

***Chase Bank- 1651 N. 9th Street
Planned Unit Development
PUD-282***

Prepared For:
The City of Broken Arrow Planning Commission
Broken Arrow, Oklahoma

Prepared By:
Cumulus Design

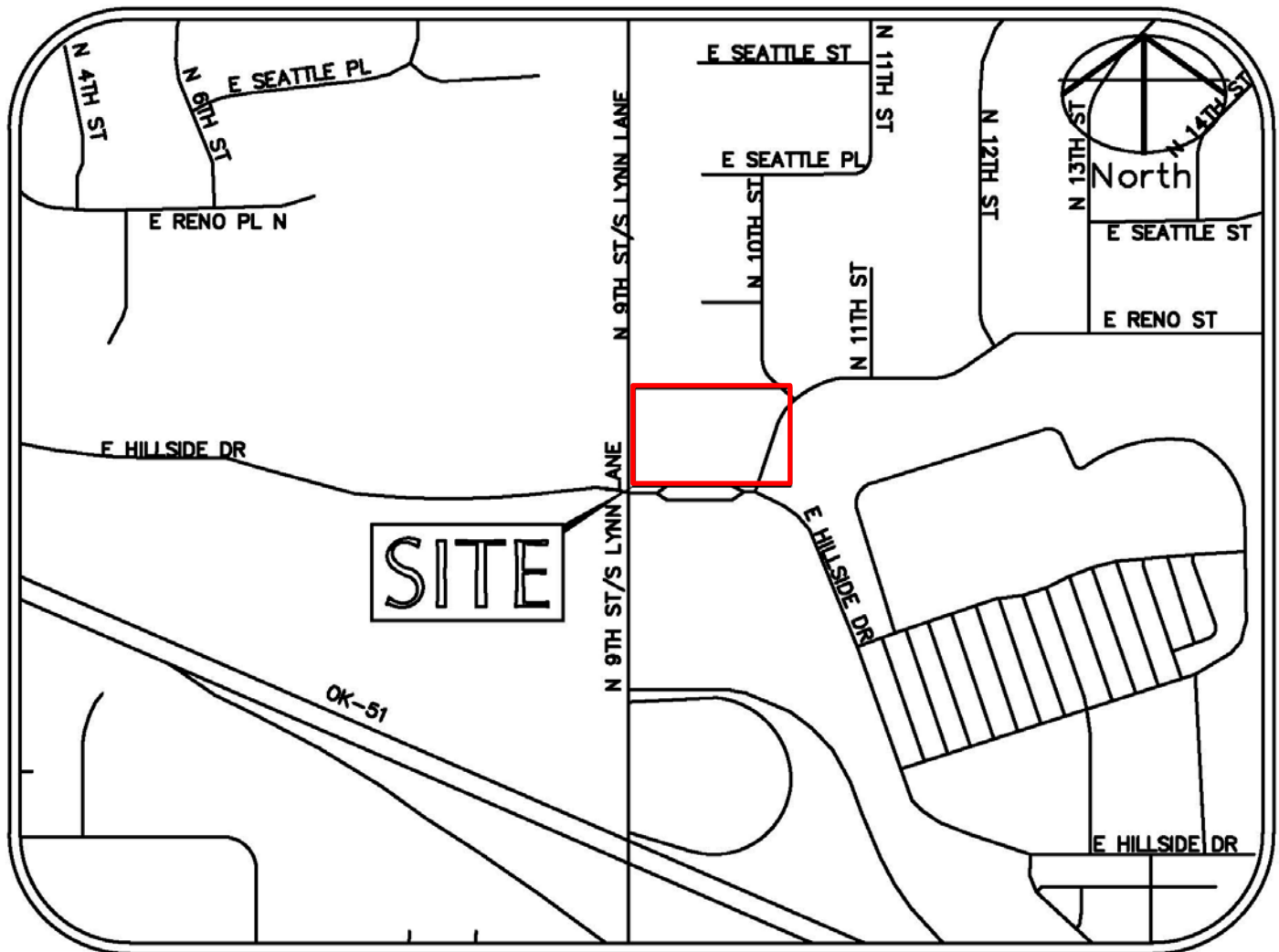


2080 North Highway 360
Suite 240
Grand Prairie, Texas
75050-1493

JULY 2018

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VICINITY MAP

NTS

I. DEVELOPMENT CONCEPT

The project is proposed to be a single story building (approx. 3,558 sq. ft.) on 1.35 acres of land. The site currently is undeveloped and platted. Based on the zoning ordinance, the proposed development would require 12 parking spaces. However based on the existing traffic at other Bank locations and projected needs for this site, 40 parking spaces are preferred as part of this development. In order to request the additional parking, a PUD permit is being requested. The site plan provided as part of this PUD shows the orientation of the building to the streets, existing utilities, topography and the proposed signage for the development. Additionally, based on the fact that this site faces three streets, we are requesting total of two ground signs (Pylon, maximum of 20 feet in height), which is one more sign than is permitted in Section 5.7.D.13.b of the zoning ordinance.

The project site and the adjacent residential district are separated by El Reno Street right-of-way. Currently, El Reno Street is undeveloped/unpaved, and there is an existing screening wall on the south side of the residential development. El Reno Street consists of multiple easements preventing construction of a screening wall. Therefore, we are proposing a waiver to Section 5.2.E.2.c which requires the installation and maintenance of a fence by a non-residential district development located next to a residential district.

In addition, it is requested that access to El Reno Street be granted, because currently there is an El Reno Street right-of-way no-access agreement in place. This request would allow the development to construct an access drive leading to South Lynn Lane which will help minimize the increase in traffic To East Hillside Drive. As well as the proposed drive

