

# **Coach Port**

## **PUD Major Amendment**

### **PUD-002465-2025**

**21801 E. 96<sup>th</sup> St. S.**  
**Broken Arrow, OK 74133**

**PUD-193**

September 29, 2025

Submitted to:

The City of Broken Arrow, Oklahoma

**On Behalf of:**



1637 S. Boston Ave. Ste. 1  
Tulsa, OK 74119

**APPLICANT:**



wallace  
design  
collective

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# TABLE OF CONTENTS

|       |                                                 |   |
|-------|-------------------------------------------------|---|
| I.    | Development Concept & Character.....            | 2 |
| II.   | Landscaping and Screening.....                  | 2 |
| III.  | Development Standards.....                      | 3 |
| IV.   | Detail Site Plan Review .....                   | 4 |
| V.    | Grading and Utility Plans.....                  | 4 |
| VI.   | Access and Circulation.....                     | 4 |
| VII.  | Exterior Site Lighting.....                     | 4 |
| VIII. | Scheduled Development .....                     | 4 |
| IX.   | Legal Description.....                          | 4 |
| X.    | Exhibits.....                                   | 5 |
|       | a. Exhibit A – Conceptual Site Improvement Plan |   |
|       | b. Exhibit B – Conceptual Drainage Plan         |   |
|       | c. Exhibit C – Conceptual Site Utility Plan     |   |
|       | d. Exhibit D – Adjacent Land Use                |   |
|       | e. Exhibit E – Zoning Map                       |   |
|       | f. Exhibit A-2 – Conceptual Site Plan (updated) |   |

## **I. DEVELOPMENT CONCEPT AND CHARACTER**

Coach Port is a proposed development for a travel trailer storage facility submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is an approximately 17.14-acre parcel of land located immediately west of Venture 777 property. It is bounded on the east by Venture 777, and on the South by East 96<sup>th</sup> Street. On the west the development is bounded by vacant land and on the north by the MKT railroad. The site has approximately 352.8' of street frontage along E. 9<sup>th</sup> St.

The proposed development will consist of 147 storage units contained in 13 buildings. A Conceptual Development Plan for the project is shown on Exhibit "A".

This development will consist of approximately 91,375 square feet of storage area. The building exterior will consist of metal construction, unless modified by the Planning Commission. The exterior elevations of the buildings will be submitted to the city when design is available.

In order to screen the facility from the highway, we are proposing an 8' wood privacy fence along the northern boundary. Site lighting will be provided in accordance with the requirements of the City of Broken Arrow.

The subject PUD Major Amendment is intended to eliminate the restriction upon outdoor storage of materials or vehicles for Block 1, Lot 1 Coach Port Addition. This platted lot represents the eastern 7.18 acres as depicted in PUD 193. Exhibit A, Conceptual Site Improvement Plan, shows four proposed indoor storage facilities; However, the new Conceptual Site Plan (Exhibit A-2), removes these four proposed facilities and replaces the space with outdoor, gravel storage spaces.

Per Table 3.1-1, Table of Allowed Uses, outdoor storage / storage yard is an allowed use in the IL district, the subject underlying zoning. As the subject lot is internal to the PUD boundary, adjacent land is currently zoned IL, with the Union Pacific Railroad being a boundary on the north side of the property.

## **II. LANDSCAPING AND SCREENING**

The Coach Port landscaping plan will be designed to enhance the East 96<sup>th</sup> Street frontage, and to create an attractive view from State Highway 51. The planting theme will highlight the site entries and buildings, and will utilize plant selections indigenous to North East Oklahoma that are durable and require low maintenance. All landscaping shall be provided in accordance with the Zoning Ordinance except as noted herein. Any landscape material that fails shall be replaced in accordance with Chapter 5, Section 5.3, of the Zoning Ordinance.

In order to screen the facility from the highway, we are proposing an 8' tall wood privacy fence along the northern boundary. In addition, an 8' high opaque fence will be installed along the east boundary. The buildings can be used as part of the screening along the east boundary with the fence located between the buildings.

A 20' wide landscape area shall be provided along the east boundary. In this area, at least one evergreen tree shall be planted per 50 lineal feet.

The frontage along East 96<sup>th</sup> Street will have a ten (10') foot wide landscaped edge between the parking and the street right-of-way. The landscape area will be planted with trees and shrubs that meet or exceed the requirements of the Broken Arrow Zoning Code. In addition, at least one tree per 50 lineal feet of landscaped edge shall be installed in this area, and at least one half of the trees shall be evergreen. The minimum landscaping provided will be 10%.

