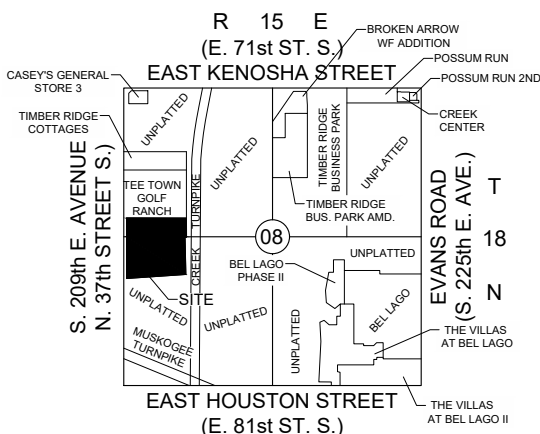
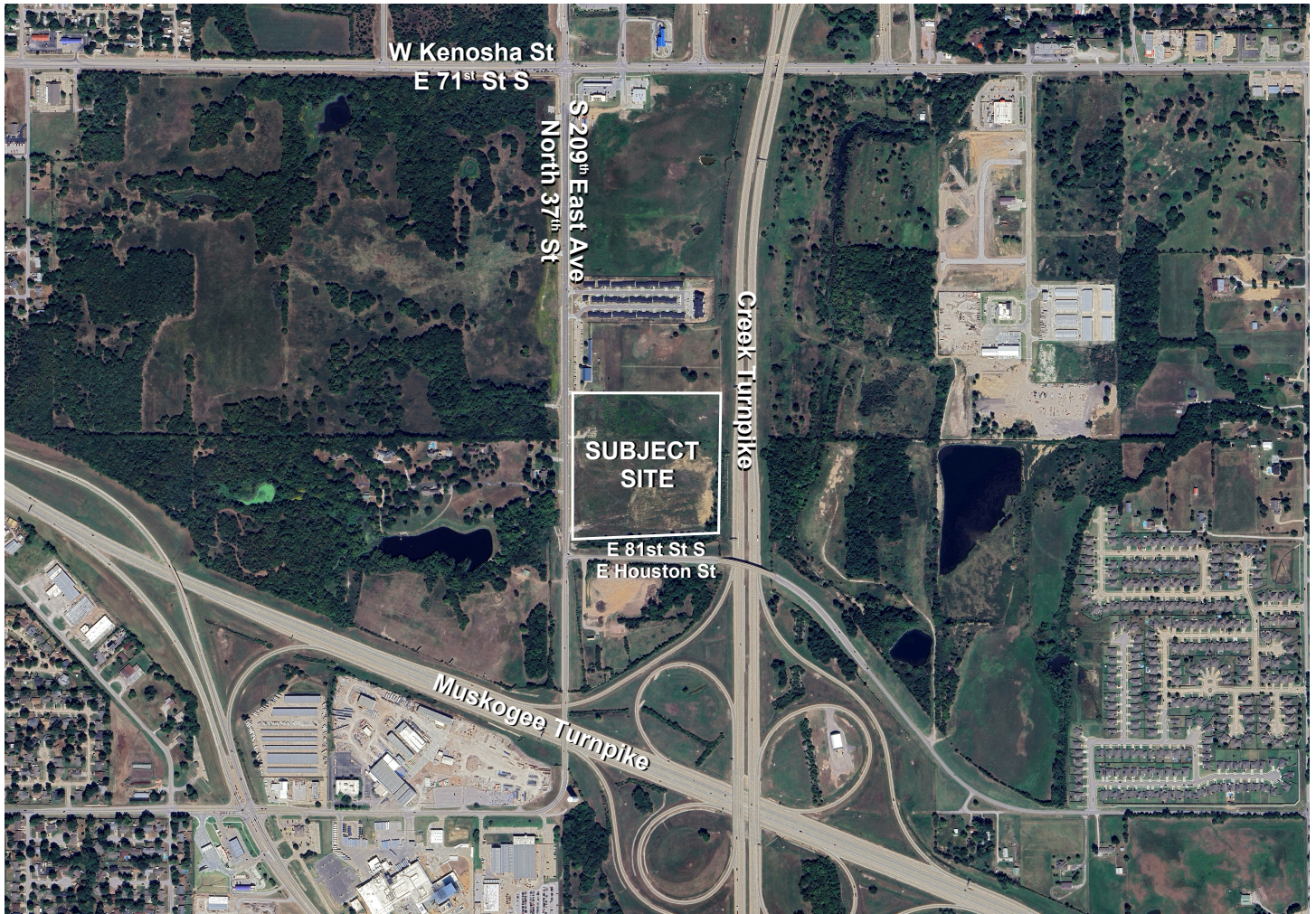