the development proposes to install and maintain the landscape area in the existing El Reno Street right-of-way.

Approval of this PUD will provide the public with easier access to the site. It will also minimize traffic increase to East Hillside Drive. The additional parking requested will allow for the necessary parking for Bank operations. This will also help institute congestion and patrons on the adjacent streets and in the neighborhood.

II. DEVELOPMENT STANDARDS

a. Minimum Lot Frontage Requirements

FRONTAGE	REQUIRED	PROVIDED
South Lynn Lane	100'	178'
East Hillside Drive	100'	254'
North 10 th Street	100'	254'

b. Sign Details

On-site signage will be installed per the requirements and limitations specified in the PUD based on Section 5.7.D.13.b and Section 5.7.C.6.d of the Zoning Ordinance (see exhibits A-D)

Section 5.7.D.13.b of the Zoning Ordinance limits the number of ground signs to one ground sign, however we are requesting to have two pylon ground signs. The pylon signs will be constructed with a masonry base complimenting the surrounding proposed building, at a maximum height of 20 feet (Exhibit A) and will be landscaped around the base.

Wall signs will be constructed per the required maximum dimensions described in Section 5.7.C.6.d of the Zoning Ordinance (Exhibit B).

Additional signage is exemplified as Exhibit C and D.

c. Building Elevations

See Exhibit A for elevations.

d. Parking

Section 5.4.D Table 5.4.1 in the Zoning Ordinance states that there must be a minimum of 1 parking space per 300 square feet of building, plus stacking spaces per Section 5.4.E. for a financial institution with a drive thru. We have provided a total of 40 spaces in order to accommodate for the minimum number of spaces desired (see Outline Development Plan).

e. Minimum Setback Requirements

FRONTAGE	REQUIRED	PROVIDED
South Lynn Lane	50'	80'
East Hillside Drive	50'	80'
North 10 th Street	50'	120'
El Reno Street	50'	60'