All trees will be selected from the approved tree list contained in the Broken Arrow Zoning Code; trees required by code will be planted at a minimum size of 2" caliper. Shrubs required by code will be planted with a minimum 3-gallon container size. All landscape areas will be irrigated with an underground sprinkler system, and maintained per requirements of the Broken Arrow Zoning Code.

### III. DEVELOPMENT STANDARDS

This PUD shall be governed by the use and development regulations of the IL District of the Broken Arrow Zoning Ordinance except as follows:

|                                          |                                            |
|------------------------------------------|--------------------------------------------|
| Permitted Uses                           | Travel Trailer or Recreational Vehicle     |
| Permitted Uses (Amended)                 | Indoor Storage Facility<br>Outdoor storage |
| Zoning Classification                    | IL / PUD                                   |
| Net Development Area                     | 17.14 Acres (746,618.4 sf)                 |
| Net Development Area (subject amendment) | 7.18 Acres (312,760.8 sf)                  |
| Minimum Lot Area                         | 0.28 Acres (12,000 sf)                     |
| Maximum Floor Area Ratio Per Lot         | 0.50                                       |
| Minimum Lot Frontage                     | 50' (along public street)                  |
| Minimum Building Setback:                |                                            |
| From ROW line of E. 96 <sup>th</sup> St. | 50'                                        |
| East & West boundary of PUD              | 20'                                        |
| From ROW line of KKT Railroad            | 30'                                        |
| Internal Lot Line                        | 10'                                        |
| Minimum Distance between buildings       | 30'                                        |
| Maximum Building Height                  | 50'                                        |
| Free Standing Signage                    | *                                          |
| Parking Ratio                            | 1 space per 50 vehicles stored             |

\*All signs shall comply with City of Broken Arrow Zoning Ordinance.

There shall be no outdoor storage of materials or vehicles, aside from Block 1, Lot 1 Coach Port – PUD 193 Addition.

#### **IV. DETAIL SITE PLAN REVIEW**

A Detailed Site Plan shall be submitted to and approved by the City of Broken Arrow prior to the issuance of a Building Permit. The applicant shall submit the Site Plan to the City and supply all information required. All trash dumpsters shall be screened in accordance with the Zoning Ordinance.

#### **V. GRADING & UTILITY PLANS**

A Site Grading & Utility Plan will be submitted to the City of Broken Arrow for approval. The Conceptual Drainage Plan is shown on Exhibit B. The storm water from various on-site drainage areas will be conveyed downstream toward a detention pond to be constructed on site.

The Conceptual Site Utility Plan is shown on Exhibit C. All utilities are available to serve this development. Drainage and Utility plans will be prepared in accordance with the City of Broken Arrow Engineering requirements.

#### **VI. ACCESS AND CIRCULATION**

Ingress and egress to Coach Port will be from East 96<sup>th</sup> Street. The minimum separation distance between driveway centerlines is 250’.

#### **VII. EXTERIOR SITE LIGHTING**

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements.

#### **VIII. SCHEDULED DEVELOPMENT**

Upon approval of the building permit by the City of Broken Arrow, the developer will commence construction of Phase I. Specific timing of Phase II will be determined by market-driven sales.

#### **IX. LEGAL DESCRIPTION**

A tract of land in the Southwest quarter of the Northeast quarter (SW/4 NE/4) of Section Twenty (20), Township eighteen (18) north, Range fifteen (15) east of the Indian Base & Meridian, Wagoner County, State of Oklahoma, according to the U.S. government survey thereof, being more particularly described as follows to wit:

Beginning at the Southwest corner of said NE/4; thence N00°07'45" W along the Westerly line thereof a distance of 1036.64 feet to a point on the Southerly right-of-way line of the MK&T Railroad; thence S67°02'44" E along said line a distance of 986.82 feet to the Northwest corner of Venture 777, an addition in Wagoner County, State of Oklahoma according to the recorded plat thereof; thence S00°07'45" E along the West line of said Venture 777 a distance of 577.79 feet to the Southwesterly corner thereof; thence N89°56'10" W a distance of 277.83 feet; thence S00°08'41" E a distance of 75.00 feet; to a point on the Southerly line of said SW/4 NE/4; thence N89°56'10" W along said line a distance of 630.00 feet to the point of beginning.

The subject PUD Amendment is limited to the following:

Block 1, Lot 1 Coach Port Addition.

