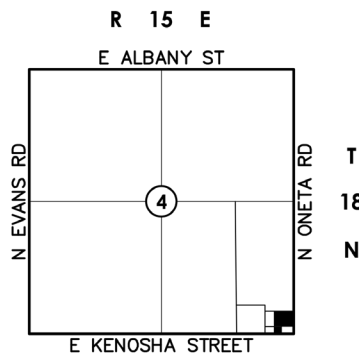
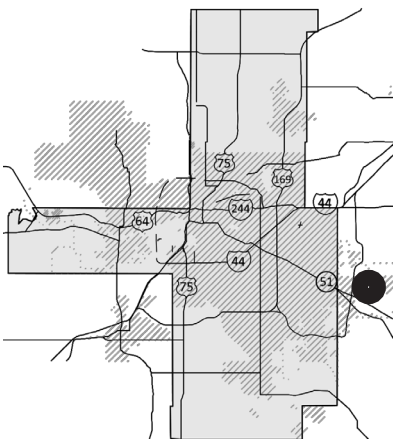


PUD-___

Kenosha Storage

APPROXIMATELY 5.85 ACRES
NORTH AND WEST OF THE NORTHWEST CORNER OF
EAST KENOSHA STREET & NORTH ONETA ROAD
BROKEN ARROW, OKLAHOMA



Location Map

Scale: 1"= 2000'



NOVEMBER 2016

APPLICANT / OWNER:
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c/o ROBERT BROKAW
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I. PROPERTY DESCRIPTION

Kenosha Storage consists of 5.853 acres, addressed 24001 E. 71st St. S., and located at the northwest corner of Kenosha St. (71st St. S.) and Oneta Rd., in the City of Broken Arrow, Oklahoma, and is more particularly described within the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, THENCE NORTH 1°34'49" WEST AND ALONG THE EAST LINE OF SAID SE/4, FOR A DISTANCE OF 260.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°06'37" WEST AND PARALLEL WITH THE SOUTH LINE OF THE SE/4, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 1°34'49" EAST AND PARALLEL WITH THE EAST LINE OF THE SE/4, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°06'37" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 365.99 FEET; THENCE SOUTH 1°34'39" EAST FOR A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°06'37" WEST AND PARALLEL TO SAID SOUTH LINE, FOR A DISTANCE OF 245.34 FEET; THENCE NORTH 1°34'19" WEST FOR A DISTANCE OF 490.00 FEET; THENCE NORTH 89°06'37" EAST FOR A DISTANCE OF 661.26 FEET TO A POINT ON THE EAST LINE OF SAID SE/4; THENCE SOUTH 1°34'49" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 254,957 SQUARE FEET OR 5.853 ACRES.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

Kenosha Storage is a Planned Unit Development (PUD) proposing commercial, mini-storage, and trade center / office-warehouse development of 5.853 acres, addressed 24001 E. 71st St. S. and located north and west of the northwest corner of E. Kenosha St. (71st St. S.) and North Oneta Rd., in the City of Broken Arrow, Oklahoma. Buildings fronting E. Kenosha St. and North Oneta Rd. will feature flexible use offices facing the arterial streets with attractive designs. The building fronting Kenosha Street will be two (2) stories in height, and will provide space for offices and/or retail. The building fronting Oneta Rd. will be a trade center (“office-warehouse”) building, with offices on the front and loading areas in the back. See Conceptual Building Elevations, Exhibit I.

As outlined in the Broken Arrow Zoning Ordinance, this PUD is intended to provide a unified design and function of the development possibilities of the project site, to permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to encourage the provision and preservation of meaningful open space, and to encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility. Further, this PUD intends to achieve a continuity of function and design within the development.

The subject property is presently zoned A-1 Agricultural District. In order to implement this PUD, an accompanying application is being filed to rezone the subject property to IL Industrial Light. A request to amend the Broken Arrow Comprehensive Plan was submitted (BACP-_____), recommended for approval by the Broken Arrow Planning Commission _____, and approved by the Broken Arrow City Council _____ (Ordinance # _____)

The Land Use Intensity Classification System (LUIS) of the Broken Arrow Comprehensive Plan indicates that IL zoning would be consistent with the LUIS Level 6 designation of the Broken Arrow Comprehensive Plan.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, “Aerial Photography & Boundary Depiction.” A conceptual site plan depicting the Development Areas and design features is provided on Exhibit B “Conceptual Site Plan.” The PUD shall be developed in accordance with the use and development regulations of the City of Broken Arrow Zoning Ordinance, except as otherwise specified herein.

