

GREEN ACRES TRACT

Planned Unit Development No. 2017

By: The Engineering Firm
USA

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I. DEVELOPMENT CONCEPT

The Green Acres Tract PUD site comprises ±157.8472 acres located approximately the southwest corner of Orland Drive and Evergreen Terrace with approximately 2,850 LF of frontage on Orland Drive and 2,750 LF of frontage on Evergreen Terrace. On September 5, 2006 the Broken Arrow City Council approved BAZ-2753 to change the zoning of the north 80 acres from A-1 to C-5 (now CH). In 2006, the City Council also approved Comprehensive Plan Amendment BACP-357 for the southern 77 acres of the site from Level 3 to Level 6. Both were approved subject to platting.

The balance of the project area with a Land Use Intensity Classification of Level 3 was approved by the Broken Arrow City Council on February 7, 2017 for a Comprehensive Plan Amendment to Level 6 (BACP-357). Concurrently with the PUD application, a re-zoning application for the portion of the site zoned Agriculture (A-1) is being submitted to re-zone this area of the project to Light Industrial (IL).

The central portion of the project site is the former location of the Town Landfill, as well as strip coal mining operations in the 1920s, 1930s and later in the 1960s. Environmental impacts to the site and adjacent properties, as a result of the former strip mining operations, include elevated metals concentrations in on and off-site soils. After mining operations were terminated, the property was utilized as a landfill by the City and other users. The landfill was first permitted as a hazardous waste disposal site in February 1982. By March 1985 the landfill permit was converted to a sanitary landfill solid waste disposal site. The landfill closed April 15, 1987. The landfilled areas are generally capped with four to five feet of clay and silty loam with grass and gravel. The waste material is generally five to six feet in thickness and ranges to 11.5 feet in the northwest area of the landfill. As shown in *Exhibit 'A' - Conceptual Site Plan*, the former Landfill impacts three tracts - Tracts 'C', 'E' and 'F'. This area, as well as the entire site, is regulated by the Department of Environmental Quality (DEQ) and will require DEQ approval before any development is possible. Tract 'B' also has development sensitive issues and hence has been designated as Open Space. The DEQ Test Program assisted the OWNER in reviewing the environmental concerns of the subject property. The overall property was broken into 4 tracts (Tract 1, 2A, 2, and 3 - See *Exhibit 'B' - Test Program Tract Map*). Tracts 1 and 3 were issued a "Certificate of No Action Necessary" in 2014. These two tracts are located in the northerly third and southerly third of the subject property and are the primary areas of proposed development. The "Certificate of No Action Necessary" for Tracts 1 and 3 also stipulates in the Land Use Restrictions section that: 1). No use of groundwater and no drilling of wells and 2). No residential use of the property. The middle tract (Tract 2) was the subject of an Addendum prepared by Eco-Friendly Study Group on May 17, 2015 declaring that Tract 2 would only be suitable for nonresidential uses based on an environmental review of the site. Tract 2A has been designated in the Eco-Friendly Study Group report as having "areas of excessive radiation."

With the development issues associated with the project site and the fact that much of the site is not suitable for residential development, we are proposing Commercial and Light Industrial land uses for the Green Acres Tract PUD. As shown in *Exhibit 'A' - Conceptual Site Plan*, Tract 'A' is the only Commercial tract proposed since it is the only developable tract with frontage along East Orlando Drive, while Tracts 'D', 'E' and 'G' are proposed for Light Industrial uses. Tracts 'C' and 'F' are shown as Light Industrial - Development Sensitive land uses, since these two tracts have the bulk of the old landfill located within their boundaries.

II. STATISTICAL SUMMARY -

TOTAL PROJECT AREA:	±157.8472 Acres (Gross/Net)
• Commercial	±10.00 Acres
• Light Industrial	±100.00 Acres
• Light Industrial - Development Sensitive	±32.0624 Acres
• Open Space - Development Sensitive	±15.78472 Acres (10.0%)
MINIMUM REQUIRED OPEN SPACE:	686,730.02832SF (10.0%)

III. DEVELOPMENT STANDARDS: Commercial (Tract 'A')

Tract 'A' shall be governed by the City Zoning Ordinance and the use and development regulations of the CH District, except as hereinafter modified:

Permitted uses:	As permitted in the CH District, by right or specific use permit.
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Minimum building setbacks:	
from East Orlando Drive	50 feet
from South Sassafras Place	30 feet
from east boundary line	0 feet
from south boundary line	20 feet

Parking:
As provided in accordance with "Section 5.4 - Off Street Parking and Loading" of the City Zoning Ordinance.

Sign Standard:
As provided in accordance with "Section 5.7 - Signs" of the City Zoning Ordinance except no flashing, twinkling or animated signs shall be allowed. In addition, no portable signs or banners shall be placed on the lot. Freestanding signs may be permitted within a utility easement only if approval is granted by all utility companies. Freestanding signs shall be located a minimum of five feet from any sidewalk. All freestanding signs shall have a monument type base that covers support structures. The base of the sign shall be of the same material as the principal building on the lot.

