

# Aspen Market

## Planned Unit Development Design Statement

# PUD-001818-2024

November 15, 2024

City of Broken Arrow, Oklahoma

Prepared By:



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and



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**Property Description** The property subject to this Planned Unit Development Design Statement is approximately thirty (30) acres, located at the southeast quadrant of the Creek Turnpike and South Aspen Avenue in Broken Arrow, Tulsa County, Oklahoma, and is more particularly described on Exhibit A.

**Development Concept** Aspen Market shall be a master planned commercial development containing a mixture of retail, restaurant, and ancillary commercial uses generally consistent with first-class retail shopping centers in Broken Arrow, OK.

Concurrent with this PUD application is a rezoning application to rezone the property to Commercial Heavy District (CH). This zoning allows for narrower lots and setbacks. However, the development standards within the PUD limit the uses to Commercial General District (CG) zoning uses and carwashes.

**Zoning and Land Use** Currently there is a mix of four different zoning districts on the subject property.

1. **Single-Family Residential District (R-2):** Located on the northernmost 3.4 acres  $\pm$ .
2. **Residential Duplex District (RD):** South of the R-2 section.
3. **Commercial Neighborhood District (CN):** A 1.7-acre  $\pm$  portion at the southwest corner of the property, at the intersection of South Aspen Avenue and West Tucson Street.
4. **Commercial General District (CG):** The largest portion, covering 18.1 acres  $\pm$ .

However, the City of Broken Arrow Comprehensive Plan designates the property as Level 6 - Regional Employment/Commercial. This designation does allow for commercial zoning.

**Development Standards** The Property may be used for any purpose consistent with the Commercial General (CG) zoning district as provided in the City of Broken Arrow's Zoning Ordinance. In addition to the foregoing, car washes shall be a permitted use. Design Standards for the Property shall be consistent with the Commercial General (CG) zoning district as provided in the City of Broken Arrow's Zoning Ordinance, except as expressly set forth below:

<b>Minimum Lot Frontage on Public ROW or Private Street</b>	100 feet
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**Setbacks**

**Entire**

**Development**

From North Boundary (Creek TPKE)	30 feet
From East Boundary	30 feet
From South Boundary (West Tucson Street)	20 feet
From West Boundary (South Aspen Avenue)	50 feet

Interior	Jr. Anchor Side (attached side)	0 feet
	Side (not attached)	10 feet
Off-street Parking	The Property shall comply with the City of Broken Arrow’s Zoning Ordinance for off-street parking requirements; provided except as amended below:	
	Home Improvement Retail use in excess of 100,000 sq.ft.	
	Store	1 parking space per 310 sq.ft.
	Garden center	1 parking space per 310 sq.ft.
	Seasonal Sales	1 parking space per 2,000 sq.ft.
	Outdoor Vehicle Display/Storage	1 parking space per 2,000 sq.ft.
	Jr Anchor Area	
	Retail	1 parking space per 300 sq.ft.
	Restaurant	1 parking space per 100 sq.ft.
	Parking Requirements may be met within the entire development across lot lines.	
	Outparcels and any uses not listed above will be per Table 5.4.1 of the City of Broken Arrow Zoning Code.	
	Maximum parking	135% of required parking
Landscaping	Landscaping shall be provided in accordance with the City of Broken Arrow Zoning Ordinance.	
Signage	PUD-001818-2024 creates an Integrated Development Identification (IDI) per the City of Broken Arrow Zoning Code except as modified as below. Pylon and Monument signs shall be permitted in the development consistent with the Comprehensive Signage Plan, attached hereto as <u>Exhibit E</u> .	
	Wall signage shall comply with the City of Broken Arrow’s Zoning Ordinance. Pylon signs within the development shall be permitted to display names and trademarks of businesses located within the Property, which shall not constitute off premises signage.	
	Sign 1 (Creek Turnpike)	
	Display Surface Area	320 sq.ft.
	Sign Height	40 feet
	Sign 2 (Main Entrance – South Aspen Avenue)	
	Display Surface Area	300 sq.ft.
	Sign Height	30 feet*
	*This height is only permitted with a min. 20’ setback	
	Sign 3 (West Tucson Street)	

Display Surface Area	62 sq.ft.
Sign Height	9.5 feet
Sign 4 (Tenant Signs)	
Display Surface Area	50 sq.ft.
Sign Height	8.5 feet

#### Access and Circulation

The Property shall be permitted a signalized main entrance drive and another unsignalized entrance on S. Aspen Ave. as shown on Exhibit B, and subject to permits and approvals from applicable government agencies (e.g., Oklahoma Turnpike Authority and the City of Broken Arrow).

The Property shall be permitted two unsignalized entrances on 121<sup>st</sup> St. as shown on Exhibit B, subject to permits and approvals from the City of Broken Arrow.

Final plans for access to the Property from all public rights-of-way will be determined during the platting process approved by the City of Broken Arrow and Oklahoma Turnpike Authority.

P01: Please clarify that the location of these drives/streets are conceptual and subject to change, but that the development is allowed to have a combination of public streets, private streets and drives. The exact location of each will be determined during the platting process.

