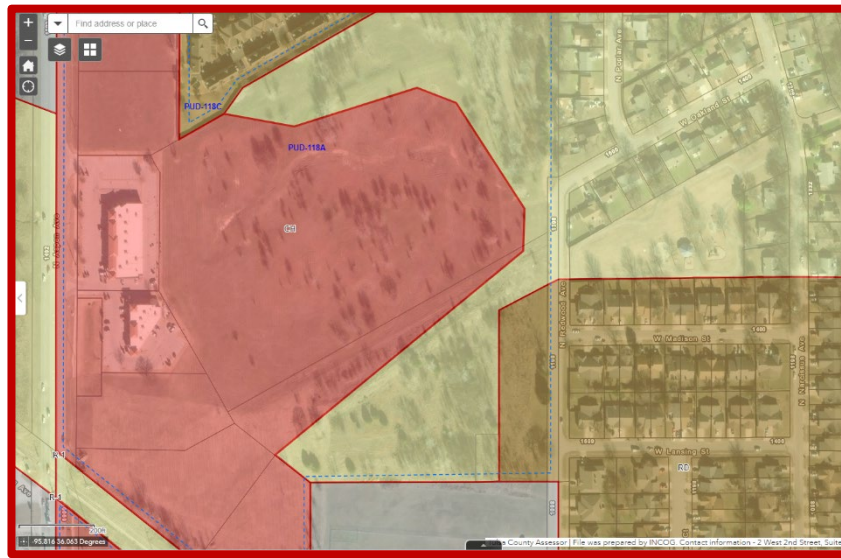


PUD
for
Aspen Park Village

A Conceptual Planned Unit Development
For
Aspen Park Village
To
Support the Comprehensive Plan Change



BY

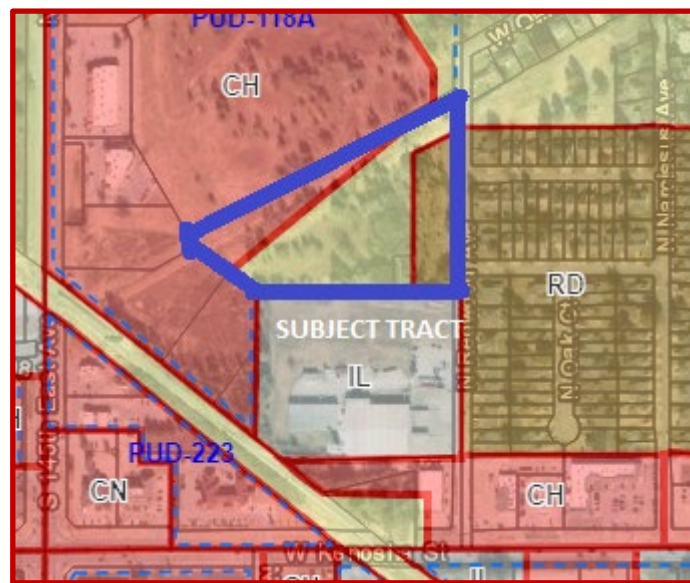


**SISEMORE
& ASSOCIATES**

Sisemore and Associates
6660 S. Sheridan, Ste 210
Tulsa, OK 74133



- I. **Location of subject Tracts.** The lands encompassed by this PUD is located partially with the Aspen Park Village plat and a non-platted tract outside of said plat, commonly referred to as Tract 4 in the previously filed PUD 118A and 118B. The platted portion of the total tract for this PUD is the southern portion of Block 4 Lot 1, totaling approximately 258,475 square feet and tract 4 totaling 67,074 square feet. All land is located in Section 3, T18N, R14E in the City of Broken Arrow, Tulsa County, Oklahoma. Attached is the Plat of survey showing the relationship of the two tracts under consideration for the rezoning and this PUD.
- II. **Surrounding Zoning.**



The subject tracts for this PUD can be seen outlined by the thick blue line. Three different zoning categories were originally constructed by PUD 118A. CH to the North R3 in the central portion and RD on the eastern portion. The south boundary is adjacent to one large tract that is IL. South and west of the subject tract are Lots 1 and 2 of Block 4 that were changed to IL under BAZ-000609-2023 and PUD 000621-2023.

- III. **Comprehensive Level Change** This PUD requests that the subject Tract Comprehensive plan Level of 3 be changed to Level 6 so that a zoning of Industrial Light be obtained. The outline of the Tract shows the requested area to be changed to Level 6.



Comprehensive Land Plan – Area requested for change to Level 6

IV. Level 6 Access Requirements

Access for this tract will be by Redbud Avenue, with drives located in alignment with W. Madison St and W. Lansing Street.



The location of these two entrances off of Redbud are approximately 308 feet apart, which meets the minimum requirement of distance between driveways.

V. Level 6 Landscape Requirements

The frontage of this tract along Redbud Avenue shall aligned with eight (8) foot wall setback 10 feet for landscape in accordance with the current Landscaping code of Broken Arrow. This wall and the landscaping will offer a buffer and screen to the adjacent subdivisions to the east. It is the intent of the final landscape plans to offer a multi-level canopy along the wall. In between the trees, will be selected berry producing shrubs. This may include the Aronia Red Chokeberry (*Aronia arbutifolia*), Pyracomeles Berry Box, and Berry Poppins Winterberry Holly. This will help in attracting songbirds to provide winter habitat and food. The mid-canopy will be constructed using the Columnar English Yew, “taxus baccata” 'Erecta' (= 'Fastigiata') as the column type intermixed with Black Pearl Redbud Tree “Cercis canadensis” which different than the Oklahoma Redbud as it is much darker and has a broader canopy. Provided that the code will allow it we also see a low-light fixtures along the outside of the wall to enhance the Landscaping at night and to allow patron’s to find the entrance.