III. DIMENSIONAL AND DENSITY REQUIREMENTS

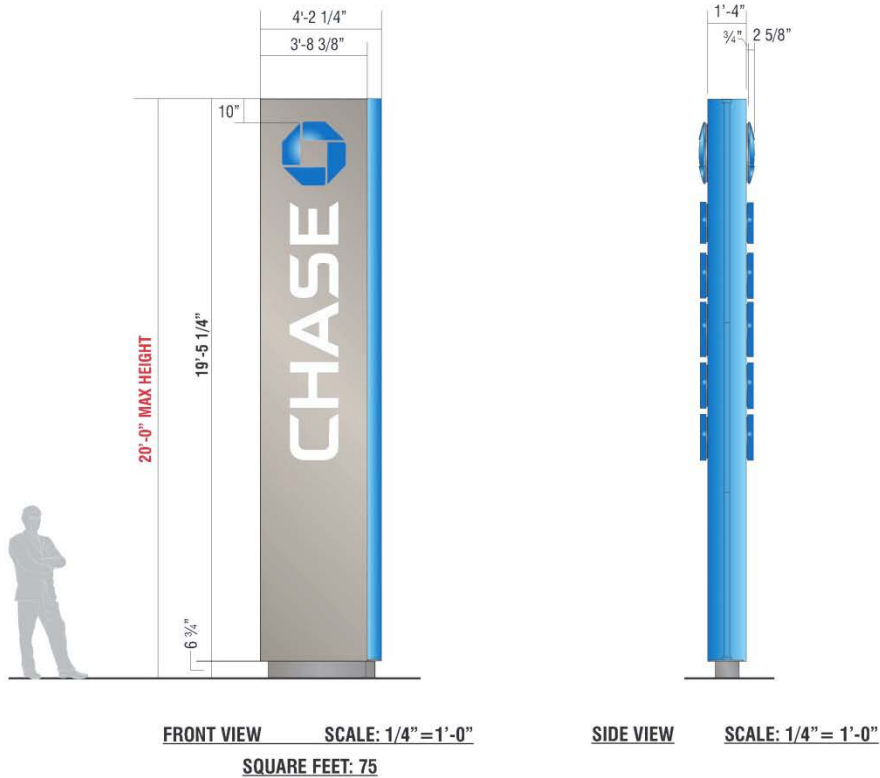
a. Lot Dimensions and Height Requirements

	REQUIRED	PROVIDED
Building Coverage %	None	6.0%
Maximum Height (ft)	None	28' (Exhibit B)

IV. DEVELOPMENT SCHEDULING

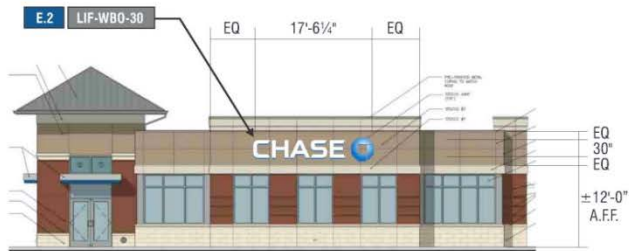
This site does not require phasing. The construction period is typically an approximation of 6 months upon approval of the PUD, site permit, and building permit.

SIGNAGE OVERVIEW



E.1	SIGN TYPE	CUSTOM P-75
20' MAXIMUM HEIGHT		

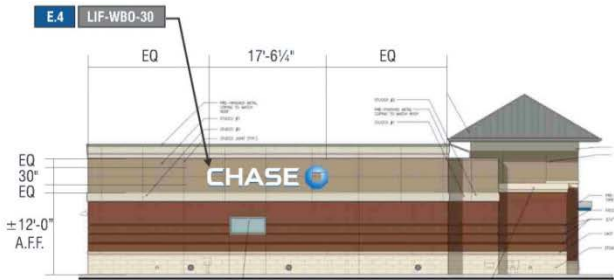
SIGNAGE OVERVIEW



SOUTH ELEVATION **SCALE: 1/16" = 1'-0"**



WEST ELEVATION **SCALE: 1/16" = 1'-0"**

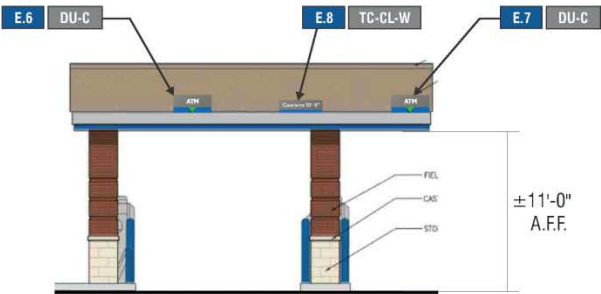


NORTH ELEVATION **SCALE: 1/16" = 1'-0"**



EAST ELEVATION **SCALE: 1/16" = 1'-0"**

SIGNAGE OVERVIEW



NORTH ELEVATION SCALE: 1/8"=1'-0"