# PUD-XXXXXX-2025

## American Storage of BA Planned Unit Development

THE SOUTH 330 FEET OF LOT ONE (1), BLOCK ONE (1); AND RESERVE AREA "A", TEE TOWN GOLF RANCH, A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; - AND -

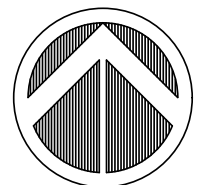
A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE N 00°02'54" W ALONG THE WEST SECTION LINE FOR A DISTANCE OF 1896.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°02'54" W ALONG THE SECTION LINE FOR A DISTANCE OF 745.38 FEET; THENCE S 89°43'13" E FOR A DISTANCE OF 1087.17 FEET; THENCE S 01°25'02" E FOR A DISTANCE OF 666.95 FEET; THENCE S 86°11'48" W FOR A DISTANCE OF 1105.46 FEET TO THE POINT OF BEGINNING.



Location Map

**OWNER**  
NELSON FAMILY TRUST  
P. O. BOX 1082  
CATOOSA, OK 74015

**APPLICANT**  
WALLACE DESIGN COLLECTIVE, PC  
123 N MARTIN LUTHER KING JR BLVD  
TULSA, OK 74103



NORTH

**NOVEMBER 2025**



wallace  
design  
collective

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**I. LEGAL DESCRIPTION:**

The South 330 feet of Lot One (1), Block One (1); and Reserve Area "A", TEE TOWN GOLF RANCH, a Subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the recorded Plat thereof;

-AND-

A tract of land that is part of the Southwest Quarter (SW/4) of Section Eight (8), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows: COMMENCING at the Southwest corner of said SW/4; thence N 00°02'54" W along the West Section line for a distance of 1896.39 feet to the Point of Beginning; thence continuing N 00°02'54" W along the Section line for a distance of 745.38 feet; thence S 89°43'13" E for a distance of 1087.17 feet; thence S 01°25'02" E for a distance of 666.95 feet; thence S 86°11'48" W for a distance of 1105.46 feet to the Point of Beginning.

## **II. DEVELOPMENT CONCEPT:**

American Storage of BA is a proposed mixed-use development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Broken Arrow Zoning Code. The site consists of approximately 24.9 acres, located west of the Creek Turnpike, east of South 209<sup>th</sup> East Avenue (North 37<sup>th</sup> Street), and north of East Houston Street (East 81<sup>st</sup> Street South). The parcels surrounding the subject site are all zoned A-1, Agricultural District. The platted northern portion of the site and the parcel directly to north also has a Specific Use Permit approval (SP-164) to allow for a church.

The Land Use Intensity System classification for the subject site is 6 - Regional Employment/Commercial. The PUD site currently has an underlying zoning of A-1 (Agriculture); submitted concurrently with this PUD application is a rezoning request from A-1 (Agriculture) to CH (Commercial Heavy Industrial) and I-L (Industrial Light District) to allow for a retail, office/warehouse and storage development to the north and mini-storage development to the south.

The site will be split in two Development Areas, A and B. Development Area A located in the northern and western portions of the site will include mixed uses, including retail, office/warehouse and storage. Development Area B, which includes the 10.07 acres, will include mini storage uses. There is a shared stormwater detention facility proposed on the site for both development areas.

