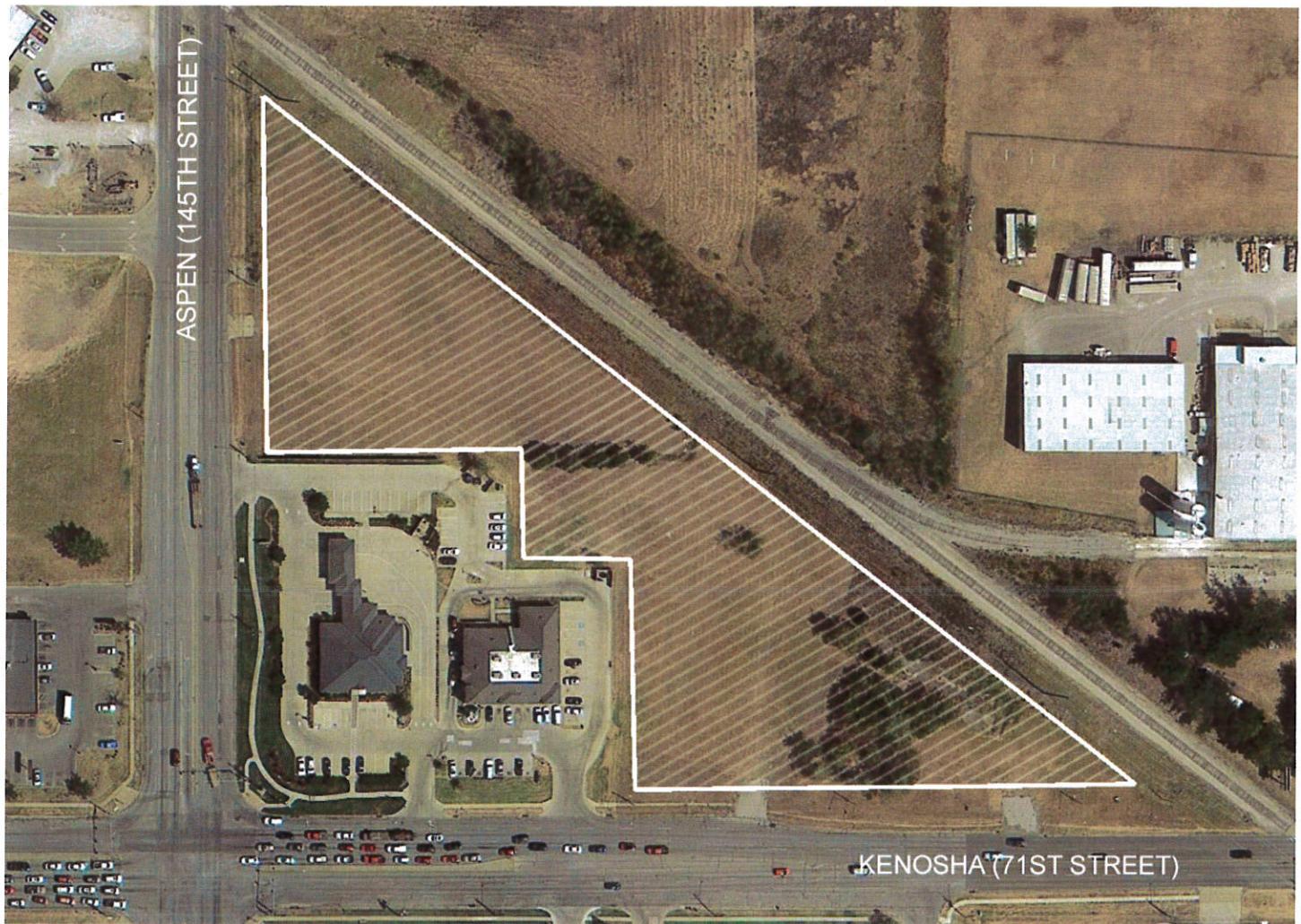


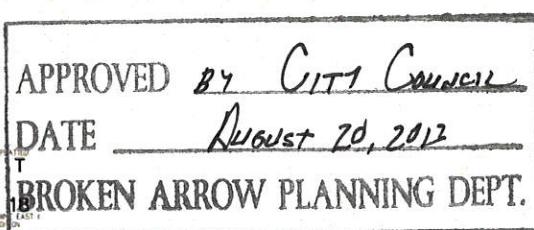
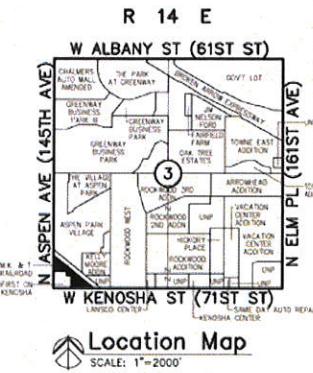
PUD #223

Dental Depot

JULY 05, 2013



KENOSHA (71ST STREET)



City of Broken Arrow

JUL 08 2013

TANNER CONSULTING LLC.
CERTIFICATE OF AUTHORIZATION NO. CA 2661

5323 S LEWIS AVENUE
TULSA, OKLAHOMA 74105
918.745.9929



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City of Broken Arrow
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Development Concept

Dental Depot is a highly successful dental organization looking to locate their next facility within the mid-west United States. It is northeast of the NE corner of 145th and Kenosha that Dental Depot proposes Broken Arrow's newest PUD which will contain not only their new dental clinic but additional lots for commercial/office development.