## **X. EXHIBITS**

EXHIBIT A – CONCEPTUAL SITE IMPROVEMENT PLAN

EXHIBIT B – CONCEPTUAL DRAINAGE PLAN

EXHIBIT C – CONCEPTUAL SITE UTILITY PLAN

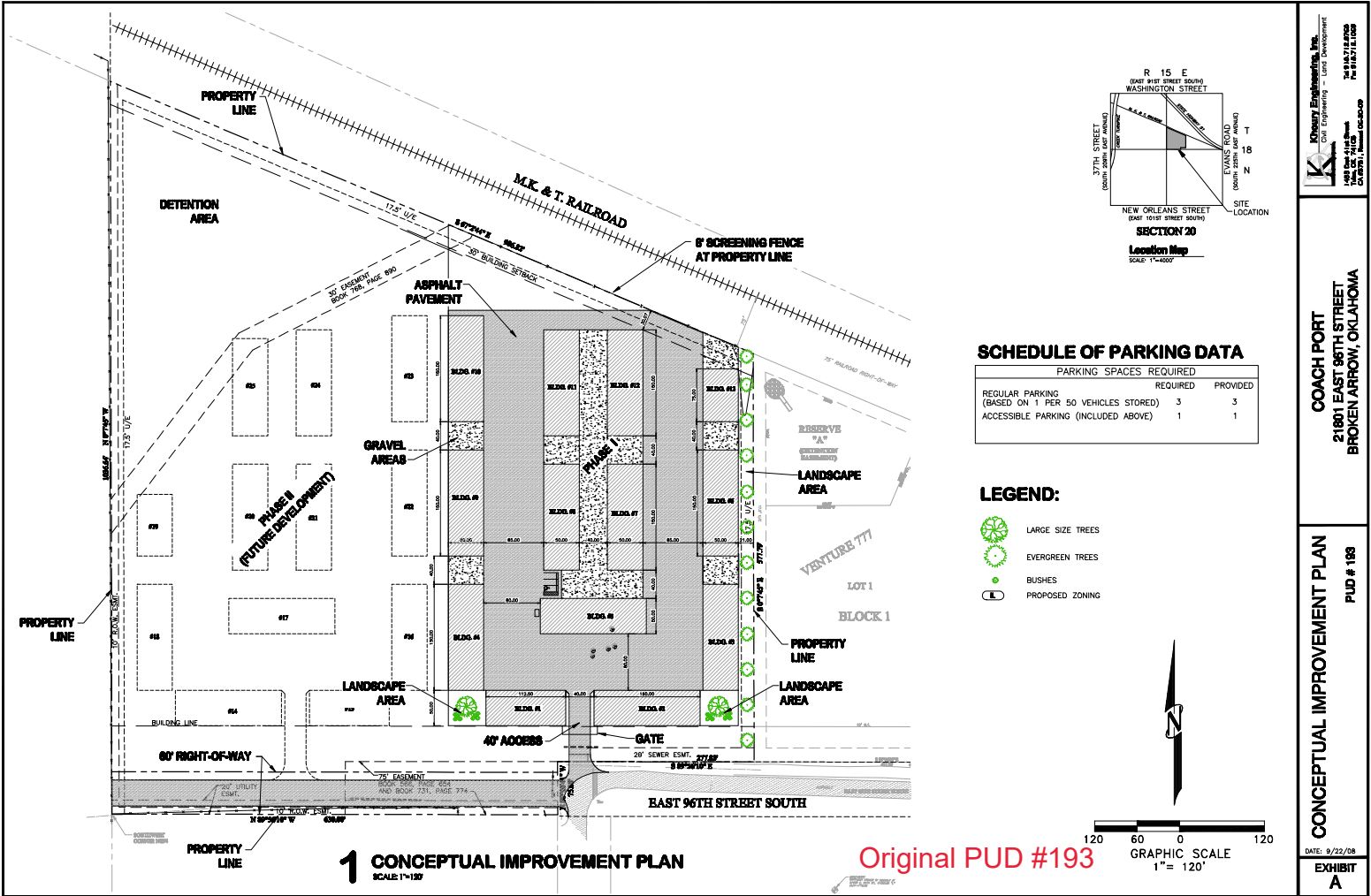
EXHIBIT D – ADJACENT LAND USE

EXHIBIT E –ZONING MAP

EXHIBIT A-2 – CONCEPTUAL SITE PLAN (UPDATED)