There is a USGS blue line going through the northern portion of the site; however, there is no floodplain associated with this stream. The site has an approximate 15-foot elevation change, sloping southwest to northeast. The existing drainage patterns will be maintained with the proposed development. The soil types for the project are typical for the area and should create no unusual developmental problems.

The northern lots in Development Area A will be accessed by a public road through the development area and the western lot(s) shall have access from a proposed private drive. Lots within Development Area A will not have direct access onto South 209<sup>th</sup> East Avenue (North 37<sup>th</sup> Street). The mini-storage will be accessed by private drives from Development Area A. Cross access between the development areas shall be permitted



### III. DEVELOPMENT STANDARDS

#### III.A DEVELOPMENT AREA “A” STANDARDS:

<b>Net Land Area:</b>	14.89 acres
<b>Underlying Zoning:</b>	Unless otherwise specified, the CH District standards and regulations shall apply.
<b>Permitted Uses:</b>	<ul style="list-style-type: none"><li>○ Government administration &amp; civic buildings</li><li>○ Places of assembly</li><li>○ Public safety facility</li><li>○ Art gallery or museum, public</li><li>○ Library, public</li><li>○ Medical office or clinic</li><li>○ Broadcasting or recording studio (no tower)</li><li>○ Veterinary clinic/animal hospital</li><li>○ Financial institution, without drive-thru</li><li>○ Catering service</li><li>○ Micro food or beverage production</li><li>○ Office, business or professional</li><li>○ Research laboratory</li><li>○ Art gallery or museum, private</li><li>○ Fitness &amp; recreational sports center</li><li>○ General indoor recreation</li><li>○ Dry cleaning &amp; laundry service</li><li>○ General personal services</li><li>○ Instructional services</li><li>○ Retail, general</li><li>○ Boat and/or RV storage</li><li>○ Fulfillment centers (less than 100,000 sq.ft.)</li><li>○ Fulfillment centers (100,000 sq.ft. or greater)</li><li>○ Mini-storage</li><li>○ Office warehouse</li><li>○ Storage yard</li><li>○ Warehouse</li><li>○ Wholesale establishment</li></ul>
<b>Lot Area:</b>	None
<b>PUD Minimum Frontage along South 209th East Avenue (North 37<sup>th</sup> Street)</b>	100 feet Note: This is the PUD minimum frontage. Individual lots and Development Areas within the PUD do not have a minimum lot frontage.
<b>Maximum Building Coverage:</b>	None
<b>Maximum Building Height:</b>	None

<b>Minimum Yard Setbacks:</b> Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code.	
From South 209th East Avenue (North 37th Street):	50 feet
Southern Boundary of Development Area A:	20 feet
Eastern Boundary of Development Area A:	17.5 feet
Northern Boundary of Development Area A:	17.5 feet
Front setback from internal road of Development Area A:	20 feet
<b>Off-street Parking:</b>	As required for the applicable use type as set forth within the City of Broken Arrow Code.
<b>Other Bulk and Area Requirements:</b>	As required within the CH District
<b>Exterior Materials:</b>	Structures proposed on lots directly abutting the Creek Turnpike right-of-way shall meet the Highway Design Overlay District requirements.  There shall not be any minimum architectural or material standards for structures on lots not directly abutting the Creek Turnpike right-of-way.
<b>Screening:</b>	Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six feet and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure.  No outdoor display and/or sales shall be visible from Creek Turnpike.
<b>Signage:</b>	All signage shall meet the requirements of the City of Broken Arrow Code.  Two monument signs listing the businesses within this development area shall be allowed along South 209th East Avenue (North 37 <sup>th</sup> Street). These signs shall not exceed 100 square feet.  One monument, pole or billboard sign shall be allowed along the Creek Turnpike frontage within this development area. Sign size and height shall be in accordance to code requirements.
<b>Landscape Buffer:</b>	A 10-foot landscape buffer shall be provided along the northern boundary of Development Area A.  No additional buffers shall be required.

