

Dollar General Aspen and Omaha

Planned Unit Development #283

Submitted

November 8, 2018

Location

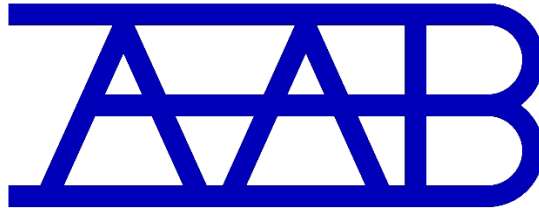
West of the southwest corner of Aspen Avenue and Omaha St.

Owner

**James N. Morrow
30677 S 4195 RD UNIT 4195
INOLA, OK 74036**

Prepared By:

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

PUD-283 is an approximately 2.00 acre development located west of the southwest corner of Aspen Avenue and Omaha St. The site is currently vacant and is abutted by vacant land to the south and east and by the Creekside Apartments to the west. See Exhibit A for the overall site plan showing the surrounding areas. The property is currently zoned A-CH meaning that it was annexed as CH zoning but requires rezoning to conform to City of Broken Arrow zoning code. See attached Exhibit B for the surrounding zoning classifications. This PUD application has been submitted along with a rezoning application that proposes CG for the parcel (BAZ-2015). The project proposes a Dollar General retail store with an access to Omaha Street near the eastern property line. Since this access will not meet the driveway separation requirements set out in the zoning code a PUD is necessary to provide relief of that requirement. See the attached Exhibit C for a conceptual site plan of the development.

Development Standards

This PUD is intended to allow the construction of a Dollar General store conforming to the conceptual site plan shown in Exhibit C. The PUD shall be developed in accordance with the use and development regulations of the CG district of the Broken Arrow Zoning Ordinance, except as modified by this document.

Landscape and Screening Standards

The PUD shall be developed in accordance with the landscaping provisions of the Broken Arrow Zoning Ordinance, except as hereinafter modified:

The adjacent properties are vacant and zoned A-CH which when rezoned will likely be to a non-residential zoning classification. Since a screening fence would not be necessary adjacent to a non-residential zoning classification a screening fence will not be required along the eastern or southern property lines

Access and Circulation

Access to the site will be derived from a single driveway connection to Omaha Street. Due to the limited site frontage and the location of the existing access point to the west there is no location that will allow an access point that conforms to the zoning code's separation standards. A single access will be permitted to the site via a drive separated from the existing drive to the west by not less than 200' measured centerline to centerline. A mutual access easement will be included on the plat that allows the adjacent property to the east to access Omaha Street via the proposed drive.

Utilities and Drainage

Water service is provided to the site by the City of Broken Arrow via an existing 12" line along the arterial frontage. An 8" City of Broken Arrow sewer line is located west of the property within the Creekside Apartment Complex. If an easement can be obtained this sewer will be extended to provide service to the property. If an easement is not attainable then a connection can be made to the City of Tulsa sanitary sewer located north of Omaha St. Franchise utilities currently serve the project area with communications, natural gas, and electricity. We anticipate underground services throughout the development.

The site drains generally from east to west towards the adjacent apartment complex. This drainage pattern will be largely maintained with the increase in runoff being mitigated by the construction of an onsite detention facility.

Lighting

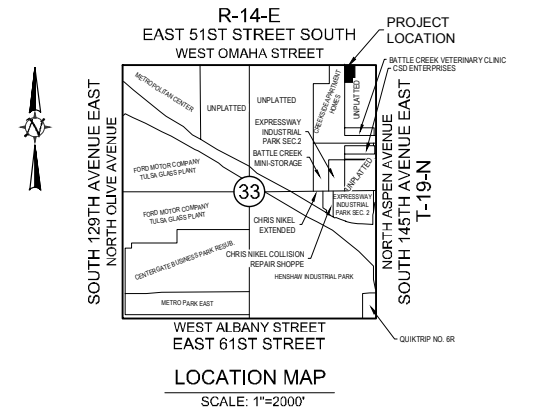
Site lighting shall conform to the standards of City of Broken Arrow Zoning Ordinance with the exception that light poles will be allowed within utility easements abutting street rights-of-way. A note shall be placed on the face of the site plan stating: "Property owner(s) assumes all liability and replacement responsibilities for any damage to light poles placed in utility easements."

Site Plan Review

No building permit shall be issued until a detailed site plan and a detailed landscape plan is submitted to and approved by the City of Broken Arrow as conforming to these PUD restrictions.

Schedule of Development

Construction is expected to occur in early 2019.