The site is approximately 4.12 (net) acres and is provided access on both 71st street (Kenosha) and 145th street (Aspen). The subject tract has difficult constraints due to an irregular-shaped boundary, close proximity to an adjoining M.K. & T. railway track, and adjacency to residential zoning that will never be used as such. This proposed PUD intends to improve the site characteristics and add commercial and office use to one of Broken Arrow's busiest locations.

The subject tract is currently vacant land zoned for Industrial Heavy (IH) and Single Family Residential (R-1) and designated as both Level 6 and Level 7 in the Broken Arrow Comprehensive Plan. BACP 128 application to amend the Comprehensive Plan (Level 7 to Level 6) preceded this PUD application.

The Dental Depot aesthetic will continue the tradition of well-articulated architecture and community involvement along the 71st street corridor. Citizens of Broken Arrow will benefit from Dental Depot's family-friendly environment and services, as has been proven so in their previous endeavors.

The project proposes three different areas for development. Development Area "A" will be the new Dental Depot facility; Development Area "B" will be for future commercial/office use; and Development Area "C" will be created for off-street parking only.

In order to reduce the number of curb cuts along West Kenosha Street (East 71st Street), this project will utilize access through a private access agreement with the property to the west.

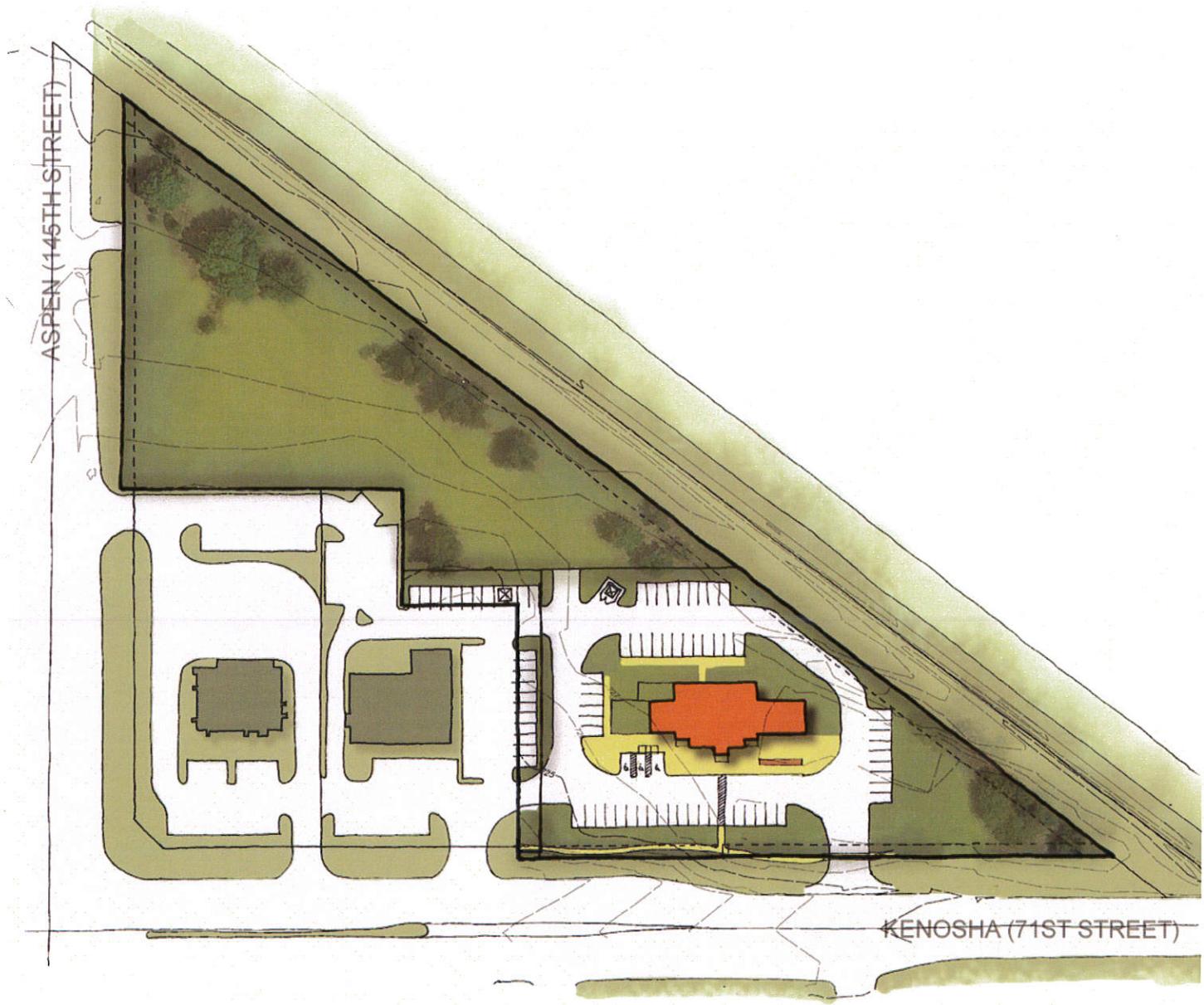
City of Broken Arrow

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Dental Depot

EXHIBIT A

CONCEPTUAL SITE ILLUSTRATION
ADJACENT BUILDINGS SHOWN



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Dental Depot

EXHIBIT B AERIAL PHOTOGRAPHY WITH SURROUNDING CONTEXT



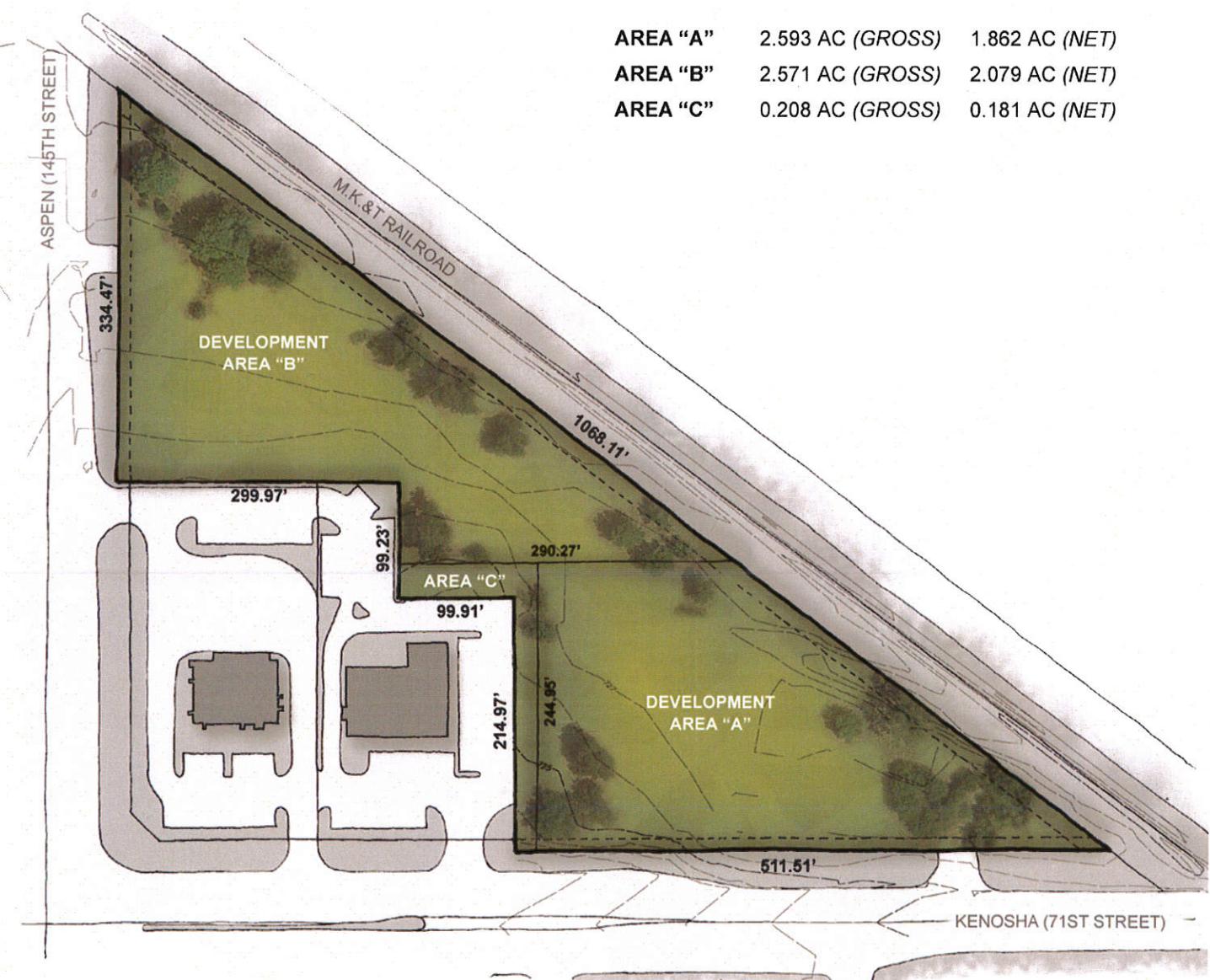
City of Broken Arrow

JUL 08 2013



Dental Depot

EXHIBIT C DEVELOPMENT AREAS AND SITE DIMENSIONS



City of Broken Arrow

JUL 08 2013



Development Area "A" Standards

Development Area "A" shall be developed in accordance with the use and development regulations of the Commercial Neighborhood District (CN) and the Broken Arrow Zoning Ordinance except as modified herein.

Gross Land Area: 2.593 acres
112,937 SF

Net Land Area: 1.862 acres
81,087 SF

Permitted Uses:

Those Uses permitted by right within the Commercial Neighborhood District (CN).