Although IL zoning would provide for more land uses, this PUD will restrict the land uses which would be incompatible for the area, and will impose higher development standards than if developed with straight industrial zoning.

Kenosha Storage

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED



Kenosha Storage

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 04, 2016



III. DEVELOPMENT STANDARDS

Gross Land Area:	269,724 SF	6.192 AC
Net Land Area:	254,957 SF	5.853 AC
Permitted Uses: Uses permitted as a matter of right in the IL Zoning District and customary accessory uses, including, without limitation, mini-storage, self-storage, indoor boat and/or recreational vehicle storage, “trade center” / “office-warehouse,” warehousing, and wholesaling; provided, however, all manufacturing, automotive service, motor freight terminal, and recycling center uses and uses including open air storage shall be excluded.		
Maximum Floor Area Ratio:	N/A	
Maximum Building Height:	50 FT or 4 stories	
Minimum Public or Private Street Frontage:	100 FT *	
Minimum Building Setbacks:		
From Arterial Street Right-of-Way:	50 FT	
From Non-Arterial Street Right-of-Way:	20 FT	
From West PUD Boundary:	17.5 FT	
From North PUD Boundary:	30 FT	
From All Other Lot Boundaries:	0 FT	
Minimum Landscaping:	10% of Lot Area	
Minimum and Maximum Parking Ratio:	As per Broken Arrow Zoning Ordinance, except as the Planning Commission may modify upon Site Plan approval	
Other Bulk and Area Requirements:	As required within IL District	

* Any interior lot shall be provided access to a public street by access easement(s) approved by the City of Broken Arrow during platting review.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. ACCESS AND CIRCULATION:

Access to the site is provided by arterial streets East Kenosha Street and North Oneta Road. One (1) access connection to each street is planned, as indicated on "Conceptual Site Plan" Exhibit B. Final plans for access will be determined upon approval of the PUD subdivision plat and PUD site plan.

Sidewalks shall be constructed along all streets by the developer or individual lot owners in accordance with the Broken Arrow Subdivision Regulations. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City of Broken Arrow. Sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement.

Limits of No Access (LNA) will be imposed by the future plat(s) along arterial street frontages, except at approved street intersections.

III.B. SIGNS: At least two (2) freestanding signs are planned, one (1) at each entrance to the development. Freestanding signs may contain signage serving uses anywhere within the development, regardless of whether located on the premises of the lot containing the use being advertised. Directional signage, appropriate in number and scale, shall be permitted within the site. All signage shall otherwise comply with the restrictions of the current Broken Arrow Zoning Ordinance.

IV.C. UTILITIES AND DRAINAGE: City of Broken Arrow sanitary sewer is within adequate proximity to allow an extension to serve the site. Wagoner County Rural Water District #4 will provide water service per letter dated November 01, 2016. Sanitary sewer and/or waterline extensions to and throughout the project will be required, and will be designed during the platting stage. Waterlines shall be looped within the interior of the subdivision to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Broken Arrow Fire Marshal during platting and commercial site plan stages.

The site is moderately sloped and ultimately drains to Adams Creek. Borrow ditches presently provide streetside drainage for Kenosha St. and Oneta Rd. An internal stormwater collection and detention system will be designed and constructed to drain the site to stormwater detention facilities such as indicated on Exhibit B; however, final siting and design will be performed during the platting stage. Existing water, sanitary sewer, and storm sewer are shown on Exhibit "C" of this PUD. Wagoner County Rural Water District #4 waterline information is being requested but is not available at this time.

IV.D. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property is moderately sloped and drains to the northeast and northwest, ultimately to Adams Creek.

As represented on Exhibit "E" FEMA Floodplain Map, the subject property is located out of the 100-year (1% Annual Chance) Special Flood Hazard Area (SFHA) (the Regulatory Floodplain). Development of the subject property will be subject to compliance with City of Broken Arrow stormwater regulations.

The Soil Survey of Wagoner County, Oklahoma was used to help identify soils types and possible constraints to development. The site primarily contains Taloka Silt Loam (0 to 1% slopes) and Dennis silt loam (1 to 3 percent slopes). The total site shares of each are: Taloka Silt Loam (74%), Dennis silt loam (24%).

