

CITY PLANNING
DEPARTMENT



June 19, 1984

Joe Hanes
10915 E. 31st
Tulsa, Ok 74146

Re: PUD #50

Dear Mr. Hanes,

The Broken Arrow City Council in their meeting of June 18, 1984, conditionally approved PUD #50, a planned unit development application on a tract located south of the southwest corner of Washington (91st) and Aspen (145th).

The Council approved this application with the submitted text and the following conditions.

1. Ground signs to be limited in number to one per parcel along the Aspen frontage and located at least 50' from the Aspen right-of-way. All other provisions of the sign ordinance should apply. No temporary or mobile signs should be permitted in this addition other than temporary permitted signs not to exceed 60 days. All mobile signs to conform with existing sign ordinances.
2. A maximum of four access points along Aspen to be allowed. One 30' point in the northeast corner of parcel 1. One 40' point in parcel 1. One 40' point in center of parcel 2 and one 40' point between parcels 2 & 3. Acceleration-deceleration lanes to be provided, for the entire property frontage on Aspen (145th). The design of the acceleration-deceleration lanes to be addressed at the platting stage and the site plan stage.
3. Opaque site screening fences minimum 6' in height to be provided along the south and west property lines.

4. Any proposed two story structure shall be located a minimum distance of 75' from any residential zoned area. All one story structures can be permitted within a minimum 50' distance from a residential zoned area.
5. ~~A minimum parking space standard of one space per 200 sq. ft. of building area should be provided for all parcels.~~ For Lot 7 only, a minimum parking standard of one (1) parking space per approximately 525 square feet of building area shall be required.
6. Plat restrictive covenant provisions should specify that maintenance of the private street should be the responsibility of all parcel owners. The construction schedule of that street should also be specified.
7. ~~Side yards to be at least 20' wide and designated as fire lanes.~~ Side yard setbacks shall be provided in accordance with the approved site plan for Lot 7 of PUD-50. Fire access at Lot 7 shall be provided in accordance with current City of Broken Arrow Fire Department standards.
8. The property shall be replatted.
9. Final site plans for each parcel to be submitted before issuance of building permits.
10. No vehicles under major repair to be parked outside overnight.
11. ~~Bradford Pear trees (approx. 6' high) to be planted at 25' centers on the west, south and east property lines as shown in the applicants presentation to the Planning Commission.~~ Landscaping at Lot 7 shall be provided in accordance with current City of Broken Arrow landscaping standards.

Action by the Council is recorded in the minutes of the June 18, 1984 meeting.

Should you have any questions regarding this matter, please contact me.

Sincerely,

Farhad K. Daroga

Farhad K. Daroga
City Planner

FKD/sn

cc: Jim Whitlock
Bob Acklin, Brentwood Development Inc.

PLANNED UNIT DEVELOPMENT

FOR

BRENTWOOD CENTER

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BRENTWOOD CENTER

DEVELOPMENT CONCEPT

Brentwood Center is a commercial development providing individual lots for different commercial uses.

Existing zoning of C-2 permits the construction of a neighborhood shopping center. The proposed zoning as shown on Exhibit "A" requires that a portion of the property be zoned C-4. This new zoning permits the operation of a retail automotive parts and supply store and auto repair. This PUD will limit the use of this C-4 zoned area to a combined auto parts and supply with attached auto repair facilities.

The location of Brentwood Center along South Aspen Avenue, just South of West Washington Street provides ready access to the arterial street system.

A landscape buffer abutted the existing residential development to the West and South together with additional required landscaping are a primary design feature of Brentwood Village. A mutual access roadway with landscaped islands required as a delineator will also provide additional esthetic appeal.

Any required sanitary sewers, water mains, storm sewers and section line street paving improvements will be constructed in accordance with the requirements of the City of Broken Arrow.

STATISTICAL SUMMARY

Area:	228,367 s.f.
Maximum Coverage:	75,361 s.f. = 32.99%
Minimum Building Line Set back along Aspen:	50 feet
Minimum Rear Building Line Set back Adjacent to the Residential Development:	<i>C-2 segment</i> 50 feet (1 story) 75 feet (2 story)
Minimum Set back along North Property Line:	30 feet
Parking - Parking/Floor Area:	3/1

DEVELOPMENT STANDARDS

Area:

Lot 1	39,321 s.f.
Lot 2	54,354 s.f.
Lot 3	28,691 s.f.
Lot 4	27,064 s.f.
Lot 5	19,151 s.f.
Lot 6	32,467 s.f.
Lot 7	27,319 s.f.
Total	228,367 s.f.

Maximum Coverage*/Height

Lot 1	11,284 s.f./1 story
Lot 2	19,628 s.f./2 story
Lot 3	9,468 s.f./1 story
Lot 4	8,931 s.f./1 story
Lot 5	6,319 s.f./1 story
Lot 6	10,714 s.f./1 story
Lot 7	9,015 s.f./1 story
Total	75,359 s.f.

*By mutual consent of two or more lot owners, allowable coverage may be transferred between lots, except that the total maximum coverage of the affected lots may not exceed the total maximum coverage allowed for said affected lots.

Minimum Building Line

Set back Along Aspen: 50 feet

Minimum Rear Building Line

Set back Adjacent to the Residential Development: 75' on 2 stories. 50 feet

Minimum Building Set back along North Property Line:

30 feet

Minimum Side Yard Set backs:

Lot 1	15 feet
Lot 2	15 feet, 1 story; 30 feet, 2 story
Lot 3	15 feet
Lot 4	15 feet
Lot 5	15 feet
Lot 6	15 feet
Lot 7	15 feet

Minimum Set back Adjacent to the Mutual Access Roadway -

From Lot Line:  ?

40 feet

Parking - Parking/Floor Area:

3/1

Uses Permitted:

Lots 1, 3, 4, 5, 6 and 7

Lot 2

Per Section 23.3, Column C-2 of the Zoning Ordinance.

Combined Auto parts and supply with attached auto repair facility or Per Section 23.3, Column C-2 of the Zoning Ordinance.

Signs:

Should be located B
located B
located B
located B

Per Article 6, Section 15.9 for the C-1 General Commercial District. All signs along Aspen must be no closer than the East property line, no encroachment on the dedicated street will be allowed.

Landscaping - General:

Landscaping as shown on Exhibit "B" will be required. This includes an 8 feet wide landscape buffer adjacent to the residential development to the West and South, a 5 feet wide strip between drives adjacent to the mutual access roadway and an 8 feet wide strip adjacent to the East property line.

Landscaping per Lot:

In addition to the Landscaping required under "Landscaping - General", each Lot shall have the following square feet of landscaping required:

Lot 1	500 s.f.
Lot 2	430 s.f.
Lot 3	320 s.f.
Lot 4	350 s.f.
Lot 5	360 s.f.
Lot 6	600 s.f.
Lot 7	300 s.f.

This landscaping shall be located on an affected Lot so as to provide a pleasing and esthetic value to the Plot Plan Layout.

Plot Plan and Landscaping Approval:

Prior to application for a building permit, on any affected lot, sets of the Plot Plan with the landscaping shown shall be submitted to the Planning Commission for approval. All plants shall be shown with both their common and scientific name.

LEGAL DESCRIPTION

All of Lot 4, Block 1 of Brentwood Village, an addition to the City of Broken Arrow, Tulsa County, Oklahoma, according to the recorded plat thereof, containing 228,367 square feet more or less.