Maximum Permitted Floor Area: 35,000 SF

Minimum Lot Width: 200 FT *

Maximum Floor Area Ratio Per Lot: 0.50

Minimum Lot Area: 15,000 SF *

Maximum Building Height: 50 FT or
two stories

Minimum Off-Street Parking:

As required by the City of Broken Arrow Zoning Code for each use.

Cross access and parking shall be permitted between all lots within the PUD.

Minimum Building Setback Requirements:

From West Kenosha Street right-of-way 50 FT

From internal lot line 10 FT

From railroad right-of-way 10 FT

Minimum Landscape Requirement:

Landscaping shall be provided in accordance with Section 5.2 of the Zoning Ordinance.

City of Broken Arrow

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*Development Area "A" may be further subdivided by a lot split and minor amendment approved by the City of Broken Arrow.

Development Area "B" Standards

Development Area "B" shall be developed in accordance with the use and development regulations of the Commercial Neighborhood District (CN) and the Broken Arrow Zoning Ordinance except as modified herein.

Gross Land Area: 2.571 acres
111,994 SF

Net Land Area: 2.079 acres
90,554 SF

Permitted Uses:

Those Uses permitted by right within the Commercial Neighborhood District (CN).

Maximum Permitted Floor Area: 40,000 SF

Minimum Lot Width*: 150 FT *

Maximum Floor Area Ratio Per Lot: 0.50

Minimum Lot Area: 40,000 SF *

Maximum Building Height: 50 FT or
two stories

Minimum Off-Street Parking:

As required by the City of Broken Arrow Zoning Code for each use.

Cross access and parking shall be permitted between all lots within the PUD.

Minimum Building Setback Requirements:

From North Aspen Avenue right-of-way	50 FT
From internal lot line	10 FT
From railroad right-of-way	10 FT

Minimum Landscape Requirement:

Landscaping shall be provided in accordance with Section 5.2 of the Zoning Ordinance.

*Development Area "B" may be further subdivided by a lot split and minor amendment approved by the City of Broken Arrow.

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Development Area "C" Standards

Development Area "C" shall be developed in accordance with the use and development regulations of the Commercial Neighborhood District (CN) and the Broken Arrow Zoning Ordinance except as modified herein.

Gross Land Area: 0.208 acres
9,073 SF

Net Land Area: 0.181 acres
7,873 SF

Permitted Uses:
Off-Street parking only.

Maximum Permitted Floor Area: None

Minimum Lot Width: 20 FT

Maximum Floor Area Ratio Per Lot: 0.0

Minimum Lot Area: 7,000 SF

Maximum Building Height: N/A

Minimum Off-Street Parking:
As required by the City of Broken Arrow Zoning Code for each use.
Cross access and parking shall be permitted between all lots within the PUD.

Minimum Parking Setback Requirements:
From West Kenosha Street right-of-way 10FT
From internal lot line 0 FT

Minimum Landscape Requirement:
Landscaping shall be provided in accordance with Section 5.2 of the Zoning Ordinance.

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All Development Area Standards

Signage

Signs shall be installed in accordance with the City of Broken Arrow Zoning Ordinance except as described as follows:

A. Development Area "A":

Dental Depot utilizes very unique signage which is closely associated with the architecture and theme of the building. One freestanding sign is proposed which will be located on the 'water tower' element of the building. Signage area on the tower shall be as noted on Exhibit H. Directional signs shall also be permitted in addition to the free standing sign. Wall signage shall be in accordance with the City of Broken Arrow Zoning Code as permitted in the CN zoned district.

B. Development Area "B":

One freestanding sign shall be allowed in development area "B" and shall be limited to a maximum height of 20 feet and a maximum of 300 square feet with a monument type base. The base of the sign shall be of the same material as the principal building of the lot. Directional signs shall also be permitted in addition to the free standing sign. Wall signage shall be in accordance with the City of Broken Arrow Zoning Code as permitted in the CN zoned district.

C. Development Area "C":

No signage shall be permitted in Development Area "C".

While there are off-premise advertising signs within 1,500 feet of this property, each lot within Development Area "A" and "B" shall be allowed one free-standing sign.

Parking Light Lighting

Exterior lighting shall be in conformance with Section 5.6 of the Zoning Ordinance except that light poles shall be limited to 20 feet in height and a photometric shall be submitted that shows the foot candles at the property line along North Aspen Avenue and West Kenosha Street to be 0.2, or less. Exhibit H shows lighting typically associated with similar developments.

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Building Facades

The south and west facades of all buildings in Development Area A shall meet the masonry requirements of Section 5.8.G of the Zoning Ordinance.

Dental Depot makes use of a very specific architecture and building materials which replicates an old time train depot. While the building has the look of brick wainscot with lap board siding, the lap board siding is made from "Cementious Fiber Board" which is a form of masonry, and is allowed with this PUD.

Screening

Although the subject tract does not abut a residential development, the railroad right-of-way is currently zoned R-1. No screening shall be required between Development Areas "A" and "B" and the railroad track.