### **III.B DEVELOPMENT AREA “B” STANDARDS:**

<b>Net Land Area:</b>	10.07 acres
<b>Underlying Zoning:</b>	Unless otherwise specified, the IL District standards and regulations shall apply.
<b>Permitted Uses:</b>	<ul style="list-style-type: none"><li>○ Government administration &amp; civic buildings</li><li>○ Places of assembly</li><li>○ Public safety facility</li><li>○ Art gallery or museum, public</li><li>○ Library, public</li><li>○ Medical office or clinic</li><li>○ Broadcasting or recording studio (no tower)</li><li>○ Veterinary clinic/animal hospital</li><li>○ Financial institution, without drive-thru</li><li>○ Catering service</li><li>○ Micro food or beverage production</li><li>○ Office, business or professional</li><li>○ Research laboratory</li><li>○ Art gallery or museum, private</li><li>○ Fitness &amp; recreational sports center</li><li>○ General indoor recreation</li><li>○ Dry cleaning &amp; laundry service</li><li>○ General personal services</li><li>○ Instructional services</li><li>○ Retail, general</li><li>○ Boat and/or RV storage</li><li>○ Fulfillment centers (less than 100,000 sq.ft.)</li><li>○ Fulfillment centers (100,000 sq.ft. or greater)</li><li>○ Mini-storage</li><li>○ Office warehouse</li><li>○ Storage yard</li><li>○ Warehouse</li><li>○ Wholesale establishment</li></ul>
<b>Lot Area:</b>	None  Mini-storage land area shall be allowed to be more than 20% of the entire PUD tract; however, maximum area for mini-storage area shall not exceed 10.07 acres of the total PUD land area.
<b>PUD Minimum Frontage along South 209th East Avenue (North 37<sup>th</sup> Street)</b>	100 feet Note: This is the PUD minimum frontage. Individual lots and Development Areas within the PUD do not have a minimum lot frontage.
<b>Maximum Building Coverage:</b>	None
<b>Maximum Building Height:</b>	None

<p><b>Minimum Yard Setbacks:</b> Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code.</p> <p>Mini-storage facilities shall be set back a minimum of 20 feet from East Houston Street (East 81<sup>st</sup> Street South), 50 feet from Creek Turnpike and 250 feet from 209th East Avenue (North 37th Street)</p>	
From South 209th East Avenue (North 37th Street):	250 feet
Southern Boundary of Development Area B:	20 feet
Eastern Boundary of Development Area B:	50 feet
Northern Boundary of Development Area B:	0 feet
<b>Off-street Parking:</b>	<p>As required for the applicable use type as set forth within the City of Broken Arrow Code.</p> <p>There shall be no minimum parking requirement for the mini-storage use.</p>
<b>Other Bulk and Area Requirements:</b>	As required within the IL District
<b>Exterior Materials:</b>	<p>All structures along the Creek Turnpike right-of-way shall have vertical exteriors that are facing the highway constructed of but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), stucco, or architectural metal. EIFS, however, shall not be used as the primary exterior building material.</p> <p>There shall not be any minimum architectural or material standards for structures within this development area.</p>
<b>Screening:</b>	The exterior most storage building shall serve as screening for the development area. No additional screening shall be required.
<b>Signage:</b>	<p>All signage shall meet the requirements of the City of Broken Arrow Code.</p> <p>One monument sign listing the businesses within Development Area B shall be allowed along South 209th East Avenue (North 37th Street). This sign shall not exceed 100 square feet.</p> <p>A wall sign not exceeding 300 sq.ft. will be along on the building along the Creek Turnpike frontage.</p>
<b>Landscape Buffer:</b>	A 50-foot landscape buffer shall be provided along the Creek Turnpike boundary of Development Area B. Additionally, a 20-foot landscape buffer shall be provided along the southern boundary of Development Area B.