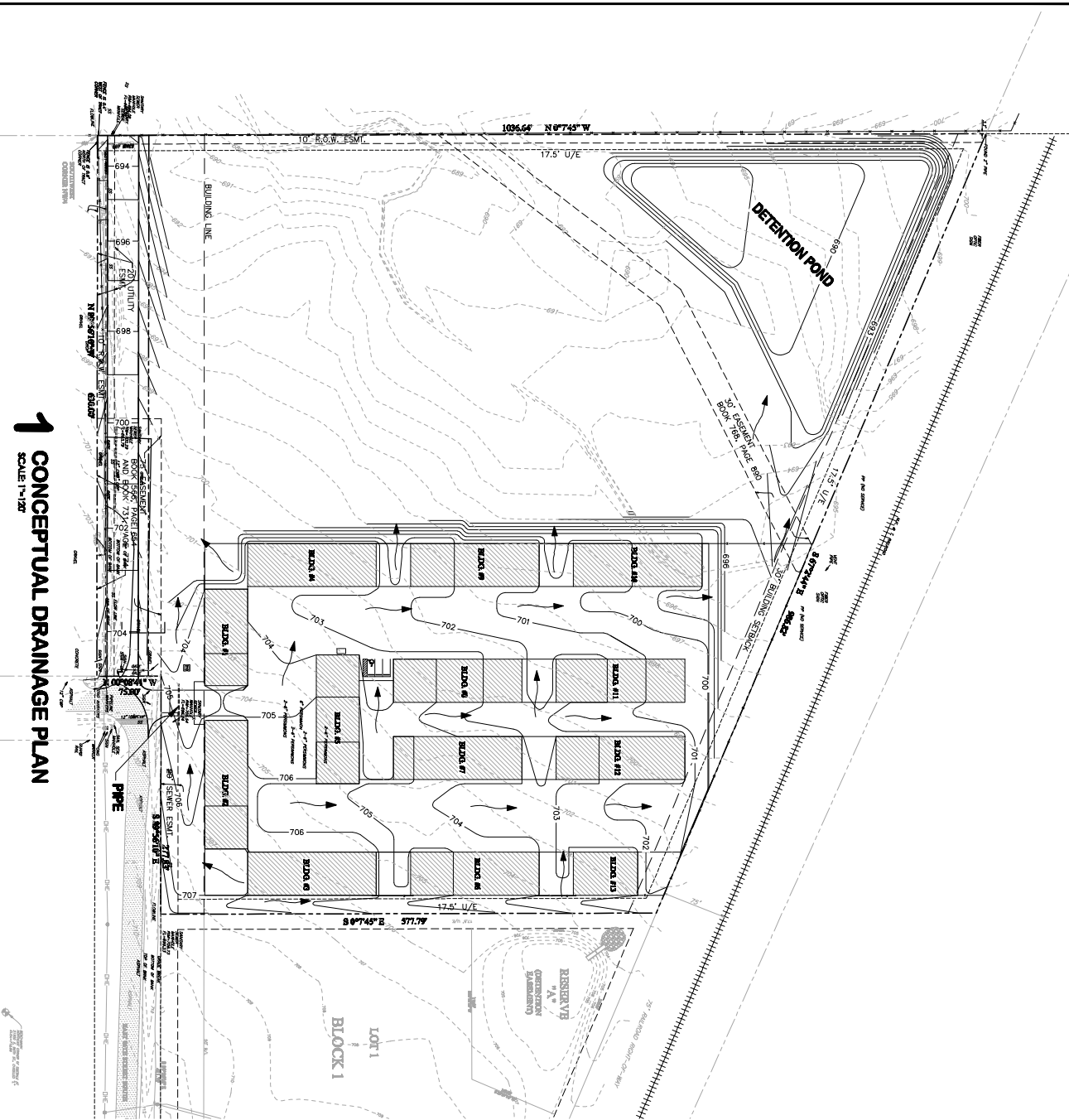
## **EXHIBIT A**

### **CONCEPTUAL SITE IMPROVEMENT PLAN**



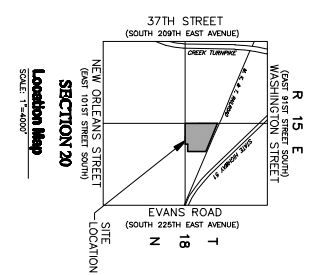
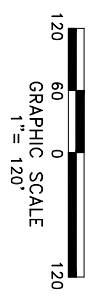
## **EXHIBIT B**