A private street will serve Aspen Market as shown on Exhibit F. This street will connect to South Aspen at the main signalized entrance traverse through the development and will connect West Tuscan Street. The private street will be in a reserve area, maintained by the Declarant Parcel Owner identified in a Declaration of Restrictive Covenants to be filed of record for the Property described in Exhibit A. Also, the private street will be maintained to City of Broken Arrow standards.

Public sidewalks shall be constructed along S. Aspen Ave. and 121<sup>st</sup> St. as each street-abutting lot is developed, all public sidewalks will be built to the development standards of the City of Broken arrow. Public sidewalks shall be a minimum of five (5) feet in width, ADA compliance, and shall tie into other sidewalks abutting the site boundaries.

Aspen Market will also be served by internal sidewalks also shown on Exhibit F. An east-west sidewalk will be along one side of the main entrance from South Aspen Avenue. In addition, a north-south sidewalk will be in front of the home improvement and jr. anchor stores and will connect to the public sidewalk along West Tuscan Street.

#### Topography, Drainage, and Utilities

The Property has a moderate slope, naturally draining to the east and south. The Property may utilize offsite detention subject to separate approvals by the City of Broken Arrow and applicable government authorities. A detailed hydraulic analysis report will be submitted to the City of Broken Arrow for approval during the engineering process.

Utilities are readily available to the Property. Public water and potable water and sanitary sewer lines will be extended throughout Property and will be placed within rights-of-way or public utility easements in accordance with the City of Broken Arrow and Oklahoma Department of Environmental Quality requirements.



**Schedule of Development** Initial site development is anticipated to commence in 2025, market conditions permitting.

**Platting** No building permit shall be issued for any lot on the Property until such lot has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record. The Property shall be platted in accordance with the City of Broken Arrow subdivision code and consistent with this PUD Design Statement. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

**Exhibits** The following Exhibits are attached to this Planned Unit Development Design Statement and incorporated by reference:

<u>Exhibit A</u>	Property Legal Description
<u>Exhibit B</u>	Illustrative Conceptual Site Plan
<u>Exhibit C</u>	Area Zoning Exhibit
<u>Exhibit D</u>	Comprehensive Land Use Plan
<u>Exhibit E</u>	Comprehensive Conceptual Signage Design
<u>Exhibit F</u>	Conceptual Access and Circulation Plan
<u>Exhibit G</u>	Topography and Conceptual Utilities Plan