Development constraints associated with these soils types will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils types and associated topography are shown on Exhibit "D" of this PUD.

IV.E. EXISTING ZONING AND LAND USE: The site is zoned A-1 Agricultural District and is vacant (a house, represented on certain aerial/satellite images, has since been removed). IL zoning is being requested along with this PUD, as described above.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Broken Arrow Planning Commission and approved by the Council of the City of Broken Arrow, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Broken Arrow shall be a beneficiary thereof. Prior to development of any nonresidential building, the owner shall submit and receive Broken Arrow Planning Commission approval of a PUD Detailed Site Plan.

IV.G. PARKING, LOADING, AND SCREENING REQUIREMENTS: "Conceptual Site Plan" Exhibit B indicates proposed parking, loading, and screening for the development site. Site designs continue to be modified and ultimate site plans will vary from those indicated on Exhibit B. Parking is planned to be added to the front of Building 8, in support of planned trade center "office-warehouse" and potentially retail uses. All development within the PUD shall meet minimum requirements for parking and loading. Upon PUD Detailed Site Plan approval, however, the Planning Commission shall have the authority to modify parking and loading requirements upon agreement with the owner's determination of need and provided rationale.

The site is proposed to be screened from adjacent uses as indicated on Exhibit B. An 8'-high masonry fence is proposed along the entire north boundary, to screen from existing agricultural and rural residential uses (and potentially future single-family residential development) to the north. A 6'-high wooden screening fence is proposed along the west boundary, shared with the AEP-PSO electrical substation acreage. Along the tract abutting to the south and east, reserved for future commercial development and not a part of this PUD, a 6'-high wooden screening fence is proposed. Elsewhere within the site, for security and screening purposes, a 6'-high screening fence is proposed as indicated on Exhibit B. Screening along the arterial streets is proposed to be relocated interior to the site to afford visibility to the office, trade center / "office-warehouse," and retail-oriented buildings. Where not located along the street frontages, landscaped edges will be provided and will consist of shrubs, berms, and/or masonry walls in conformance with the Broken Arrow Zoning Ordinance. The final locations, heights, and compositions of all screening will be determined upon PUD Detailed Site Plan approval, in which context the Planning Commission shall have the authority to modify screening requirements of the Broken Arrow Zoning Ordinance.

IV.H. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Kenosha Storage

EXHIBIT C

EXISTING UTILITIES

EXISTING UTILITIES REPRODUCED FROM CITY OF BROKEN ARROW ATLAS MAPS

Note: Wagoner County Rural Water District #4 water data not available at this time