VI. Fencing and Screening

Screening shall be comprised on an 8’ masonry wall along the frontage of Redbud Avenue on the east side of the subject tract, along the Northern portion of the subject tract and along the East portion of the tract. An eight-foot opaque fence (chain link will not be allowed) is proposed along the south and southwest property line where the subject tracts adjoins other IL properties.

VII. Restricted Uses

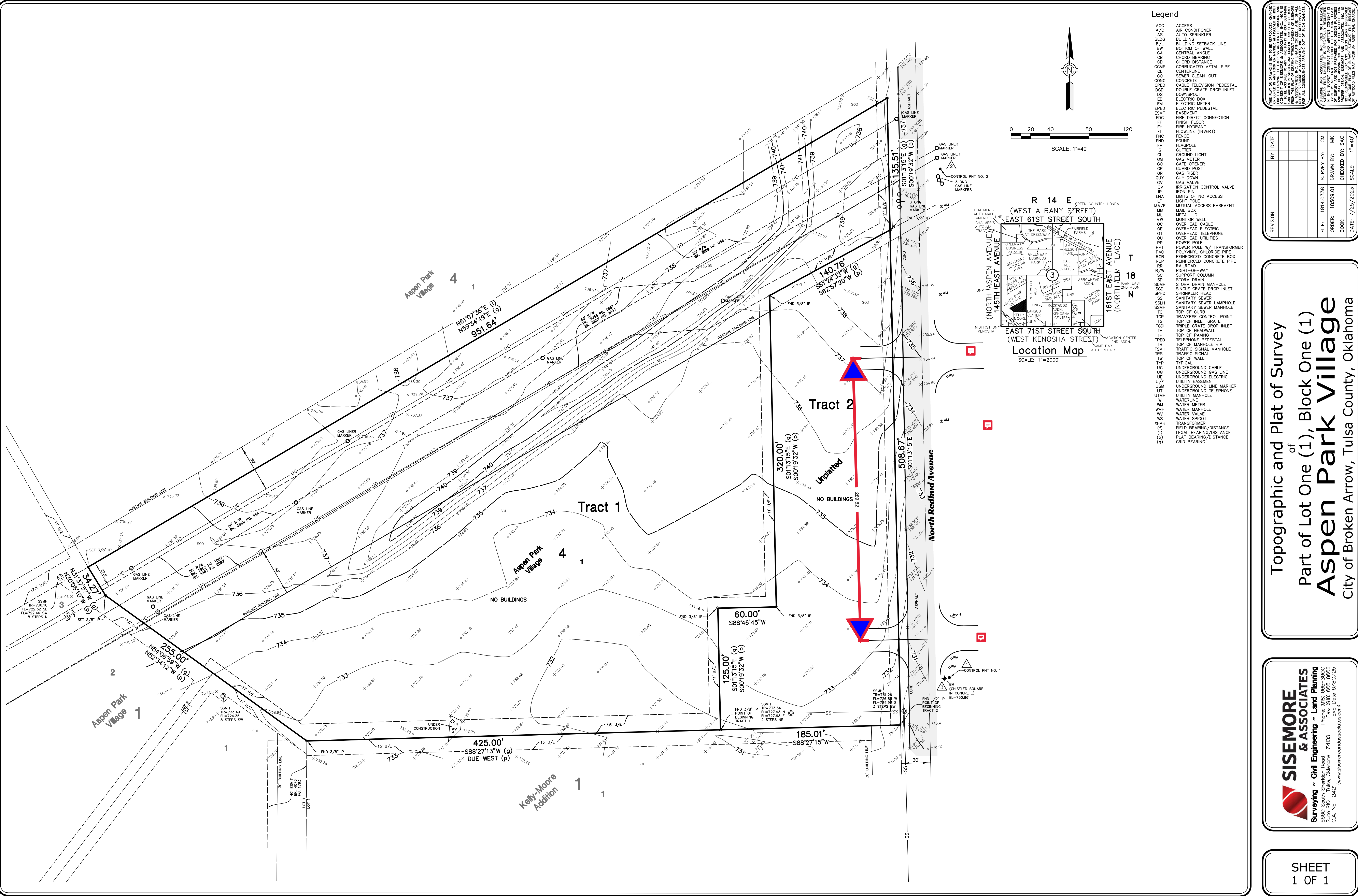
Under this PUD the subject tract would be used only for mini storages to support the surrounding residential areas.

VIII. Platting

The Broken Arrow Planning commission approved the COMP-001570-2024 to change from Level 3 to Level 6. When the subsequent Zoning change to IL is approved, then this tract will be platted as a One Block One Lot in accordance with the current City of Broken Arrow Zoning code.

IX. Exhibits

1. Driveway configuration off of Redbud Avenue
2. Proposed Site Plan showing a total of 520 units

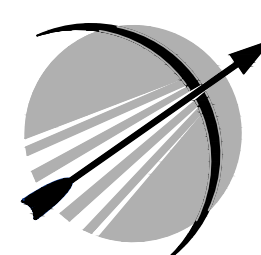


Topographic and Plat of Survey
of
Part of Lot One (1), Block One (1)
Aspen Park Village
City of Broken Arrow, Tulsa County, Oklahoma

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THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.



CASE NO. : DETENTION DETERMINATION #: DD-

DESIGN	DATE	DRAFTED	DATE
CJW	10-24-2024	ACZ	10-24-2024
REVIEWED	DATE	APPROVED	DATE
SHEET 01	WORK ORDER NO.		
OF 01	18509 02		