**Exhibit A**  
**Property Legal Description**

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

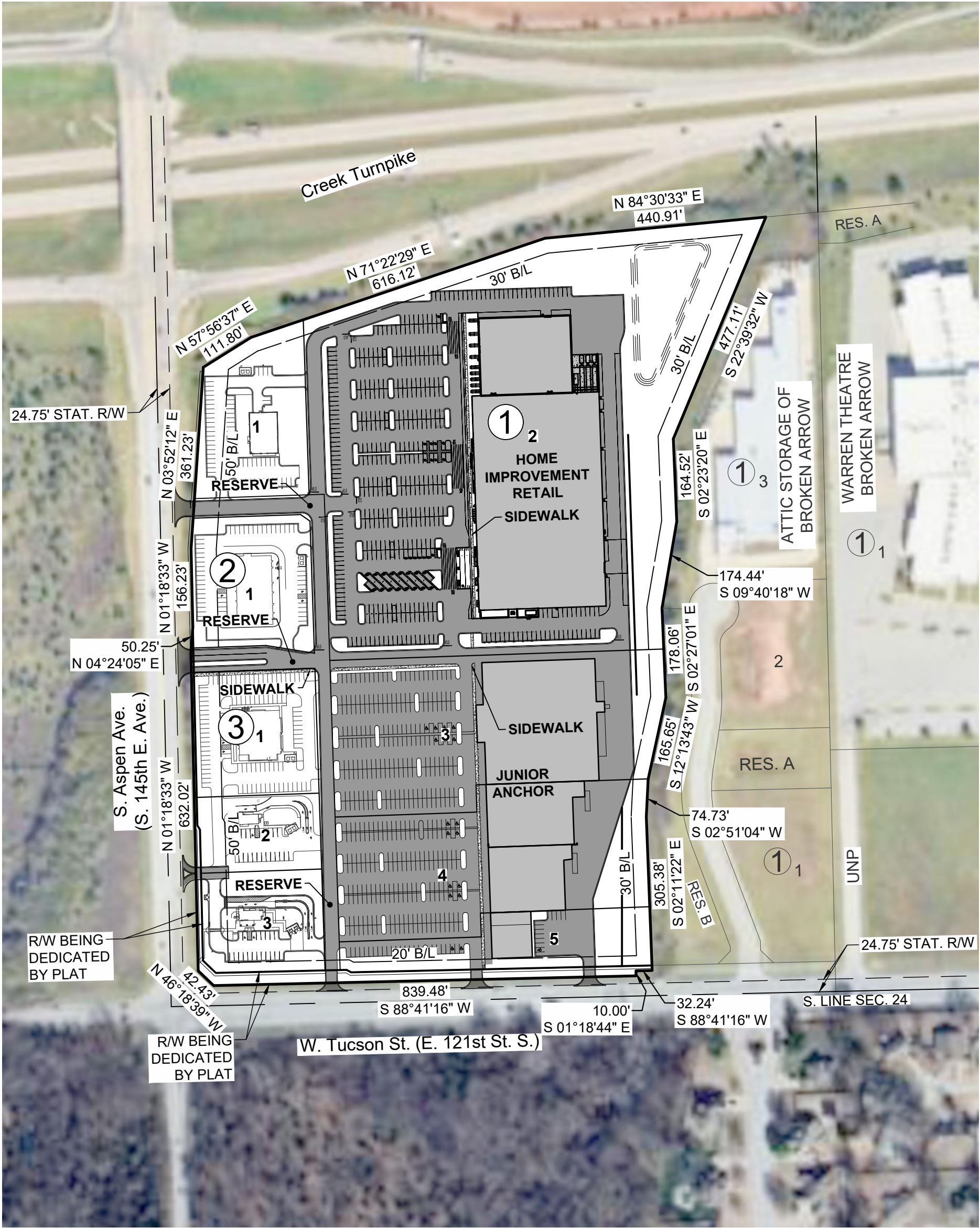
COMMENCING AT THE SOUTHWEST CORNER OF SAID W/2 SW/4; THENCE NORTH 88°41'16" EAST ALONG THE SOUTH LINE OF SAID W/2 SW/4 FOR 85.00 FEET; THENCE NORTH 01°18'44" WEST FOR 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST TUCSON STREET AND POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 46°18'39" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 42.43 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH ASPEN AVENUE; THENCE NORTH 01°18'33" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 632.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CREEK TURNPIKE; THENCE NORTH 04°24'05" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 50.25 FEET; THENCE NORTH 01°18'33" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 156.23 FEET (155.86' – deed); THENCE NORTH 03°52'12" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 361.23 FEET; THENCE NORTH 57°56'37" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 111.80 FEET; THENCE NORTH 71°22'29" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 616.12 FEET; THENCE NORTH 84°30'33" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 440.91 FEET TO A POINT THAT IS THE NORTHWEST CORNER OF LOT THREE (3), BLOCK ONE (1), ATTIC STORAGE OF BROKEN ARROW, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 22°39'32" WEST ALONG THE WESTERLY LINE OF SAID LOT 3 FOR 477.11 FEET; THENCE SOUTH 02°23'20" EAST CONTINUING ALONG SAID WESTERLY LINE FOR 164.52 FEET; THENCE SOUTH 09°40'18" WEST CONTINUING ALONG SAID WESTERLY LINE FOR 174.44 FEET TO A POINT THAT IS THE NORTHWEST CORNER OF RESERVE "B" OF SAID ATTIC STORAGE OF BROKEN ARROW; THENCE SOUTH 02°27'01" EAST ALONG THE WESTERLY LINE OF SAID RESERVE "B" FOR 178.06 FEET; THENCE SOUTH 12°13'43" WEST CONTINUING ALONG SAID WESTERLY LINE FOR 165.65 FEET; THENCE SOUTH 02°51'04" WEST CONTINUING ALONG SAID WESTERLY LINE FOR 74.73 FEET; THENCE SOUTH 02°11'22" EAST CONTINUING ALONG SAID WESTERLY LINE FOR 305.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST TUCSON STREET; THENCE SOUTH 88°41'16" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 32.24 FEET; THENCE SOUTH 01°18'43" EAST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 10.00 FEET; THENCE SOUTH 88°41'16" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 839.48 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

EXHIBIT 'B'

CONCEPTUAL SITE PLAN

ASPEN MARKET

PUD-001818-2024



\\civil-server\projects\2440478 Broken Arrow Commercial Development\04 Production\01 Design Drawings\03 PUD\2440478 Exhibit B-Site Plan.dwg



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tulsa, oklahoma 74103  
918.584.5858  
oklahoma ca1460  
exp: 6-30-25