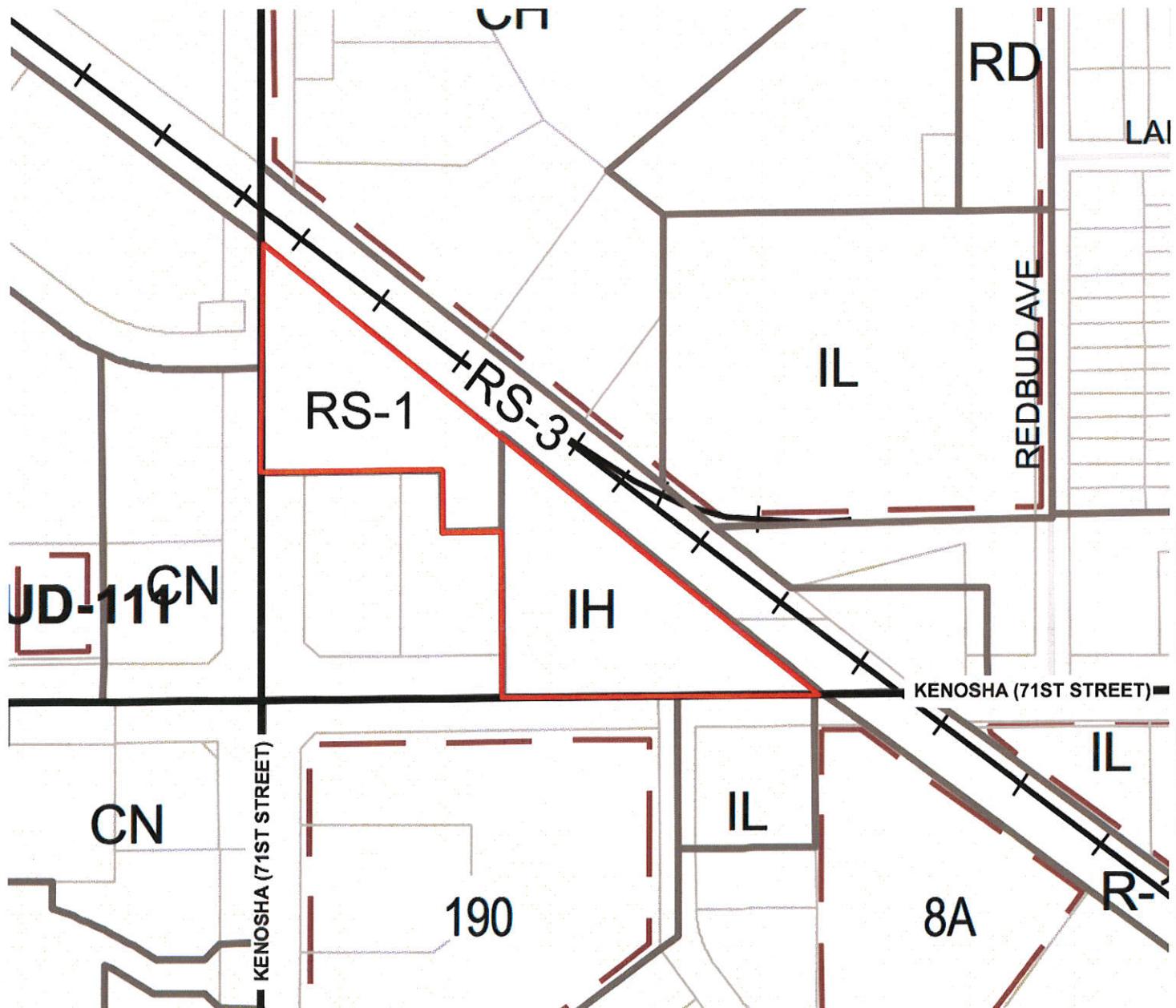
Trash Enclosures

All trash enclosures shall be gated and screened in order to prohibit loose trash from leaving the enclosed area. Development Area "A" shall use materials and theme consistent with a train depot for their enclosure (see Exhibit H). Any loose trash shall be collected by the lot owner immediately and replaced in the proper trash receptacle. Development Area "B" shall utilize material for the enclosure that shall be approved during the Site Plan review.

City of Broken Arrow
JUL 08 2013

Dental Depot

EXHIBIT D EXISTING ZONING CITY OF BROKEN ARROW 2013



- CH COMMERCIAL HEAVY
- CN COMMERCIAL NEIGHBORHOOD
- IL INDUSTRIAL LIGHT
- IH INDUSTRIAL HEAVY
- RD RESIDENTIAL DUPLEX
- R-1 RESIDENTIAL SINGLE FAMILY



Dental Depot

EXHIBIT E

EXISTING COMPREHENSIVE PLAN CITY OF BROKEN ARROW 2012



- Level 1 - Rural Residential
- Level 2 - Urban Residential
- Level 3 - Transition Area
- Level 4 - Commercial/Employment Nodes
- Level 5 - Downtown Area
- Level 6 - Regional Employment/Commercial
- Level 7 - Major Industrial

- Greenway / Floodplain
- Public Recreation
- Private Recreation
- Public / Semi Public