### **CONCEPTUAL DRAINAGE PLAN**



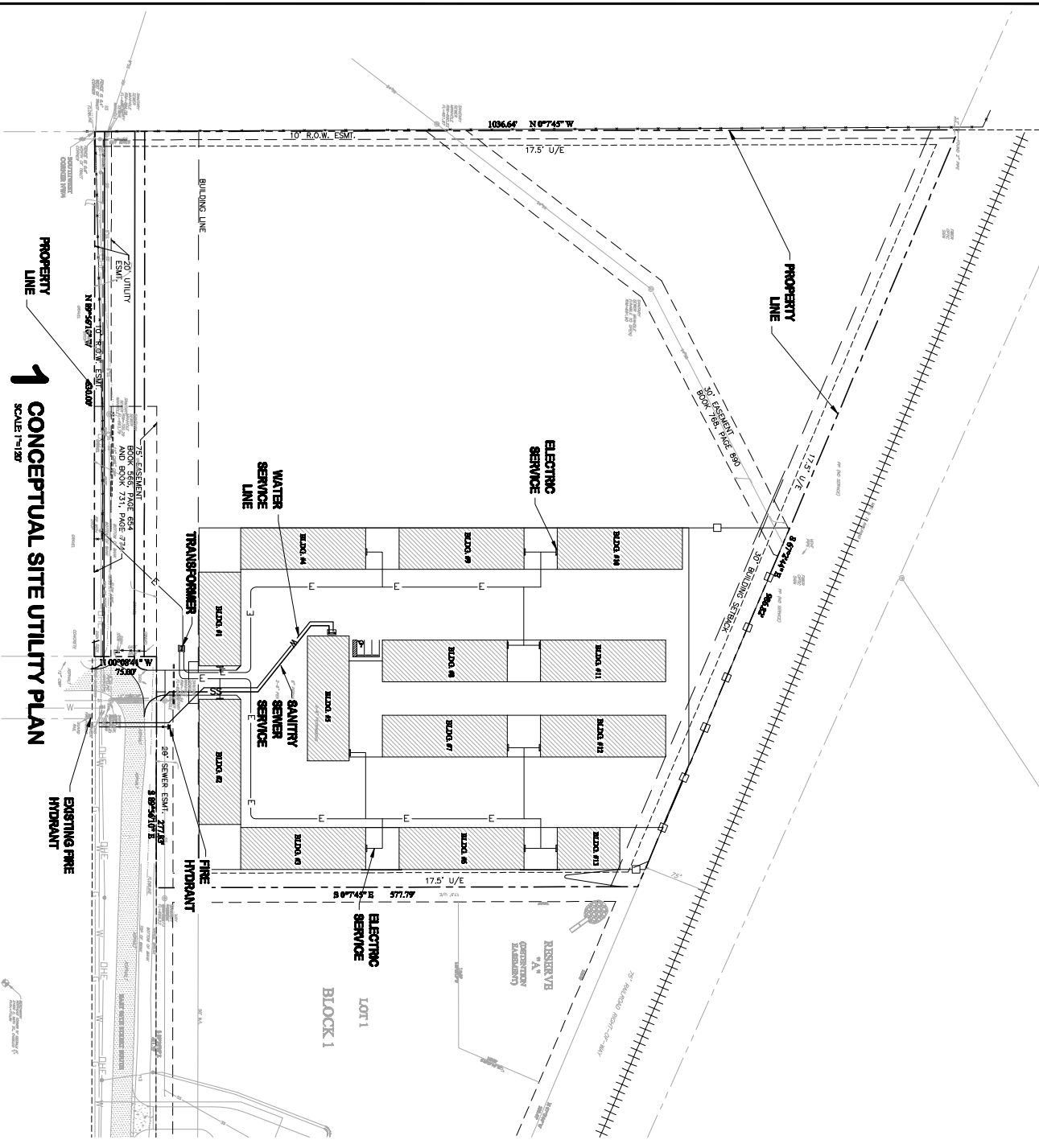
# **1** CONCEPTUAL DRAINAGE PLAN SCALE 1"=120'