**IV. ACCESS AND CIRCULATION:**

The subject property has frontage along South 209<sup>th</sup> East Avenue (North 37<sup>th</sup> Street) and two curb cuts are proposed along the 1,054-foot frontage (excluding the existing curb cut providing access to the church property to the north). The northern curb cut will provide access to a part of Development Area A via a public street and the southern curb cut will provide a private drive access to Development Areas A and B. Cross-access shall be permitted between development areas. Limits of No Access (LNA) will be provided along South 209<sup>th</sup> East Avenue (North 37<sup>th</sup> Street) outside of the proposed entrances to the development.

The proposed cul-de-sac within the northern portion of Development Area A shall be allowed to exceed 550 feet in length but shall be limited to a maximum of 600 feet.

**V. SIDEWALKS:**

There is an existing sidewalk along the South 209<sup>th</sup> East Avenue (North 37<sup>th</sup> Street) frontage of this PUD and it shall remain. Sidewalks shall not be required along East Houston Street (East 81<sup>st</sup> Street South) and the internal roadways and private drives.

**VI. PRIVATE AMENITIES:**

Not less than 12% of the net land area shall be preserved as common open space. These areas may include, but are not limited to, the onsite stormwater detention pond reserve areas and landscape buffer areas. All City of Broken Arrow engineering standards shall be met for the detention pond reserve areas.

**VII. TOPOGRAPHY, UTILITIES, AND DRAINAGE:**

There is no floodplain on the site; however, there is a blue line stream which runs through the northern portion of the site. Any improvements within this area shall be coordinating with the City of Broken Arrow and any other agencies as required. The site is sloped and drains from the southwest to the northeast, with an approximate 15-foot elevation change. The same drainage patterns will be maintained with the proposed development. An internal storm water collection system will be constructed and piped to the proposed detention areas throughout the property in accordance with the City of Broken Arrow design standards. A detailed hydraulic analysis report will be submitted to the City of Broken Arrow for approval during the engineering process.

**VIII. SCHEDULE OF DEVELOPMENT AND PHASING:**

Initial site development is anticipated to commence in early 2026, market conditions permitting.

Phasing shall be permitted within this PUD and shall be determined during the platting process.

**IX. PLATTING:**

No building permit shall be issued until the PUD project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