City of Broken Arrow

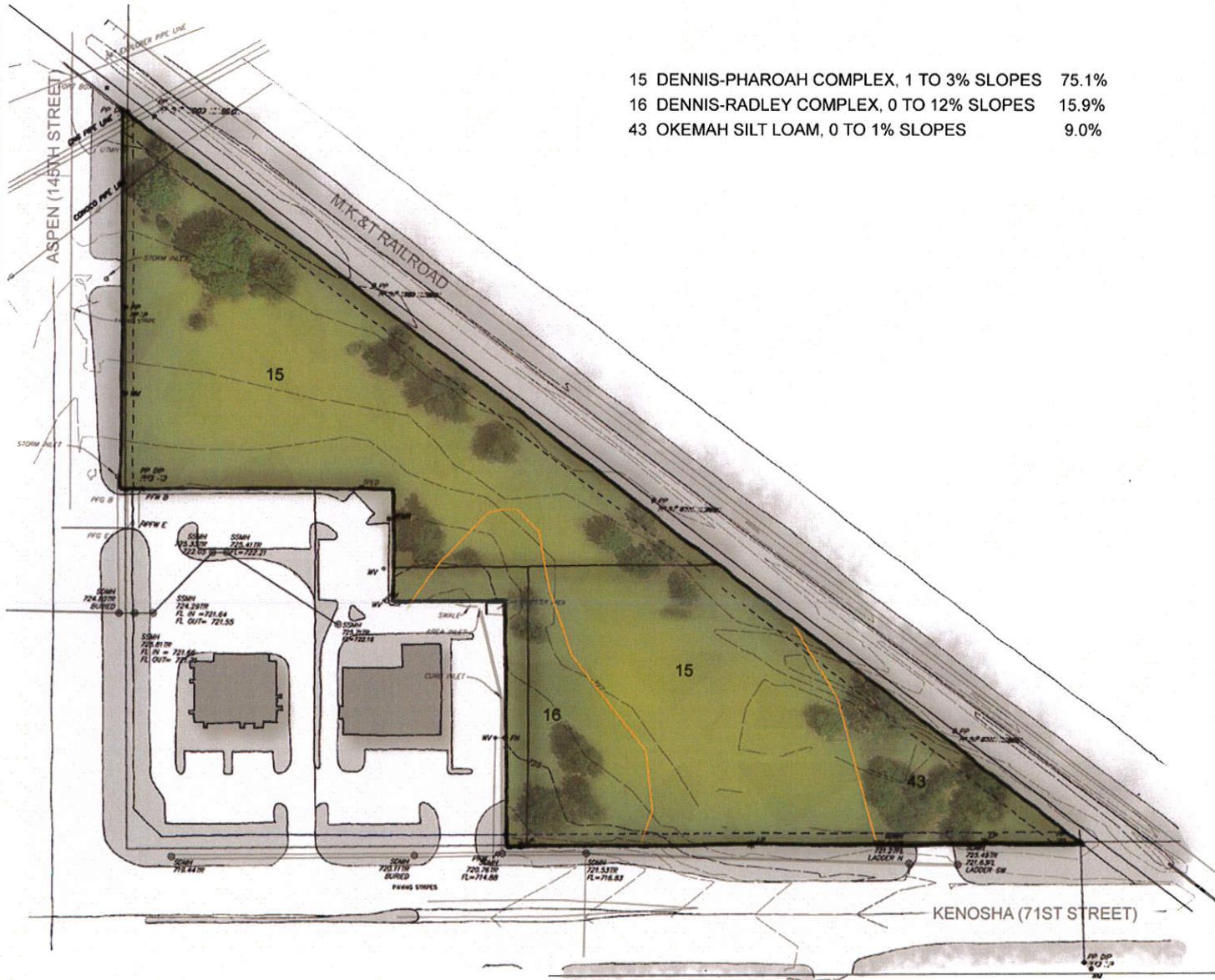
JUL 08 2013



Dental Depot

EXHIBIT F

EXISTING TOPOGRAPHY AND UTILITIES SHOWN WITH SOILS ANALYSIS



City of Broken Arrow

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Dental Depot

EXHIBIT G

EXISTING FLOODPLAIN PROXIMITY



City of Broken Arrow

