

P.U.D. Standards for:

LOTS 1 and 6 in BLOCK 1 of DOBBS PARK, Section 4, T-18-N, R-14-E according to the following Legal Description: The North 200 feet of the West 30 feet of Lot One (1), Block One (1), Dobbs Park, an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, less the North 15 feet thereof which has previously been dedicated as a public roadway, according to the recorded Plat No. 4291

and

The North 160 feet of Lot Six (6), Block One (1), Dobbs Park, an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4291.

Otherwise known as: 2201 West Albany, Broken Arrow, Oklahoma.

The PUD is to be developed in accordance with the use and development standards of the Broken Arrow Zoning Code and IL requirements except as specifically modified pursuant to the following provisions.

1. The facility type is to be consistent with underlying IL zoning.
2. Max building height to be thirty-five (35') feet.
3. Minimum building setback lines as per recorded plat, i.e. fifty (50') feet from the R.O.W. line for Albany and Beech streets.
4. While access is permitted to Albany Street via the Dobbs Park plat, the only access that will be allowed to the property will be from Beech Avenue as shown on the conceptual site plan.
5. Off street parking totals required to be consistent with underlying IL zoning standards, i.e. 1 per 400 sq. ft. of building area.
6. Landscape requirements to meet standards of Section 5.2 of the Broken Arrow Zoning Code, except that the number of trees is increased from one to fifty lineal feet to one per 40 lineal feet. All trees will be medium to large trees, except where there are conflicts with overhead power lines.
7. Exterior pole lighting to comply with standards set by the Broken Arrow Zoning Code Section 5.6
8. Public utilities to remain within the existing utility easements as per recorded plat
9. Exterior signage to be governed by the Broken Arrow Zoning Code section 5.7, except that freestanding signs shall be limited to 14 feet in height and contain less than 100 square feet.

City of Broken Arrow

MAY 15 2015

10. A sidewalk, five feet in width will be provided along Albany Street. No sidewalk will be along Beech Avenue.
11. The exterior of the north side of the building adjacent to Albany Street and the west side of the building next to Beech Avenue will be of masonry materials.

City of Broken Arrow

MAY 15 2015