**X. EXHIBITS:**

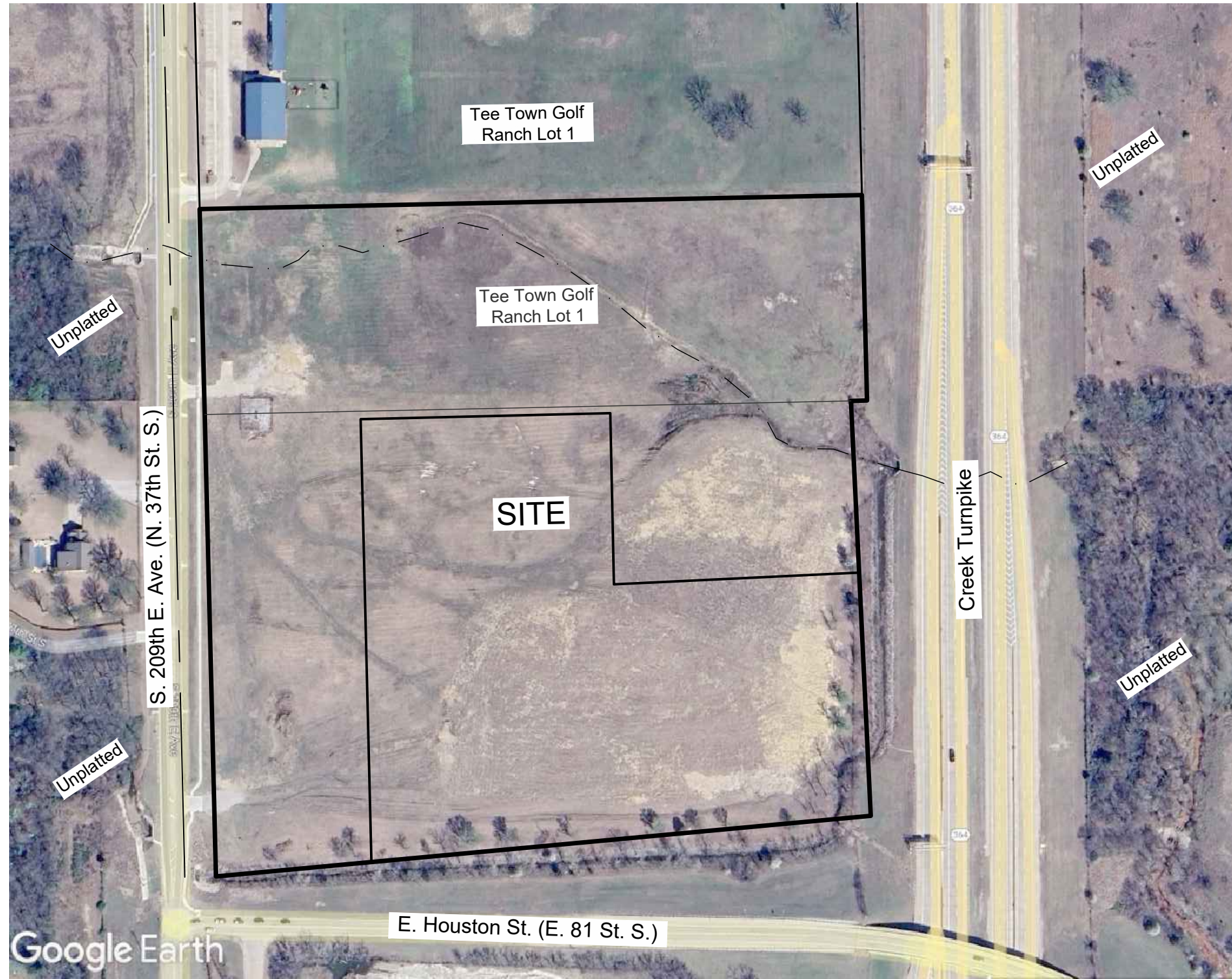
The following exhibit are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A: Aerial Photography and Boundary Depiction
- Exhibit B: Conceptual Site Plan
- Exhibit C: Existing Zoning Map
- Exhibit D: Development Areas Plan
- Exhibit E: Conceptual Utility Plan



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# EXHIBIT 'A'

## AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION

# AMERICAN STORAGE OF BA

PUD-XXXXXX-2025

Date: November 10, 2025

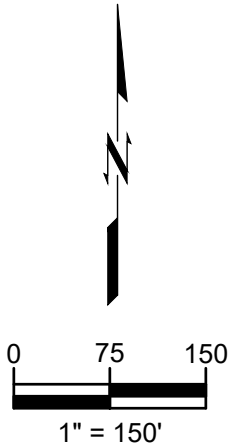


\\civil-server\projects\2540466 American Storage of BA\04 Production\04 PUD Exhibits\2540466 Exhibit B-Site Plan.dwg