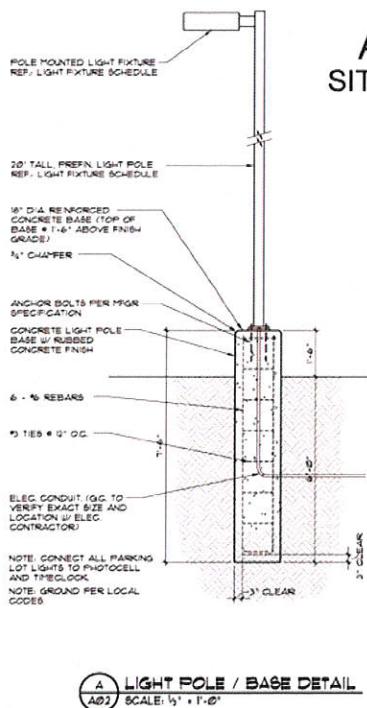
JUL 08 2013



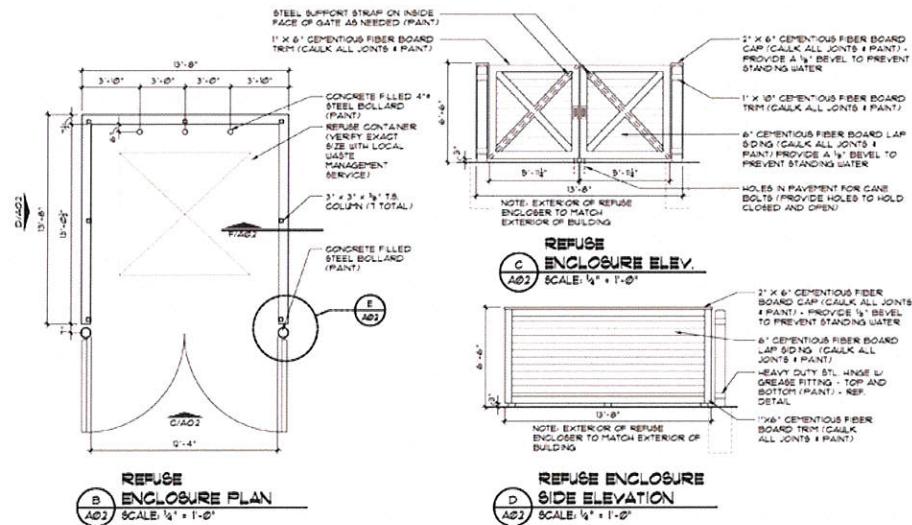
Dental Depot

EXHIBIT H

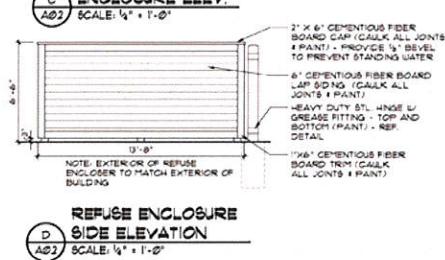
ARCHITECTURAL CHARACTER SITE COMPONENTS AND SIGNAGE SHOWN



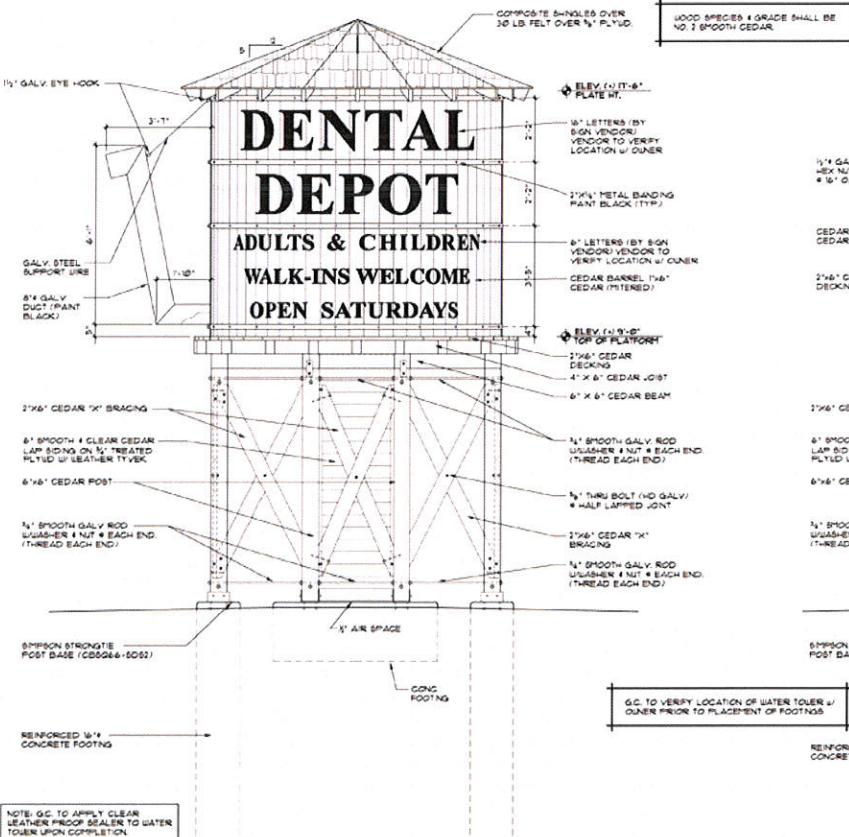
A **LIGHT POLE / BASE DETAIL**
A02 SCALE: $1\frac{1}{2}'' = 1'-0''$