Date: November 15, 2024

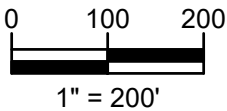


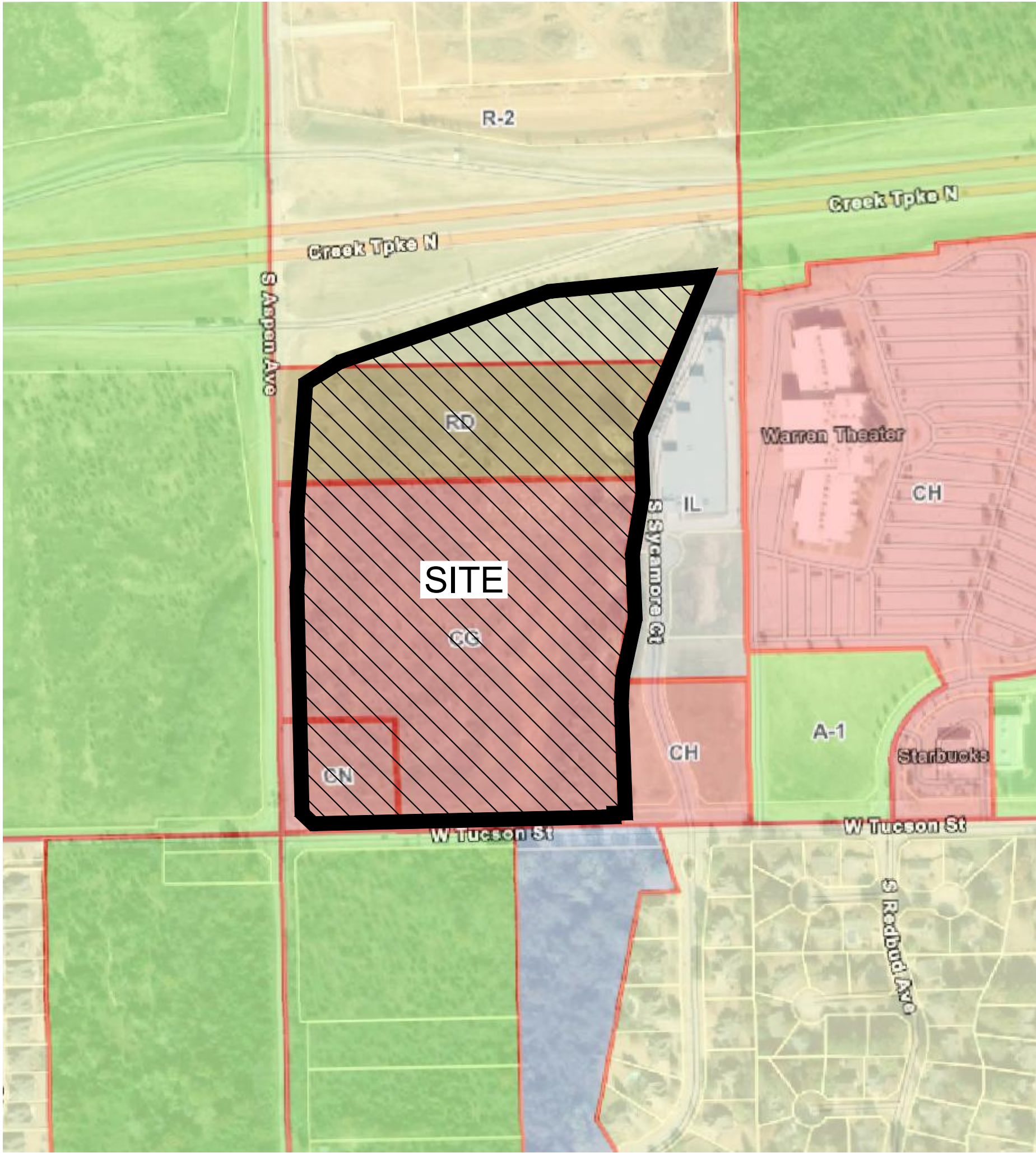


EXHIBIT 'C'

AREA ZONING EXHIBIT

ASPEN MARKET

PUD-001818-2024



\\civil-server\projects\2440478 Broken Arrow Commercial Development\04 Production\01 Design Drawings\03 PUD\2440478 Exhibit C-Zoning.dwg



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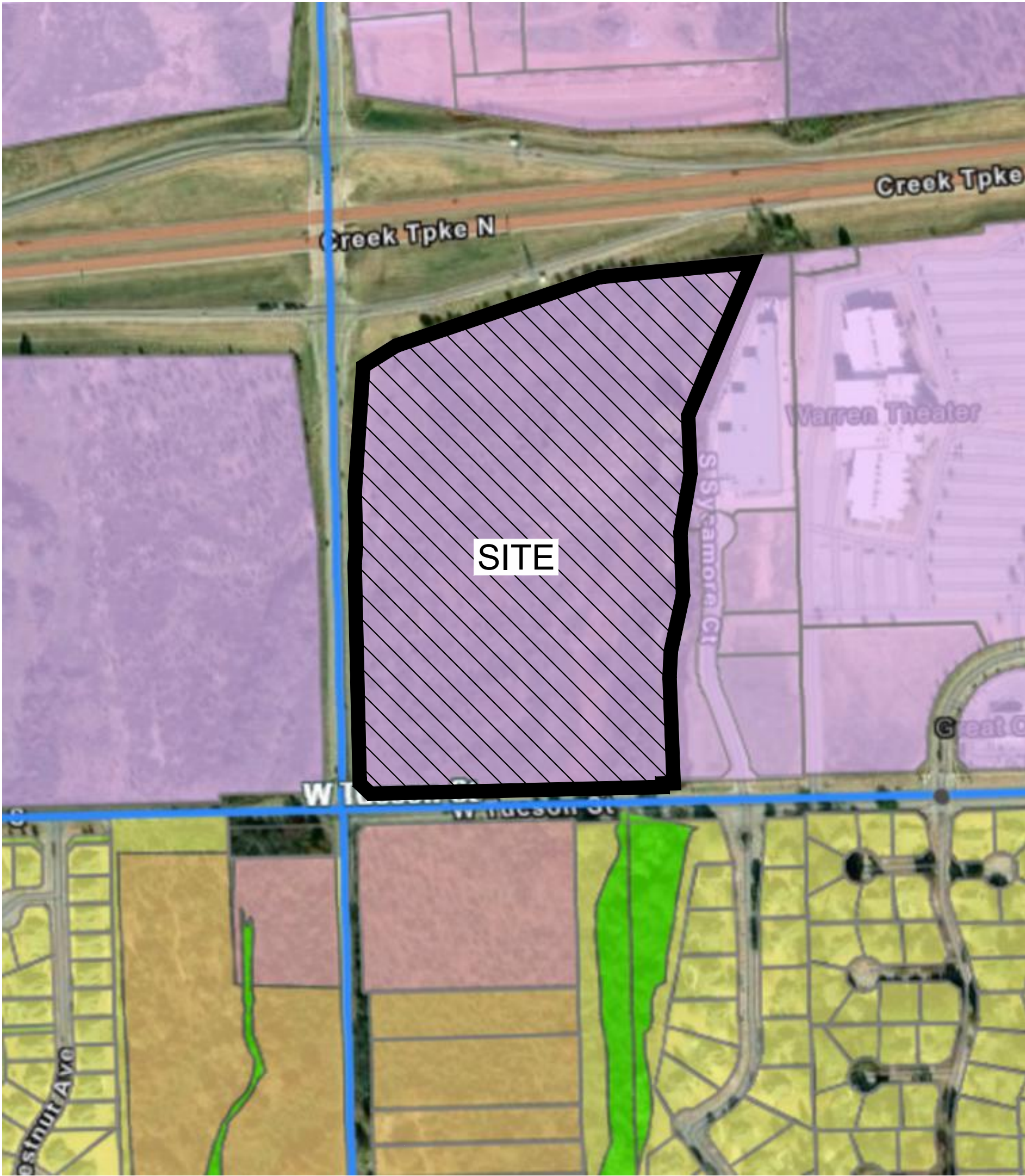