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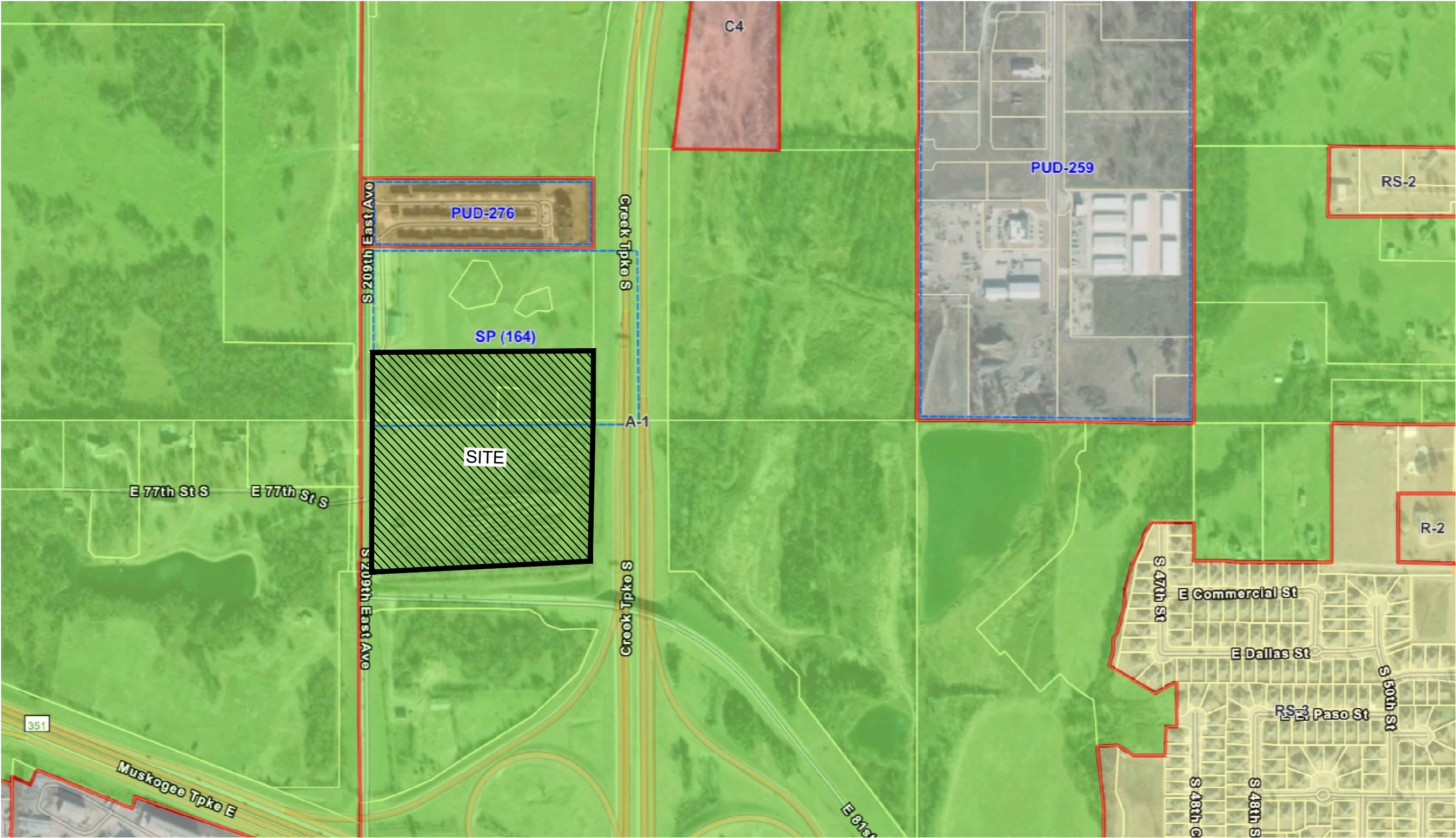
**EXHIBIT 'B'**  
**CONCEPTUAL SITE PLAN**

**AMERICAN STORAGE OF BA**

**PUD-XXXXXX-2025**

Date: November 10, 2025





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# EXHIBIT 'C'

