

Engineering • Surveying • Land Planning

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September 15, 2015

Hillside Crossing – PUD 207 Major Amendment

Hillside Crossing is a development located on the northwest corner of 9th Street (Lynn Lane) and Highway 51. PUD 207, which encompasses the property, was approved by the Broken Arrow City Council on December 21, 2010 and subsequently amended by PUD 207A & 207B approved by the Broken Arrow Planning Commission on August 22, 2013 & May 22, 2014, respectively. The property was also platted as Hillside Crossing according to the recorded plat no. 6505 filed December 20, 2013.

The below amendment is almost exclusively related to lot 1 and the eastern 150.8 feet of lot 2 of development Area A (herein after referred to as the CONVENIENCE STORE SITE) which is proposed to be developed in substantial conformance to the attached conceptual site plan and landscape plan. This lot is unique in that there are large overhead power lines along the northern boundary and a large utility easement along the eastern line. This causes unique layout issues that require certain modifications to the PUD. In order to develop the site according to the attached site plan we request the following major amendments to the original PUD:

1. Eliminate the maximum parking restrictions within the PROPERTY.
2. Reduce the building setback along the eastern side of the PROPERTY to 40 feet for all open air canopies.
3. Increase the distance between a parking stall and a landscaped area from 75 feet to 100 feet.
4. Remove the requirement that 50 percent of the trees within the PROPERTY be large trees.
5. Allow light poles within the perimeter utility easement along Hillside drive within the PROPERTY.
6. Increase the street tree requirement from 1 tree for every 50 feet of frontage to 1 tree for every 25 feet of frontage (1 tree for every 20 feet of frontage if crapemyrtles are used).
7. Increase the parking tree requirement from 1 tree for every 15 parking spaces to one tree for every 10 parking spaces.
8. Increase the shrub requirement to be 1 shrub for each linear foot of frontage along 9th Street and 1 shrub for every 2 linear feet of frontage along Hillside Drive. Shrubs will be located as close as practical to the street landscape buffer.
9. Increase the allowed sign height from 8' to 11' feet for signs along Hillside Drive and from 8' to 18' for signs along 9th Street.
10. Allow for one high rise sign to be constructed at the southeast corner of the Development Area B provided it does not exceed 50' in height or 170 square feet of display surface area.

In order to achieve the above we propose to amend the approved PUD language as follows:

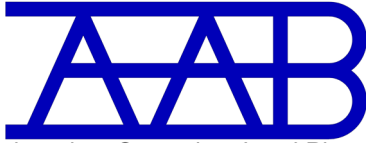
The **Access and Circulation** section shall be amended as follows:

The maximum parking restrictions shall not apply to Lot 1 or the eastern 150.8 feet of Lot 2 within Development Area A (herein after referred to as the CONVENIENCE STORE SITE).

The **Minimum Building Setback** section of **Development Area A** shall be amended by adding the following line:

From R.O.W. line of 9th Street (Open Air Canopies).....40 feet

The **Landscape and Screening** section shall be amended by adding the following at the end of the section:



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Notwithstanding the above, the CONVENIENCE STORE SITE the landscape requirements shall be modified as follows:

- *All parking stalls shall be within 100 feet of a landscape bed as describe by the Zoning Code.*
- *One street tree shall be provided for every 25 feet of frontage (1 tree for every 20 feet if crapemyrtles are used).*
- *One parking tree shall be provided for every 10 parking spaces.*
- *One shrub shall be provided for each linear foot of frontage along 9th Street and one shrub shall be provided for every 2 linear feet of frontage along Hillside Drive. Shrubs will be located as close as practical to the street landscape buffer.*
- *There shall be no requirement that trees used be defined as large trees.*

The Freestanding Sign section of Development Area A shall be amended as follows:

One monument sign not exceeding a height of 8-ft and a display surface area of 96 square feet is permitted along the frontage of each lot. The CONVENIENCE STORE SITE shall be permitted one monument sign not exceeding a height of 18-ft and a display surface area of 84 square feet along the 9th Street frontage and one monument sign not exceeding 11-ft in height and 100 square feet of display surface area along Hillside Drive. Each sign shall have a monument base made of similar materials as the main structure/building on that lot.

Furthermore the CONVENIENCE STORE SITE shall be allowed one pole mounted tenant identification sign not to exceed 50 feet in height and a display surface area of 170 square feet. Such sign shall be located in the southeast corner of Lot 2 of Development Area B and contained within a sign easement. This sign shall be for the sole use of Lot 1 of Development Area A and Lot 2 of Development Area B. The terms of use of such sign shall be governed by a separate agreement to be filed of record prior to construction of said sign. The use of said sign by Lot 2 of Development Area B shall not limit, restrict, or reduce the signage afforded to that lot by other sections of this PUD.

The Exterior Site Lighting section of the PUD shall be amended by adding the following to the end of the section:

Within the CONVENIENCE STORE SITE site light poles shall be allowed within the utility easement abutting Hillside Drive (subject to the approval of all franchise utilities).

All other previsions and restrictions of PUD 207, as well as all other provisions and restrictions of the Broken Arrow Zoning Ordinance and the CH zoning district, shall remain in full force and effect.