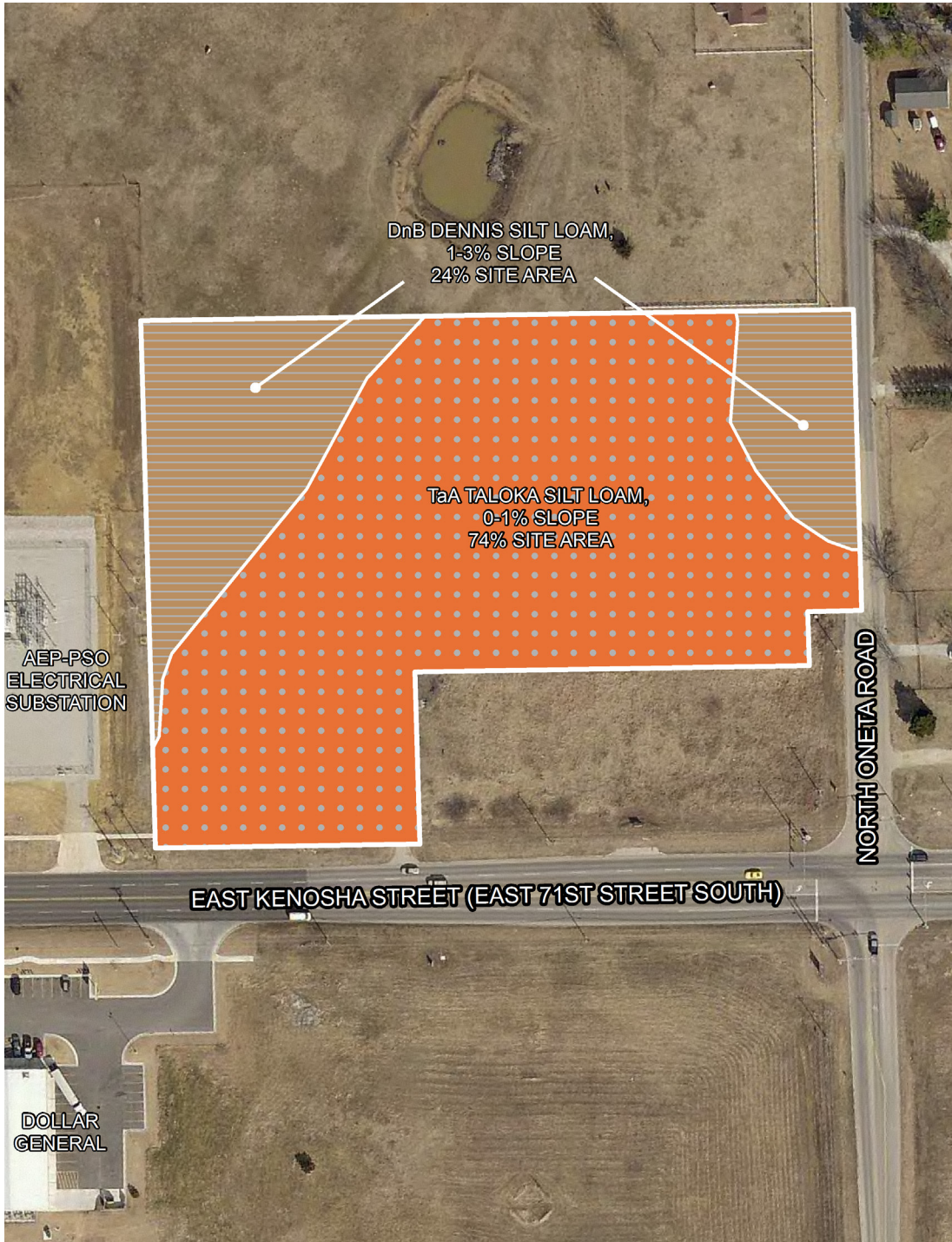


Kenosha Storage

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED NOVEMBER 03, 2016



Kenosha Storage

EXHIBIT E

FEMA FLOODPLAIN MAP