## EXISTING ZONING MAP

# AMERICAN STORAGE OF BA

PUD-XXXXXX-2025

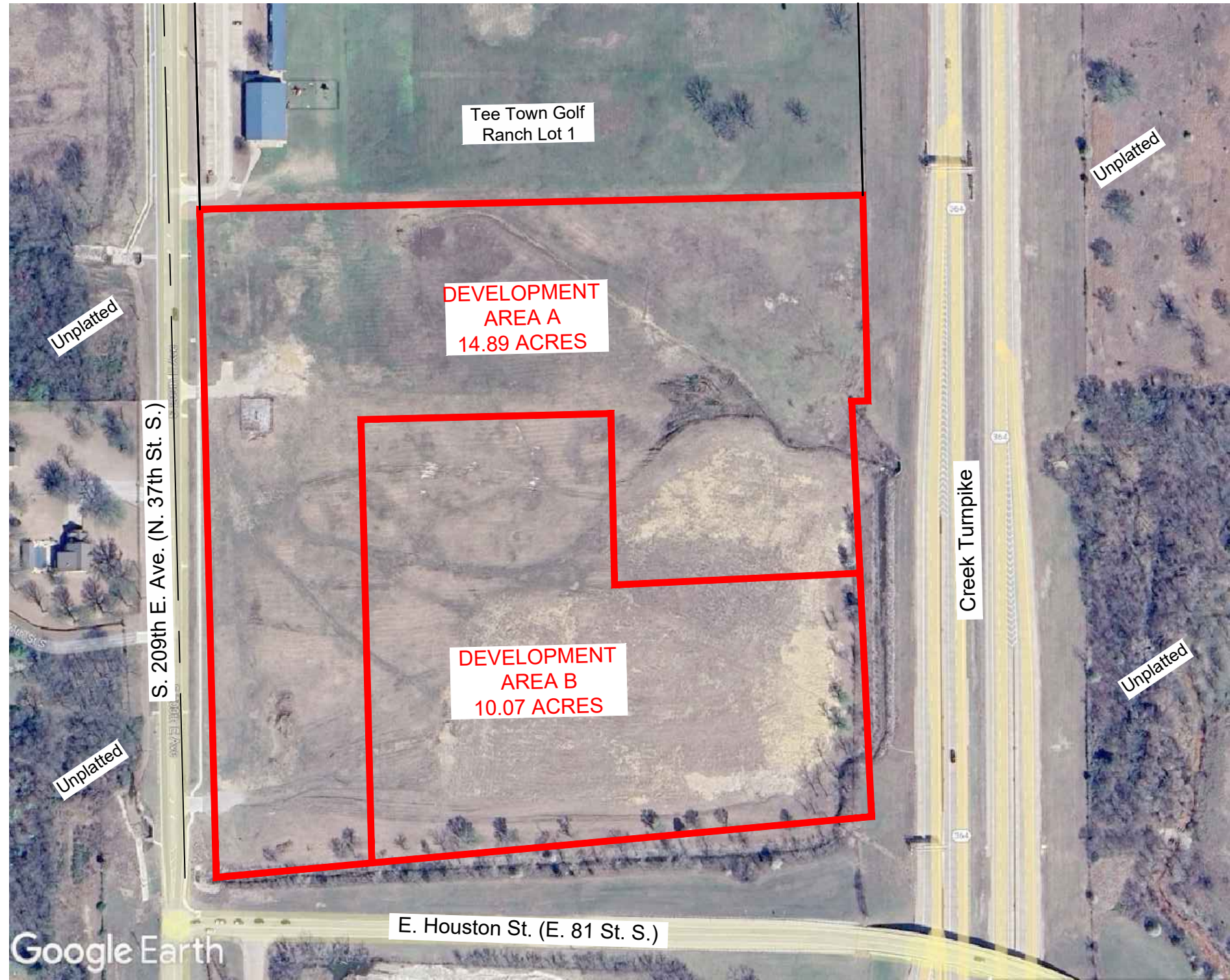
Date: November 10, 2025





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# EXHIBIT 'D'

## DEVELOPMENT AREAS

# AMERICAN STORAGE OF BA

PUD-XXXXXX-2025

Date: November 10, 2025



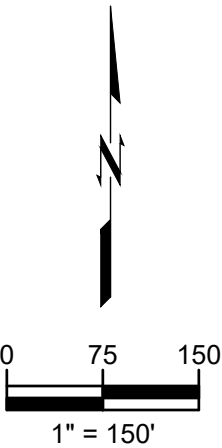


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SANITARY SEWER  
CONNECTION TO NORTH



## EXHIBIT 'E' CONCEPTUAL UTILITY PLAN

# AMERICAN STORAGE OF BA

PUD-XXXXXX-2025

Date: November 10, 2025