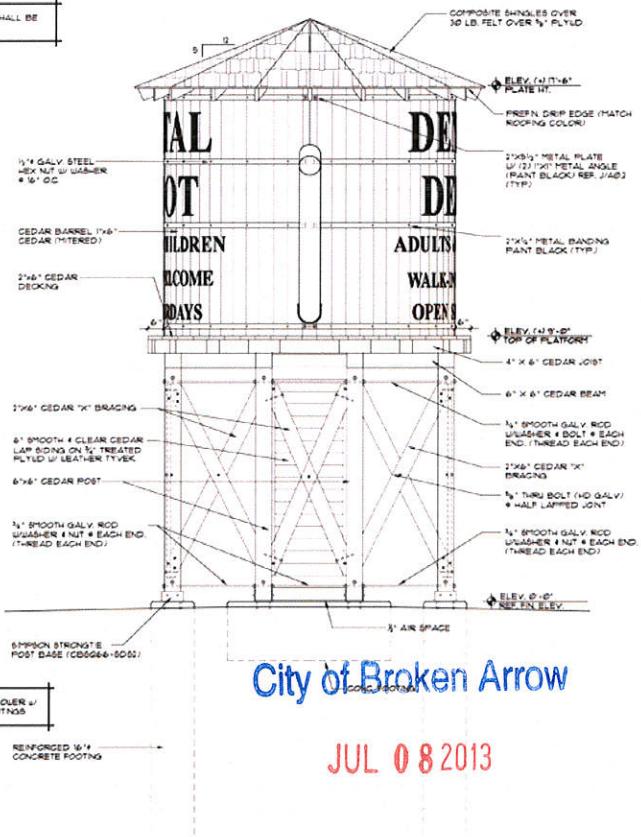
**REFUSE
ENCLOSURE PLAN**



REFUSE ENCLOSURE
SIDE ELEVATION
D
A22 SCALE: $\frac{1}{4}$ " = 1'-0"



ELEVATION 6
DECORATIVE WATER TOWER
SCALE: $\frac{1}{2}$ " = 1'-0"



Environmental Analysis

Topography

The property is generally flat but does slope slightly toward the railroad tracks to the northeast. An existing inlet was constructed with the previous plat, and does pick up the small amount of water that flows to the southwest.

Utilities

A 12" waterline exists on the south side of Kenosha Street (East 71st Street South) which will provide water service to the proposed development.

According to City of Broken Arrow Sanitary Sewer Atlas Sheet number 654, an eight inch (8") sanitary sewer line stubs into the southeast corner of the subject tract and flows south across Kenosha Street. If the sanitary line does not exist, an off-site connection may be required.

All other private utilities (gas, electric, TV and telephone) are available to the subject tract.

Drainage

FEMA FIRM map number 40143C0387L indicates that the subject tract is not located within a designated floodplain area.

Soils

The property consists primarily of Dennis-Pharoah complex and Dennis-Radley complex soils. Both soils have minor limitations when small commercial/office buildings are constructed on. A specific geo-technical report with soil borings and analysis will be performed before construction is started on the subject tract.

City of Broken Arrow

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Access and Circulation

The subject tract has frontage and access on both West Kenosha Street and North Aspen Avenue. Both streets are designated as Primary Arterials on the Major Street and Highway Plan.

For the Kenosha frontage, the current proposed site plan utilizes a 'shared access' with the abutting property owner to the west and a secondary access drive next to the railroad track. Negotiations are still in progress to work out details associated with the mutual access. Should both parties not be able to reach an agreement on the shared access, Dental Depot will utilize an additional access from West Kenosha for their property.

Two access points are proposed for the Aspen frontage with final locations being worked out during PUD Detail Site plan review for the Development Area.

Internal circulation shall be sufficient to meet City of Broken Arrow Fire Department requirements. Cross access and parking shall be permitted between all lots within the PUD.

Mutual access and cross parking shall be allowed for all lots within the PUD and is anticipated for the commercial use to the west. All access points shall be in compliance with the Zoning Ordinance.

City of Broken Arrow

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Platting

In accordance with City of Broken Arrow Zoning Code, no map amendment for a zoning change, nor the ordinance proclaiming this change, may be approved by the City Council until the property has been platted in accordance with the Subdivision Ordinance.

Although it is not anticipated, phased development of Dental Depot #17 Commercial Center may occur. A Preliminary Plat covering the entire tract will be submitted. Conditional Final Plats may be submitted in phases.

Parcelization

After initial platting setting forth permitted uses and the allocation of commercial floor area, division of platted lots may occur by approved lot split application and subject to the approval by the Broken Arrow Planning Commission of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

Site Plan Review

A detailed site and landscape plan will be shall be submitted and approved prior to construction of improvements within the PUD.

Schedule of Development

After approval of the PUD, development shall commence within two (2) years. If development has not started, the owners will coordinate with the Director for an extension as permitted.

City of Broken Arrow

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Exhibit "I"

A part of the W/2 SW/4 of Section 3

PUD Legal Description

Description

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THREE (3), 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, LYING SOUTH OF THE MISSOURI-KANSAS AND TEXAS RAILROAD RIGHT-OF-WAY, LESS BEGINNING AT THE SOUTHWEST CORNER OF THE SW/4. ; THENCE NORTH 375 FEET; THENCE EAST 300 FEET; THENCE SOUTH 99.15 FEET; THENCE EAST 100 FEET; THENCE SOUTH 275 FEET; THENCE WEST 400 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 223,999 SQUARE FEET, BEING 5.142 ACRES, MORE OR LESS.

City of Broken Arrow

JUL 08 2013

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501).

Real Property Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/14

DATE

Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929