EXHIBIT 'D'

COMPREHENSIVE LAND USE PLAN

ASPEN MARKET

PUD-001818-2024



LUIS Classification	
	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
	Private Recreation
	Public Recreation
	Public/Semi-Public

\\civil-server\projects\2440478 Broken Arrow Commercial Development\04 Production\01 Design Drawings\03 PUD\2440478 Exhibit D-Land Use.dwg



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WO# 

## SITE MAP

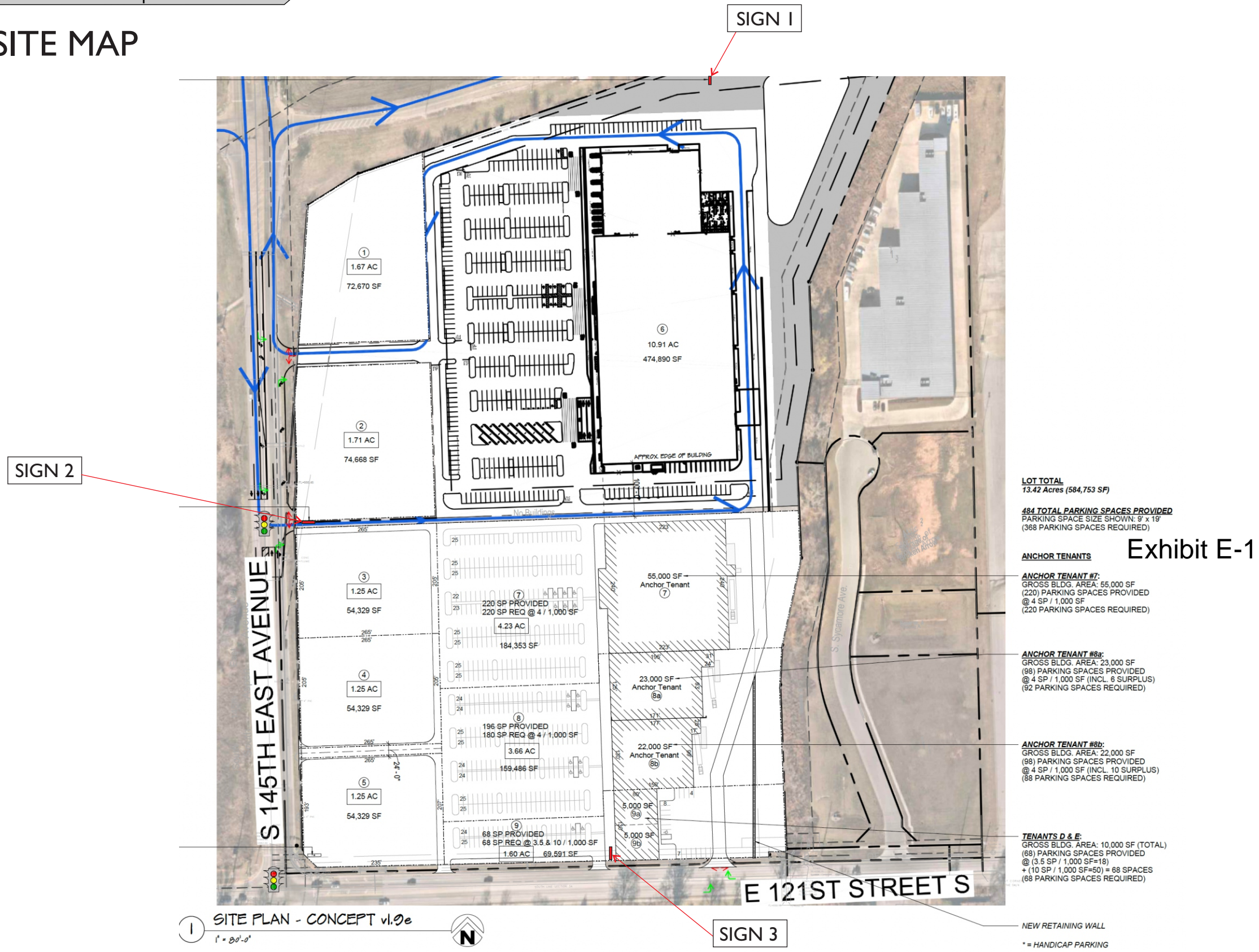


Exhibit E-1

**LOT TOTAL**  
**13.42 Acres (584,753 SF)**

**484 TOTAL PARKING SPACES PROVIDED**  
PARKING SPACE SIZE SHOWN: 9' x 19'  
(368 PARKING SPACES REQUIRED)

### ANCHOR TENANTS

**ANCHOR TENANT #7:**  
GROSS BLDG. AREA: 55,000 SF  
(220) PARKING SPACES PROVIDED  
@ 4 SP / 1,000 SF  
(220 PARKING SPACES REQUIRED)

**ANCHOR TENANT #8a:**  
GROSS BLDG. AREA: 23,000 SF  