WEST ELEVATION SCALE: 1/16"=1'-0"



NORTH ELEVATION SCALE: 1/16"=1'-0"

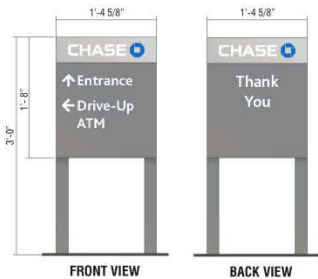


EAST ELEVATION SCALE: 1/16"=1'-0"

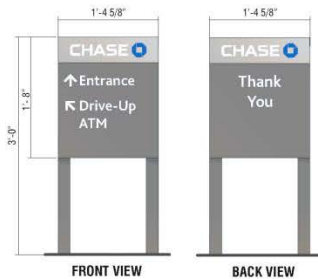
SIGNAGE OVERVIEW



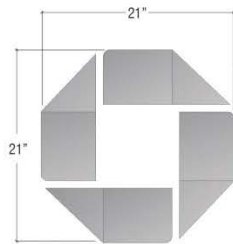
I.16 SIGN TYPE SUR-TTW-U-4-TP
THIN PROFILE



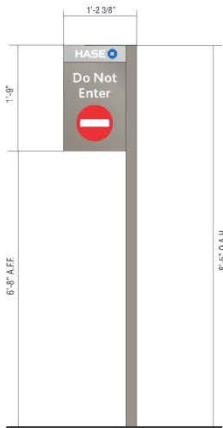
E.13 SIGN TYPE D-2-RE



E.14 SIGN TYPE D-2-RE



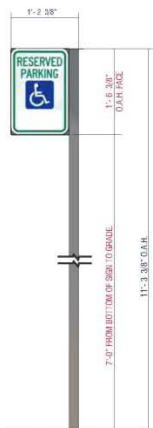
I.25 AFF-SS-OCT-21