FEMA FIRM PANEL NO.: 40145C0115, EFFECTIVE 09/30/2016

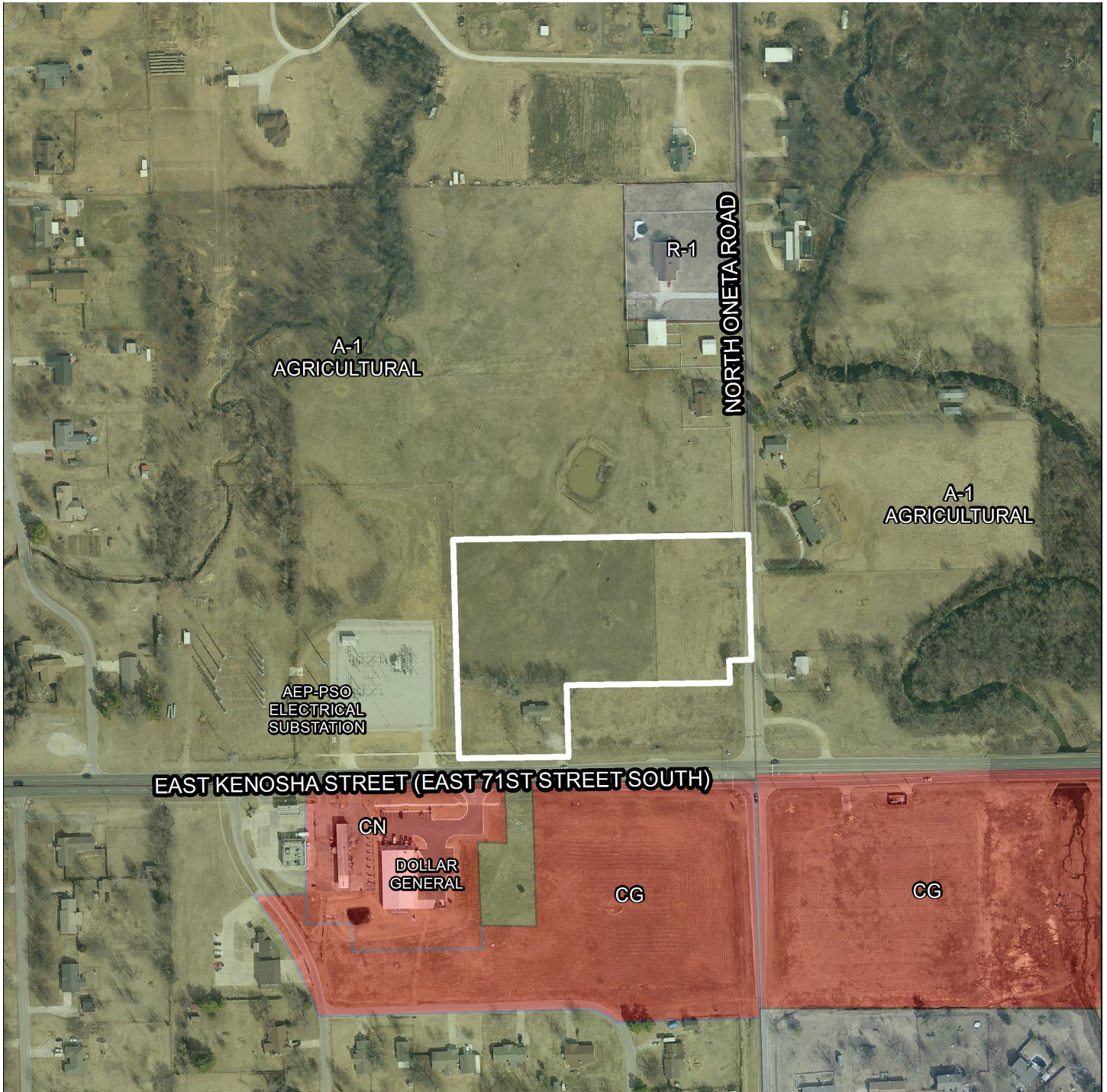


Kenosha Storage

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED, AND REPRODUCED IN PART, FROM INCOG GIS, ACCESSED NOVEMBER 03, 2016