(98) PARKING SPACES PROVIDED  
@ 4 SP / 1,000 SF (INCL. 6 SURPLUS)  
(92 PARKING SPACES REQUIRED)

**ANCHOR TENANT #8b:**  
GROSS BLDG. AREA: 22,000 SF  
(98) PARKING SPACES PROVIDED  
@ 4 SP / 1,000 SF (INCL. 10 SURPLUS)  
(88 PARKING SPACES REQUIRED)

**TENANTS D & E:**  
GROSS BLDG. AREA: 10,000 SF (TOTAL)  
(68) PARKING SPACES PROVIDED  
@ (3.5 SP / 1,000 SF=18)  
+ (10 SP / 1,000 SF=50) = 68 SPACES  
(68 PARKING SPACES REQUIRED)

— NEW RETAINING WALL  
\* = HANDICAP PARKING



**G&S Sign**  
SERVICES, LLC. Premium Custom Sign Company  
1634 SE 23rd St. Okc, OK. 405-604-3636

project: Broken Arrow Development	dwg:
address: S145th East Avenue and E 121st StreetS Broken Arrow 74011	scale:
client:	pg:

drwg:  
scale:  
pg:

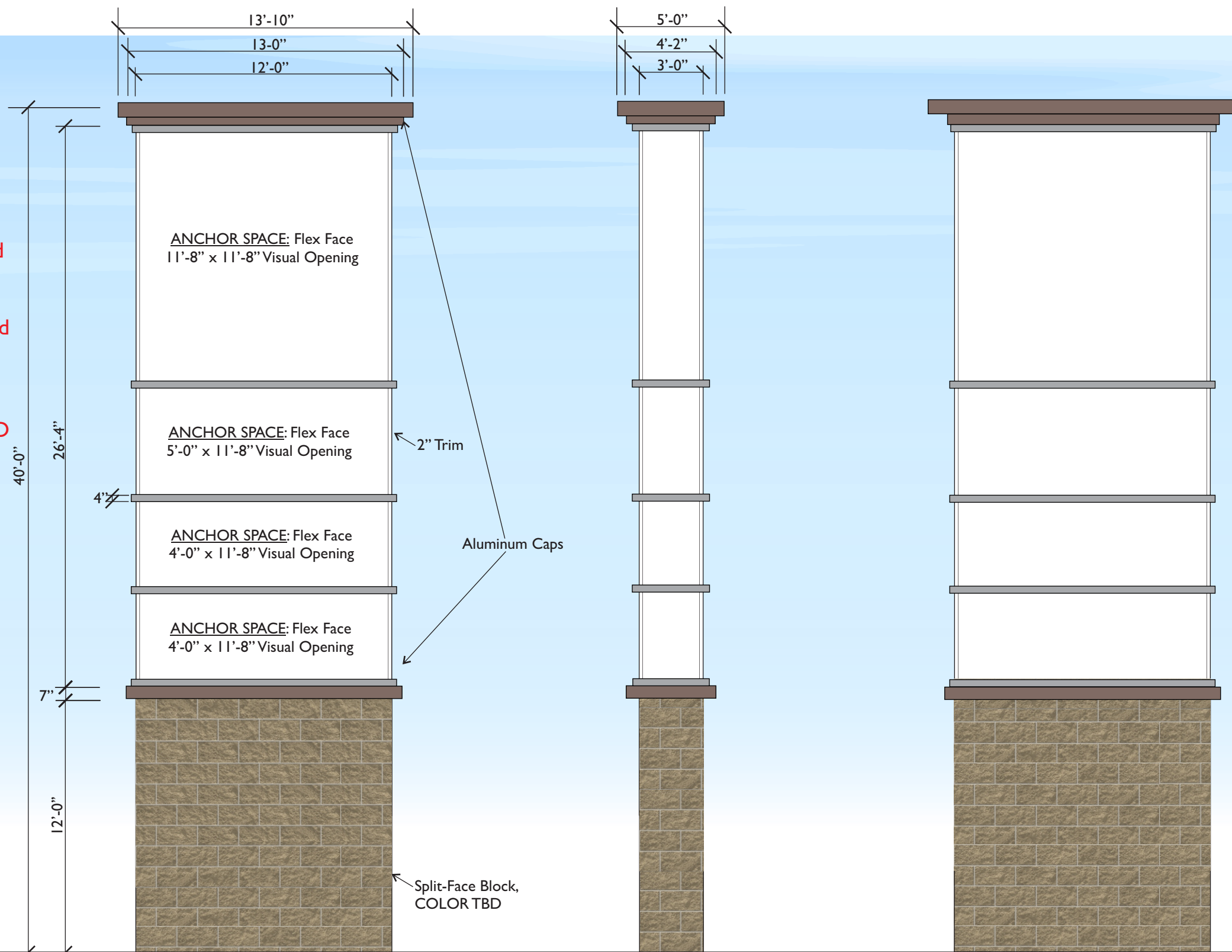
## Sign Conceptual Site Plan - Exhibit E-0