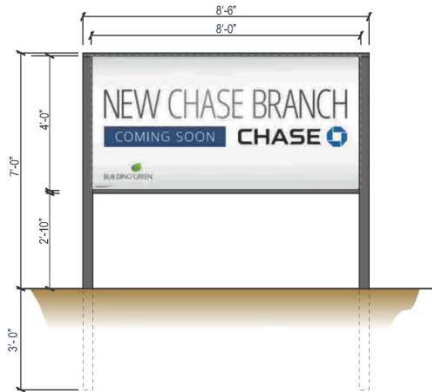
E.9 **E.10** SIGN TYPE TC-P-H-RE



E.11 TC-P-ADA-TX-V-RE



E.12 TC-P-ADA-TX-RE



E.15 SIGN TYPE COMING SOON TEMP. CONST. SIGN
DIRECT BURIAL INSTALL



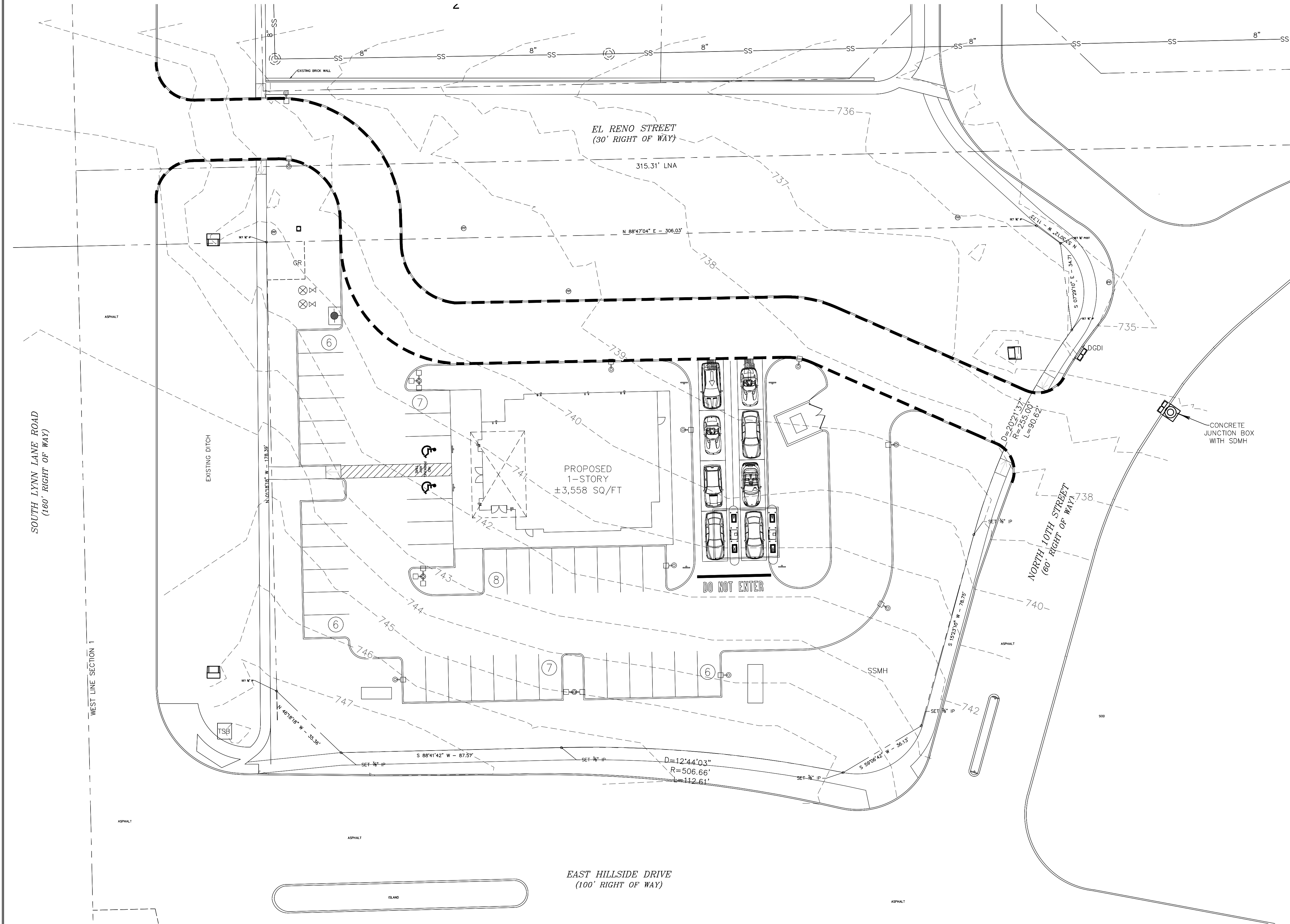
I.29 **I.30** CPC-TTS-10-RE



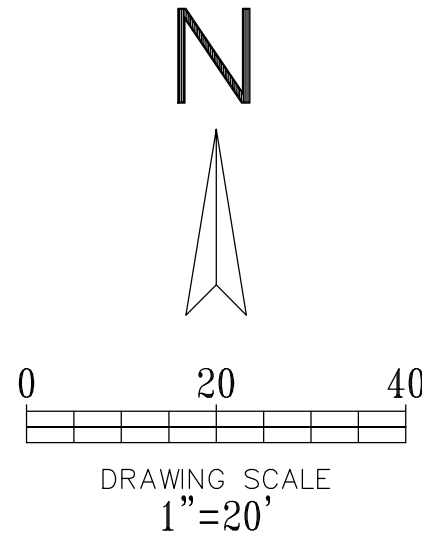
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- LEGEND
- EXISTING AND PROPOSED CURB
 - EXISTING ELEVATIONS



EXISTING TOPOGRAPHIC PLAN (PUD-282)