FILE: P:\1914\33-DG BROKEN ARROW\DG BROKEN ARROW, OK - PUD
PLOT DATE: Mon, 01 Oct 2018

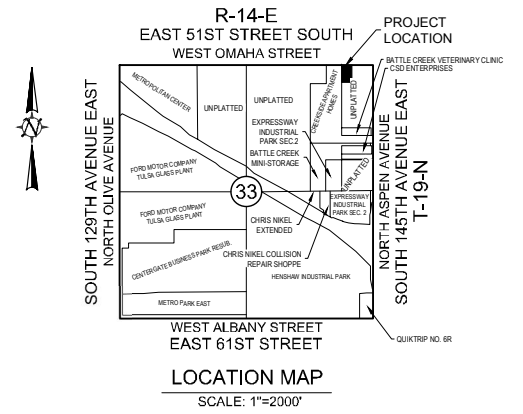
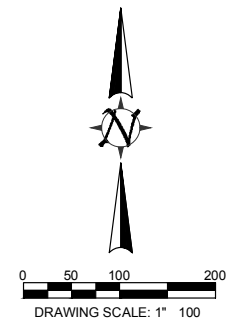
AAB Engineering, LLC

AAB

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2018
KS CA#2292 Exp: Dec. 31, 2018
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit B
Existing Zoning
for
Dollar General Broken Arrow



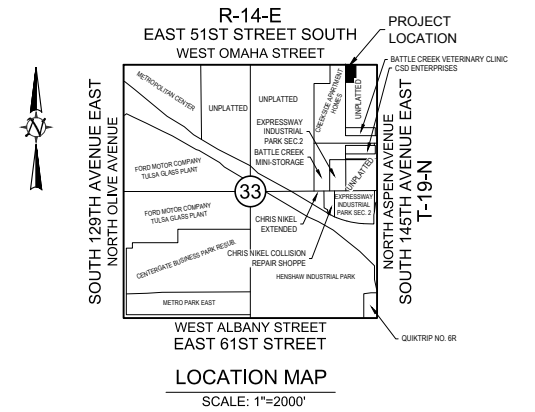
- LEGEND**
- ZONED AG (AGRICULTURE)
 - ZONED CS (COMMERCIAL)
 - ZONED RM (RESIDENTIAL MULTI-FAMILY)



AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2018
KS CA#2292 Exp: Dec. 31, 2018
Office: (918) 514-4283 Fax: (918) 514-4288



AAB Engineering, LLC



The logo features the letters 'AAB' in a large, bold, blue serif font. The letters are stylized with horizontal bars passing through them. Below the letters, the words 'Engineering • Surveying • Land Planning' are written in a smaller, blue, sans-serif font.

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2018
KS CA#2292 Exp: Dec. 31, 2018
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit D

Legal Description

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN AND ALSO A PART OF QUIKTRIP COMMERCIAL CENTER #50, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE NORHTEAST QUARTER (NE/4) OF SAID SECTION EIGHTEEN (18) THENCE NORTH $88^{\circ}51'01''$ EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST (NE/4) OF SAID SECTION EIGHTEEN (18) FOR A DISTANCE OF 301.89 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE FOR STATE HIGHWAY 51; THENCE SOUTH $25^{\circ}03'52''$ EAST FOR A DISTANCE OF 0.00 TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2950.79 FEET, A CENTRAL ANGLE OF $07^{\circ}11'07''$, A CHORD BEARING AND DISTANCE OF SOUTH $28^{\circ}39'26''$ EAST FOR 369.81 FEET, FOR AN ARC DISTANCE OF 370.05 FEET TO THE SOUTHEAST CORNER OF LOT 2 BLOCK 1 OF SAID QUIKTRIP COMMERCIAL CENTER #50; THENCE SOUTH $61^{\circ}40'41''$ WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 249.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH $28^{\circ}19'24''$ EAST FOR A DISTANCE OF 22.00 FEET; THENCE SOUTH $01^{\circ}25'30''$ EAST ALONG THE WEST LINE OF LOT 3 BLOCK 1 SAID QUIKTRIP COMMERCIAL CENTER #50 FOR A DISTANCE 119.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND ALSO BEING THE SOUTHEAST CORNER OF RESERVE AREA "A"; THENCE NORTH $88^{\circ}46'20''$ WEST ALONG THE SOUTH LINE OF SAID RESERVE AREA "A" FOR A DISTANCE OF 259.11 FEET TO A POINT ON THE EAST BOUNDARY LINE OF OAK CREEK ESTATES ADDITION; THENCE NORTH $01^{\circ}25'30''$ WEST ALONG THE EAST BOUNDARY LINE OF OAK CREEK ESTATES ADDITION FOR A DISTANCE OF 569.75 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 216,104.37 SQUARE FEET / 4.96 ACRES MORE OR LESS.