- LEGEND:**
- 000 — PROPOSED CONTOURS
  - - - - - EXISTING CONTOURS
  - FLOW ARROWS

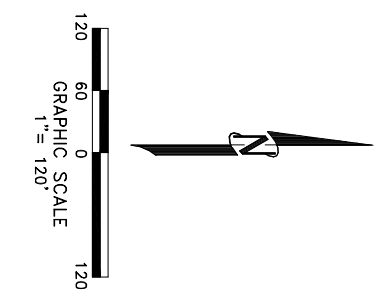


## **EXHIBIT C**

### **CONCEPTUAL SITE UTILITY PLAN**

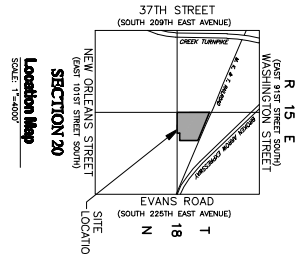


**1** CONCEPTUAL SITE UTILITY PLAN  
SCALE 1"=120'



**LEGEND:**

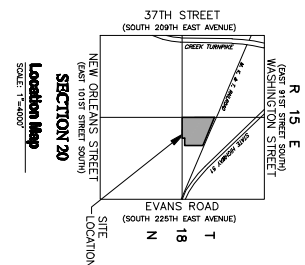
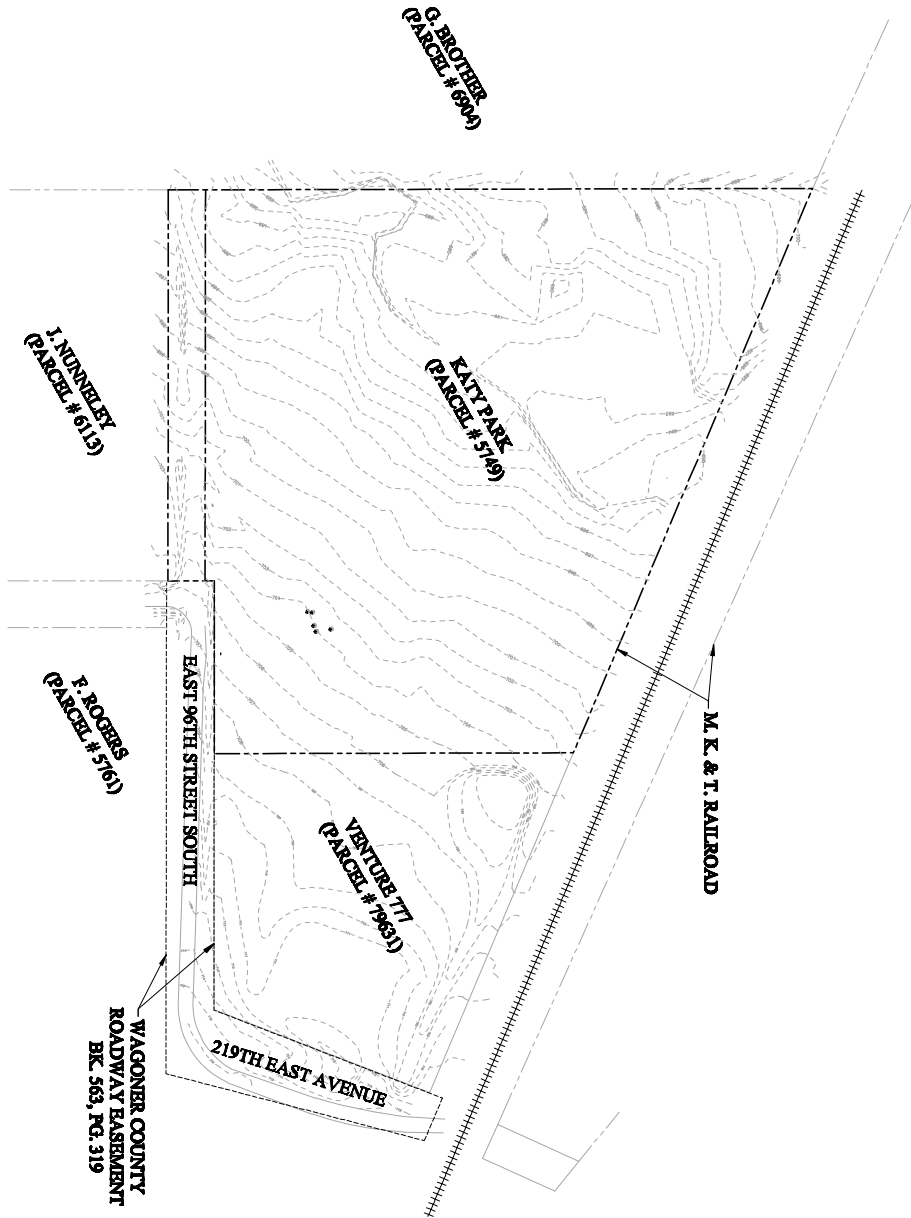
- SS — PROPOSED SANITARY SEWER
- E — PROPOSED ELECTRIC
- W — PROPOSED WATER LINE
- SS — PROPOSED FIRE HYDRANT
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE



## **EXHIBIT D**

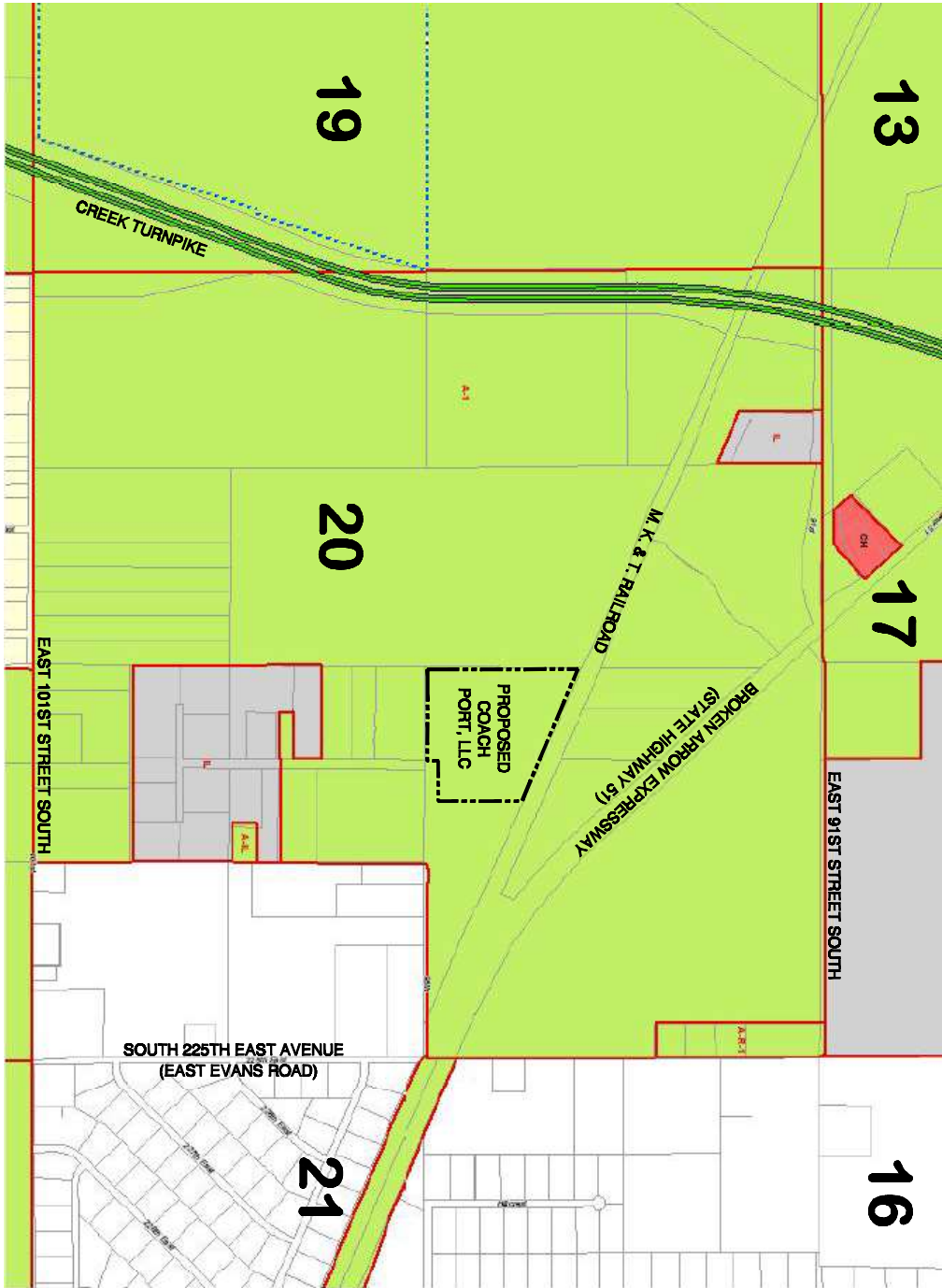
### **ADJACENT LAND USE**

# **1 ADJACENT LAND USE** SCALE 1"=200'

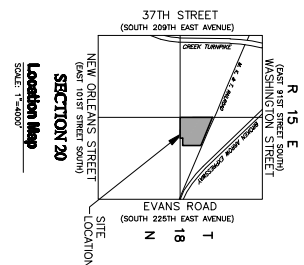
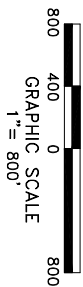


**EXHIBIT E**

**ZONING MAP**



**1** ZONING MAP  
SCALE 1"=800'



**ZONING MAP - EXISTING**  
**Original PUD #193**

PUD # 193

**COACH PORT**  
**21801 EAST 98TH STREET**  
**BROKEN ARROW, OKLAHOMA**

**Kheury Engineering, Inc.**  
Civil Engineering - Land Development  
1485 East 41st Street  
Dulles, OK 74105  
CA #0751, Renewed 06-30-09  
Tel 918.712.0760  
Fax 918.712.1069

