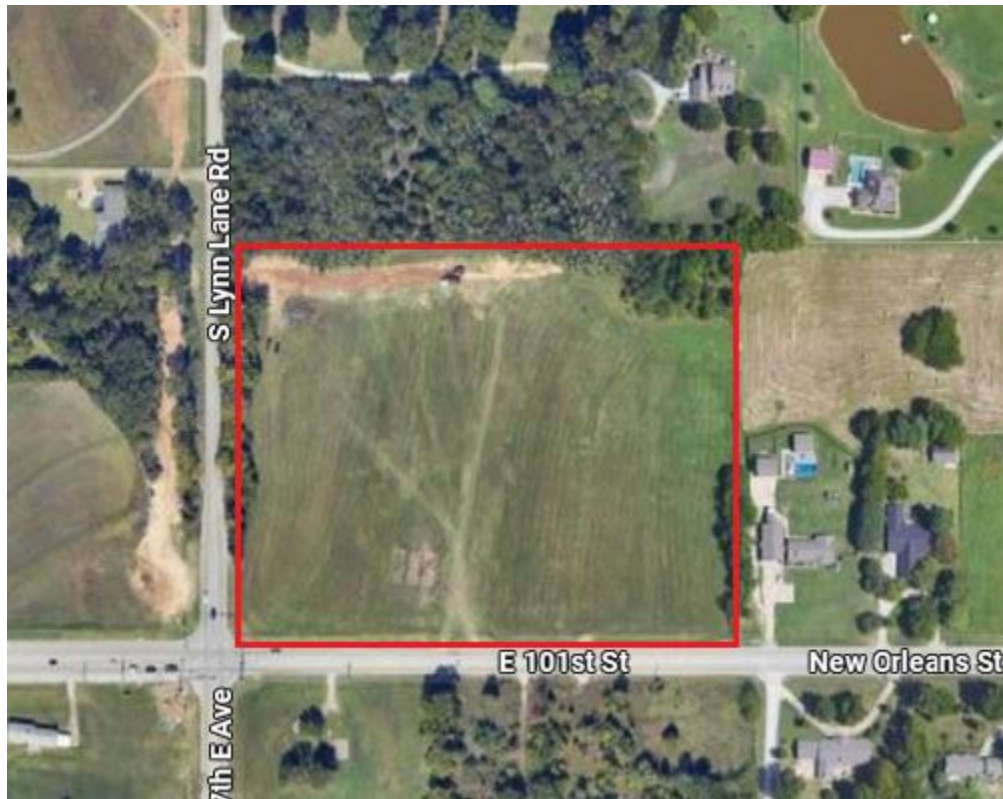


Tower Corner

PUD-002428-2025



Property Owner Information:

Broken Arrow Municipal Authority
220 S. 1st Street
Broken Arrow, OK 74012

Applicant:

City of Broken Arrow
220 S 1st Street
Broken Arrow, OK 74012

Legal Descriptions

PARENT TRACT

The south 660 feet of the west 825 feet of the southwest quarter of the southwest quarter (SW/4 SW/4) of Section Twenty-Four (24), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, According to the U.S.

Government survey thereof, less and except the south 24.75 feet and less and except the west 24.75 feet thereof, and less and except beginning 182.50 feet north and 24.75 feet east of the southwest corner of the southwest quarter (SW/4); thence east 15.25 feet; thence south 142.50 feet; thence east 790.75 feet; thence 15.25 feet; thence west 806 feet: thence north 157.75 feet to the point of beginning.

Design Concept

The property is located at the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road). This property is currently unplatted.

The Broken Arrow Municipal Authority currently owns the entire 11.34-acre parcel and is planning to split the property into approximately 2-3 acres for Development Area A in the north and the remainder of the parcel for Development Area B in the south. Development Area B will be sold off as commercial property for future development, and Development Area A will house a water tower.

Design Standards

This property shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG (Commercial General) District, except as follows:

Development Area A:

This development area is designed to house a water tower owned and operated by the Broken Arrow Municipal Authority.

Minimum lot frontage:

- 0 feet

Access:

- A pole gate or similar will be required at the entrance to Development Area A

Setbacks:

- Per CG requirements

Allowed Uses:

- Utility Facility, Minor

Landscaping Requirements:

- None

Façade Materials:

- Per CG zoning requirements, plus metal being allowed up to 100%

Screening:

- Chain link or other non-opaque fence will be allowed

Required Parking:

- 0 spaces

Development Area B:

This development area is intended for a future commercial development.

Minimum lot frontage:

- 100 feet

Setbacks, allowed uses, landscaping requirements, screening, required parking:

- Per CG requirements

Driveway separation:

- Driveway access onto Lynn Lane Road must be a minimum of 300' from the intersection of New Orleans Street and Lynn Lane Road

Exhibit – Conceptual Lot Split