# SIGN I

## SCOPE:

- Fabricate and Install new sign
- Turn Key
- Sign cabinet with multitenants
- Illuminated with LED
- Flex Face material for faces  
(Provide blanks, Tenants will need to print on their own material and replace blanks)
- Aluminum caps, retainer, skin and accent bars
- COLORS TBD
- SPLIT FACE BASE TBD
- LETTERS/LOGO ON BASE TBD
- Set footing and 2 piers
- Install sign cabinet



SCALE: 3/16"=1'

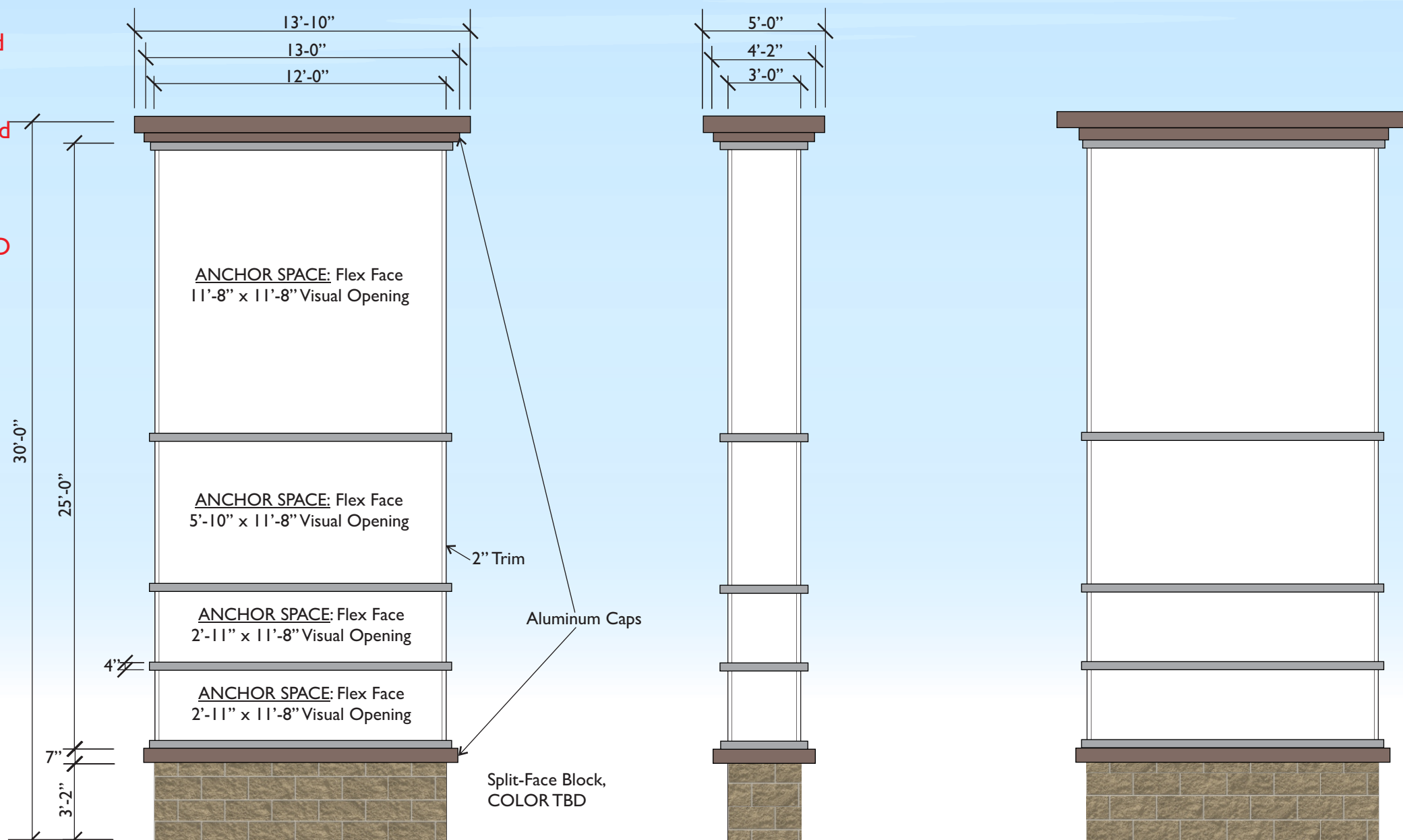




## SIGN 2

### SCOPE:

- Fabricate and Install new sign
- Turn Key
- Sign cabinet with multitenants
- Illuminated with LED
- Flex Face material for faces  