DATE: 9/23/08  
**EXHIBIT E**

**EXHIBIT A-2**

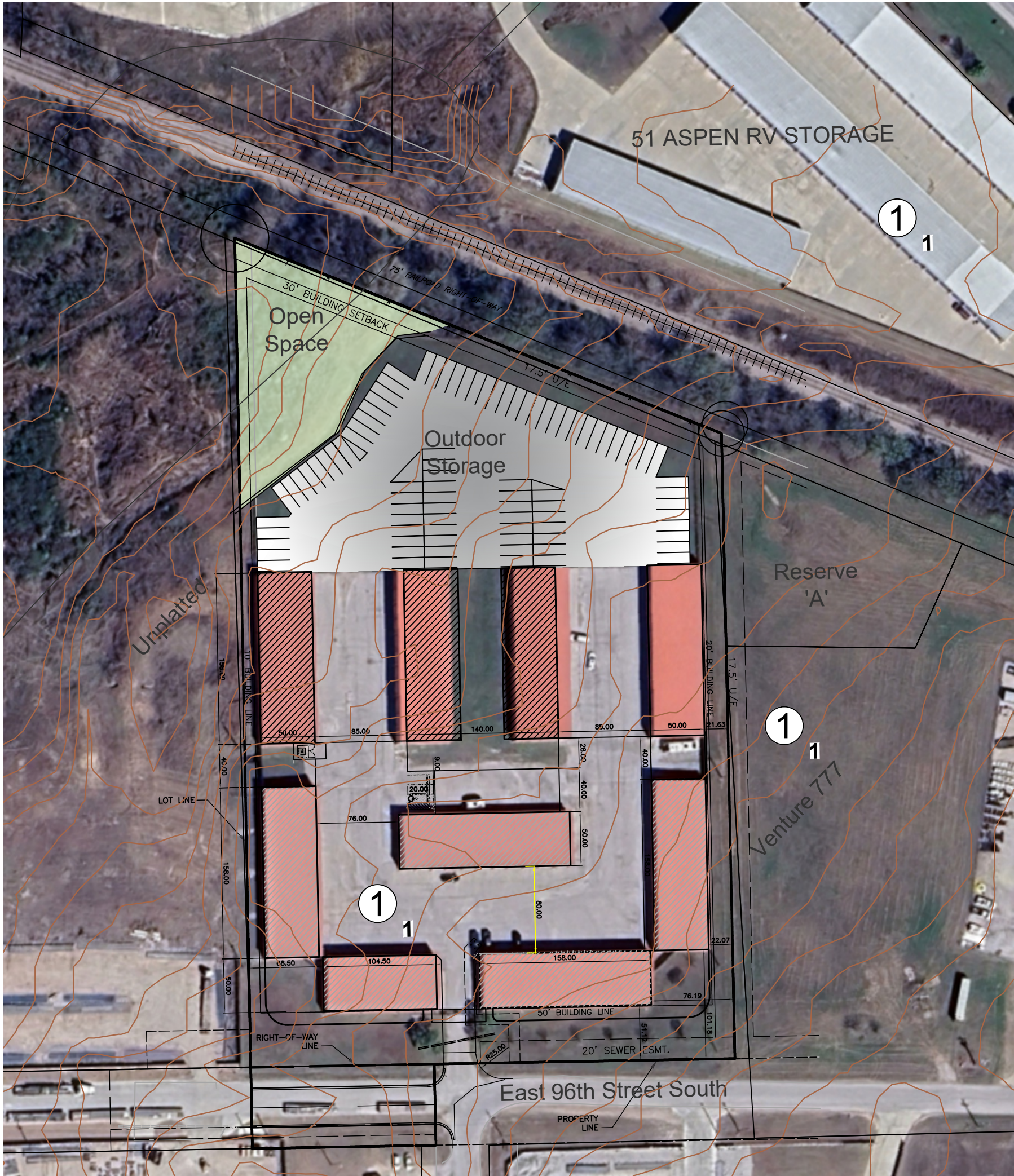
**Conceptual Site Plan (Updated)**

EXHIBIT 'A-2'

CONCEPTUAL SITE PLAN

CLICK STORAGE

PUD-193-A



wallace  
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collective

wallace design collective, pc  
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123 north martin luther king jr. blvd.  
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exp: 6-30-25

Date: Sept. 29, 2025