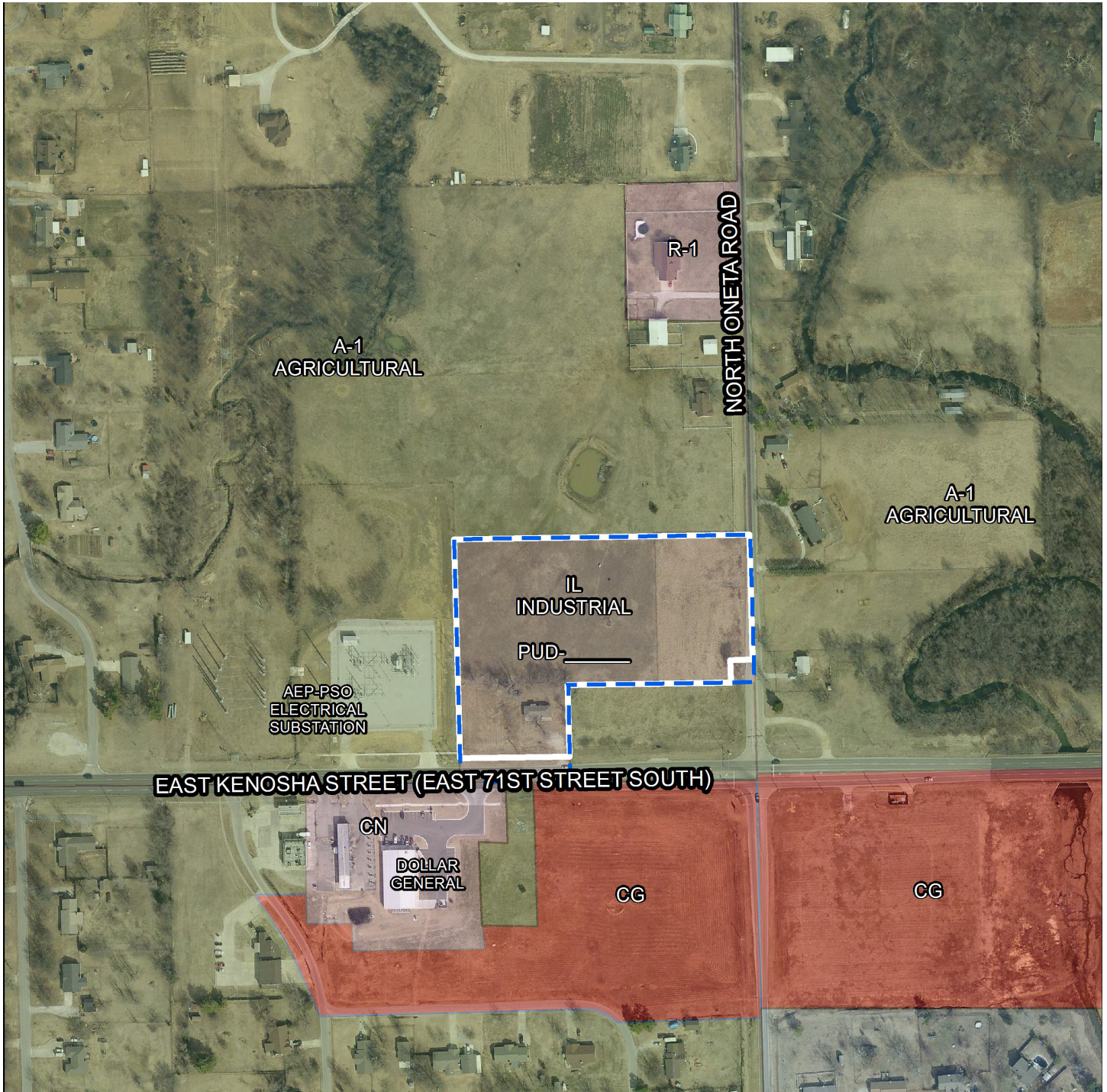


Kenosha Storage

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG GIS, ACCESSED NOVEMBER 03, 2016