Exterior Building Materials:
The exterior vertical walls of all buildings abutting and adjacent to East Orland Drive and Sassafras Place shall be constructed of masonry material.

Landscaping:
Landscaping shall be provided in accordance with Section 5.2 of the City Zoning Ordinance along both Orlando Drive and Sassafras Place except that a landscape edge of 20 feet shall be provided along Orlando Drive and a landscape edge of 10 feet shall be provided along Sassafras Place.

IV. DEVELOPMENT STANDARDS: Light Industrial - Development Sensitive
(Tracts 'C' and 'F')

Tracts 'C' and 'F' are regulated by the Department of Environmental Quality (DEQ) and will require DEQ approval before any development is possible. Tracts 'C' and 'F' shall be governed by the City Zoning Ordinance and the use and development regulations of the IL District, except as hereinafter modified:

Permitted uses:

Mini Storage, RV Storage, Storage Yard (lay down areas*), Office/Warehouse, Warehouse, Utility Facility (minor), General Industrial Service, Light Assembly or similar uses.

Minimum building setbacks:

from South Sassafras Place	30 feet
from north boundary line	0 feet
from south boundary line	0 feet
from abutting A-1 District	30 feet

Parking:

As provided in accordance with "Section 5.4 - Off Street Parking and Loading" of the City Zoning Ordinance.

Sign Standard:

As provided in accordance with "Section 5.7 - Signs" of the City Zoning Ordinance.

***Lay Down Area:**

Lay down areas are to be arranged in a neat and orderly fashion.

V. DEVELOPMENT STANDARDS: Light Industrial (Tracts 'D', 'E' and 'G')

Tracts 'E' is regulated by the Department of Environmental Quality (DEQ) and will require DEQ approval before any development is possible. Tracts 'D', 'E' and 'G' shall be governed by the City Zoning Ordinance and the use and development regulations of the IL District, except as hereinafter modified:

Permitted uses:	Mini Storage, RV Storage, Storage Yard (lay down areas), Office/Warehouse, Warehouse, Utility Facility (minor), General Industrial Service, Light Assembly or similar uses.
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Minimum building setbacks:	
from South Sassafras Place	30 feet
Side Yard Abutting Same District	0 feet
Side Yard Abutting Non-Residential District	30 feet
Side/Rear Yard abutting Residential or A-1 District	50 feet
Rear yard	30 feet

Parking:
As provided in accordance with "Section 5.4 - Off Street Parking and Loading" of the City Zoning Ordinance.

Sign Standard:
As provided in accordance with "Section 5.7 - Signs" of the City Zoning Ordinance.

Landscaping:
Landscaping shall be provided in accordance with Section 5.2 of the City Ordinance. A Landscape Buffer of at least 30 feet in width shall be provided along the east and south boundary of Tracts 'D' and 'E' that abut Agriculture or Residential zoned land. Within the Landscape Buffer at least one medium to large tree shall be planted for every 25 lineal feet of landscape area, of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. An effort will be made to preserve existing trees along the south and east boundary of Tracts 'D' and 'E'.

Fencing/Screening:
An 8-foot opaque, screening fence shall be installed, in accordance with Section 5.2.E.2.c of the City Zoning Ordinance, along the south and east boundaries of Tracts 'D' and 'E'.

VI. DEVELOPMENT STANDARDS: Open Space - Development Sensitive (Tract 'B')

Tract 'B' is regulated by the Department of Environmental Quality (DEQ) and will require DEQ approval before any development is possible. Tract 'B' will be monitored per DEQ standards and regulations, based on sites with characteristics and issues consistent with those of Tract 'B'. This area is to be left in its native state.

Permitted uses:

Open Space and Fencing

Fencing and Signage:

A 6-foot opaque, screening fence shall be installed, in accordance with Section 5.2.E of the City Zoning Ordinance, along the boundary of Tract 'B'. Appropriate signage will be utilized on the fence warning the public of the sensitive nature of the property.

VII. LANDSCAPING AND SCREENING -

Except as modified herein, landscaping shall be provided in accordance with "Section 5.2 - Landscaping, Trees, Screening, and Fencing" of the City Zoning Ordinance. Any landscape material which fails shall be replaced in accordance with the criteria contained in Section 5.2.B.4.d.ii of the City Zoning Ordinance.

VIII. LIGHTING -

Lighting shall be installed in accordance with "Section 5.6 -Exterior Lighting" of the City Zoning Ordinance.

IX. ACCESS -

Access to Orlando Drive shall meet the requirements of the City Zoning Ordinance. Access to Sassafra Place from Tract 'A' shall meet the City Zoning Ordinance for a collector street.

X. PLATTING -

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

XI. SITE PLAN REVIEW -

No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City. A letter of approval from the Department of Environmental Quality (DEQ) shall be provided before the approval of any site plan located in environmentally sensitive areas.