and sodded. The developed site will follow existing drainage patterns and discharge drainage to the existing detention facility immediately south of the property. Final drainage and grading design shall be submitted to and approved by the City of Broken Arrow.

H. Vehicular Access and Circulation:

Access to the site shall be from a private drive that connects with Tucson Street. The document number for the mutual access easement associated with this drive shall be shown on the site plan. All private driveway and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points and the Fire Marshal's approval of locations, spacing, widths, and curb return radii.

I. Emergency Vehicle Access:

A fire apparatus road, 20 feet in width, shall be established and maintained for emergency vehicles. Pavement striping, signage, etc. shall be submitted to and approved by the Fire Marshal.

IV. Anticipated Construction Schedule

- It is anticipated that construction will commence within 6 months from the date this PUD is approved by City Council.