

## DEVELOPMENT CONCEPT & CHARACTER

*Hillside Plaza* is a proposed commercial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is approximately 19.58 acres located at the Northwest corner of Lynn Lane and State Highway 51. It is bounded on North, by property zoned CH/PUD186, on the South by the Broken Arrow Expressway (State Highway 51), on the East by Lynn Lane (9<sup>th</sup> Street) and on the West by a vacant land zoned IL.

The site has approximately one thousand two hundred thirty one (1,231) feet of street frontage along State Highway 51 (Broken Arrow Expressway) and nine hundred seventy five (975) feet of street frontage along 9<sup>th</sup> Street (S. Lynn Lane).

The proposed project consists of four development areas. Development Area A consists of three commercial lots located north of the proposed Hillside Drive (Public Street), and encompasses approximately 4.50 acres of land. Development Area B consists of four commercial lots located south of the proposed Hillside Drive (Public Street), and encompasses approximately 11.11 acres of land. Development Area C consists of approximately 2.30 acres of proposed Hillside Drive right-of-way. Lastly, Development Area D consists of approximately 1.65 acres of Reserve A that will be used for storm water management.

A Conceptual Development Plan for the project is shown on Exhibit "A".

Site lighting will be provided in accordance with the requirements of the city of Broken Arrow.

## LANDSCAPING AND SCREENING

The *Hillside Plaza* Landscaping Plan will be designed to enhance the street frontage, and to create a pleasant environment within the site. 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 Broken Arrow Zoning Ordinance except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance.

The interior parking areas shall include landscaped planting islands and shade trees, with a minimum of 1 tree per 15 parking spaces, and no parking space more than 75 feet from a landscaped area.

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. At least 50 percent of the required trees will be large trees as identified in the Zoning Ordinance. Shrubs required by code will be planted at a minimum 3-gallon container size. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance.

## DEVELOPMENT STANDARDS

### Development Area A

Development Area A shall be governed by the use and development regulations of the CH District of the Broken Arrow Zoning Ordinance except as follows:

Permitted Uses .....	As permitted within the CH Zoning Districts.
Zoning Classification.....	CH / PUD
Net Development Area.....	4.50 acres
Minimum Lot Area .....	None
Maximum Floor Area Ratio Per Lot.....	None
Minimum Lot Frontage.....	50 feet (along public street)
Minimum Building Setback:	
From R.O.W. line of Lynn Lane & Hillside Drive.....	50 feet <sup>(1)</sup> , 25 feet <sup>(2)</sup>
West boundary of PUD.....	17.5 feet
Internal Lot Line.....	10.0 feet
Maximum Building Height.....	None
Freestanding Signage.....	*
Parking Ratio.....	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

(1) With parking in front of the building.

(2) With 25 feet of landscaped area adjacent to the right-of-way and no parking or paving in front of the building

\* One monument sign not exceeding a height of 8-ft and a size of 96 square feet is permitted along the frontage of each lot. Each sign shall have a monument base made of similar materials as the main structure/building on that lot.

### Development Area B

Development Area B shall be governed by the use and development regulations of the CH District of the Broken Arrow Zoning Ordinance except as follows:

Permitted Uses .....	As permitted within the CH Zoning Districts.
Zoning Classification.....	CH / PUD
Net Development Area.....	11.11 acres
Minimum Lot Area .....	None
Maximum Floor Area Ratio Per Lot.....	None

Minimum Lot Frontage.....	50 feet (along public street)
Minimum Building Setback:	
From R.O.W. line of Lynn Lane & Hillside Drive .....	50 feet <sup>(1)</sup> , 25 feet <sup>(2)</sup>
West boundary of PUD.....	17.5 feet
Internal Lot Line.....	10.0 feet
From R.O.W. line of Highway 51.....	25 feet <sup>(3)</sup> , 50 feet <sup>(4)</sup>
Maximum Building Height.....	None
Freestanding Signage.....	**
Parking Ratio.....	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

- (1) With parking in front of the building.
- (2) With 25 feet of landscaped area adjacent to the right-of-way and no parking or paving in front of the building
- (3) If no pavement, nor any buildings, nor any signs are placed within this 25 ft. setback.
- (4) If paving, parking or signs are proposed within this area.

\*\* One monument sign, not exceeding a height of 8-ft and a display area of 96 square feet, is permitted along the frontage of each lot. There shall be two (2) free standing pylon signs on this development as follows:

- a. One 25-ft tall pylon sign will be located near the intersection of Hillside Drive and Lynn Lane, with a minimum setback of 25 feet from Lynn Lane ROW, away from easements and sight triangle. The maximum display area of this pylon sign shall be 300 square feet.
- b. Another 25-ft tall pylon sign will be located within Reserve A, along the frontage of Highway 51. The minimum sign setback shall be 25 feet from Hwy 51 ROW, and away from easements. The maximum display area of this pylon sign shall be 300 square feet.

**Development Area C**

Development Area C consists of approximately 2.30 acres. It will be used as a Public Street right-of-way and will be dedicated to the City of Broken Arrow by plat.

**Development Area D**

Development Area D consists of approximately 1.65 acres. It will be used as a Reserve for Storm Water Management. A wet pond detention will be constructed that will enhance the frontage of this development. The maintenance of this reserve will be the responsibility of the property owners association. Landscaping will be designed to enhance the street frontage, and to create a pleasant environment within this area. Shrubs will be planted at a minimum 3-gallon container size. A minimum of 1 tree shall be installed every 40 feet along the perimeter. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance.

No signs shall be permitted in Development Area D.

## **DETAIL SITE PLAN REVIEW**

A Detailed Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permit on this development. The applicant shall submit the site plan to the City and supply all information required. All trash dumpsters shall be screened with an opaque fence that is at least 6-ft high and taller than the proposed dumpster.

## **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 D. The storm water from various on-site drainage areas will be collected in a storm drain system and conveyed downstream toward the proposed 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 & utility plans will be prepared in accordance with the City of Broken Arrow requirements.

## **ACCESS AND CIRCULATION**

Access to the *Hillside Plaza* will be limited to one (1) main point on 9<sup>th</sup> street (Lynn Lane). All access points from this PUD lots will be through Hillside Drive. All driveways shall either align with or be offset by 150 feet from adjacent access points on Hillside Drive. A mutual access easement will be provided in Development Area A that connects with the existing access easement located in abutting property to the north. No driveway will be allowed within 250 feet of the intersection of Lynn Lane and Hillside drive. The minimum separation distance between driveway centerlines is 150 feet. No access from this development shall be allowed to Highway 51 that abuts the south boundary of the PUD. No access to 9<sup>th</sup> Street (Lynn Lane) shall be permitted other than Hillside Drive.

## **EXTERIOR SITE LIGHTING**

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow Development Services Department for approval.

## **SCHEDULED DEVELOPMENT**

Following approval of this PUD, the developer will secure an anchor and other tenants to occupy the center. Specific timing will be determined by market-driven sales and leasing activity. It is anticipated that construction may commence in January of 2011.

## **LEGAL DESCRIPTION**

ENTIRE PUD LEGAL DESCRIPTION