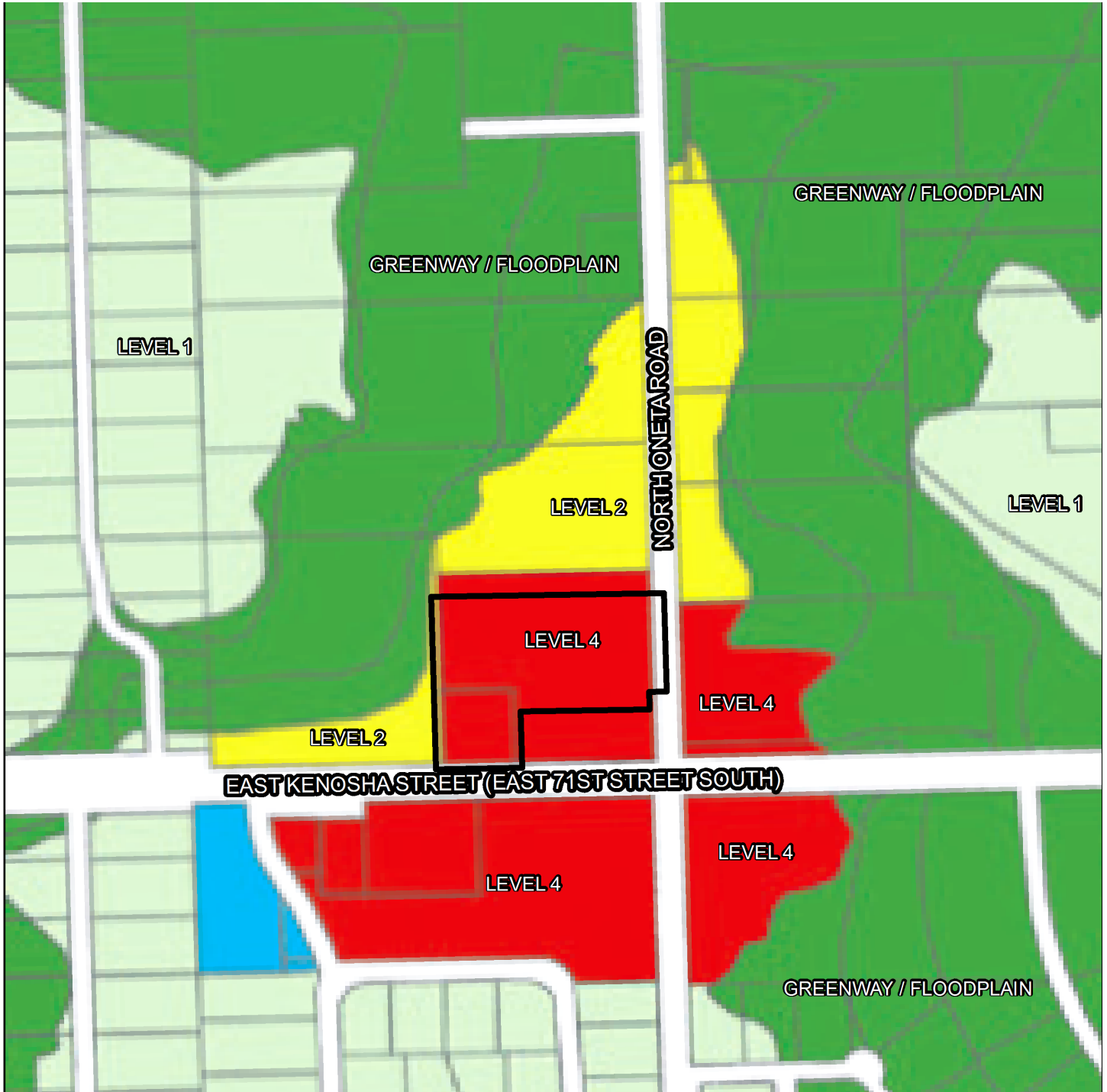


Kenosha Storage

EXHIBIT H

COMPREHENSIVE PLAN MAP

DATA FROM BROKEN ARROW FUTURE DEVELOPMENT GUIDE, EFFECTIVE 2012

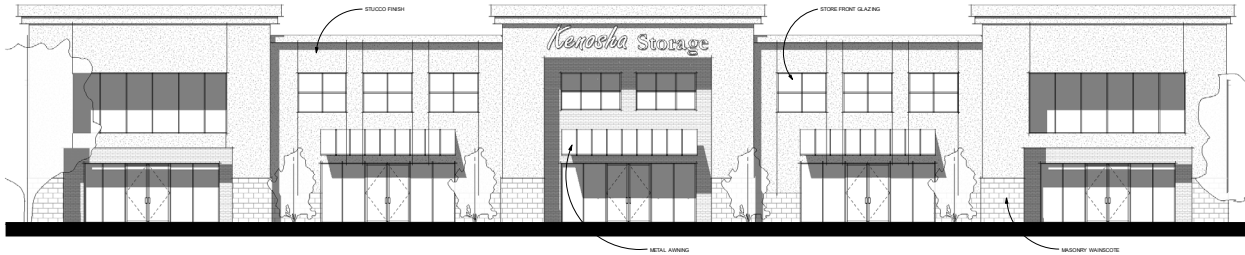


Kenosha Storage

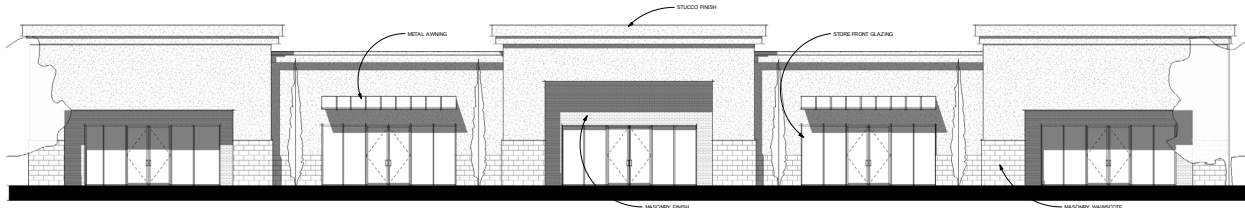
EXHIBIT I

CONCEPTUAL BUILDING ELEVATIONS

RENDERINGS FROM ZEMANEK ARCHITECTURE + DESIGN NOVEMBER 04, 2016



KENOSHA BUILDING - PRELIMINARY ELEVATION
3/16" = 1'-0"



KENOSHA BUILDING - PRELIMINARY ELEVATION
3/16" = 1'-0"



KENOSHA STORAGE
EAST 71ST AND SOUTH 241ST EAST
PRELIMINARY ELEVATIONS

REVISIONS		
No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

Sheet Number: 16005
Issue Date: 11.03.16
Sheet Number: P1