1651 NORTH 9TH STREET
CITY OF BROKEN ARROW
TULSA COUNTY, OKLAHOMA



PLOT DATE
07/19/18
DRAWING SCALE
1" = 20'
PROJECT NUMBER
CDC18079
SHEET NUMBER

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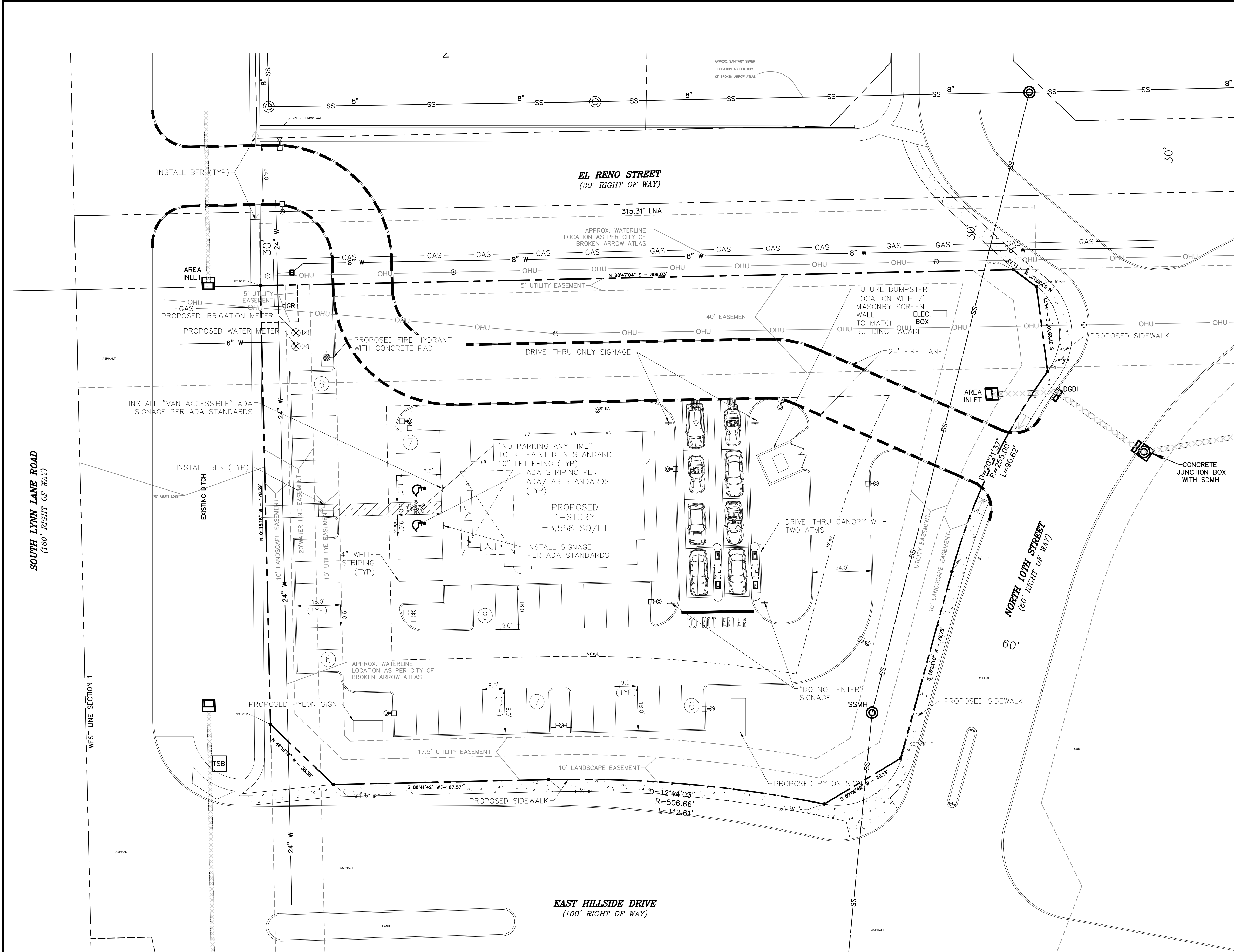
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

EXHIBIT F

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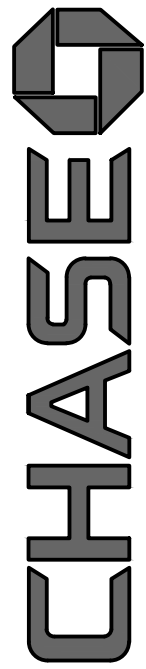
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EXISTING UTILITIES SITE PLAN (PUD-282)

1651 NORTH 9TH STREET
CITY OF BROKEN ARROW
TULSA COUNTY, OKLAHOMA



PLOT DATE
07/19/18
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1" = 20'
PROJECT NUMBER
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