(Provide blanks, Tenants will need to print on their own material and replace blanks)
- Aluminum caps, retainer, skin and accent bars
- COLORS TBD
- SPLIT FACE BASE TBD
- LETTERS/LOGO ON BASE TBD
- Set footing and 2 piers
- Install sign cabinet



SCALE: 3/16"=1'

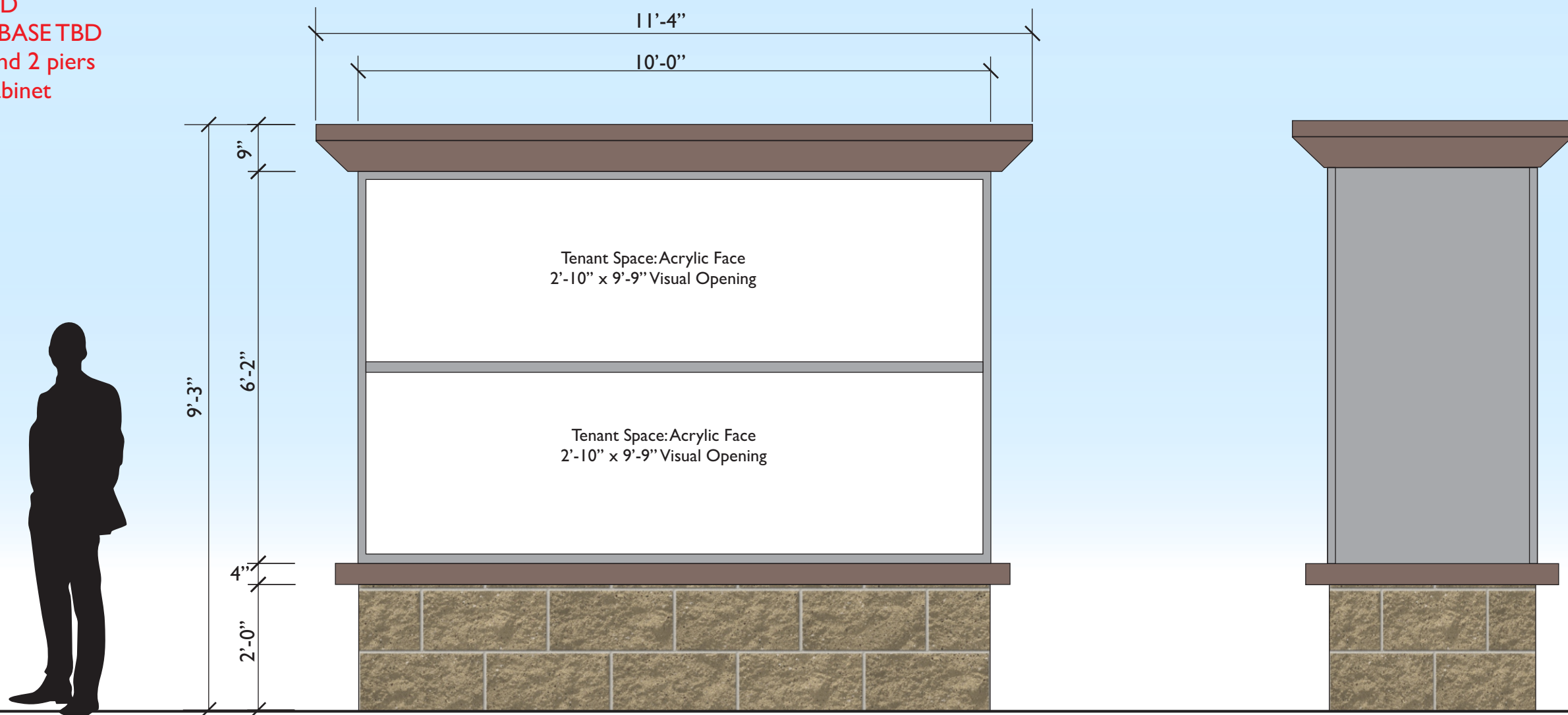




## SIGN 3

### SCOPE:

- Fabricate and Install new sign
- Turn Key
- Sign cabinet with DOUBLE tenants
- Illuminated with LED
- Acrylic Face material for faces  
(Provide blanks, Tenants will need  
apply graphics to existing blanks or  
provide their own panels)
- Aluminum caps, retainer, skin.
- COLORS TBD
- SPLIT FACE BASE TBD
- Set footing and 2 piers
- Install sign cabinet



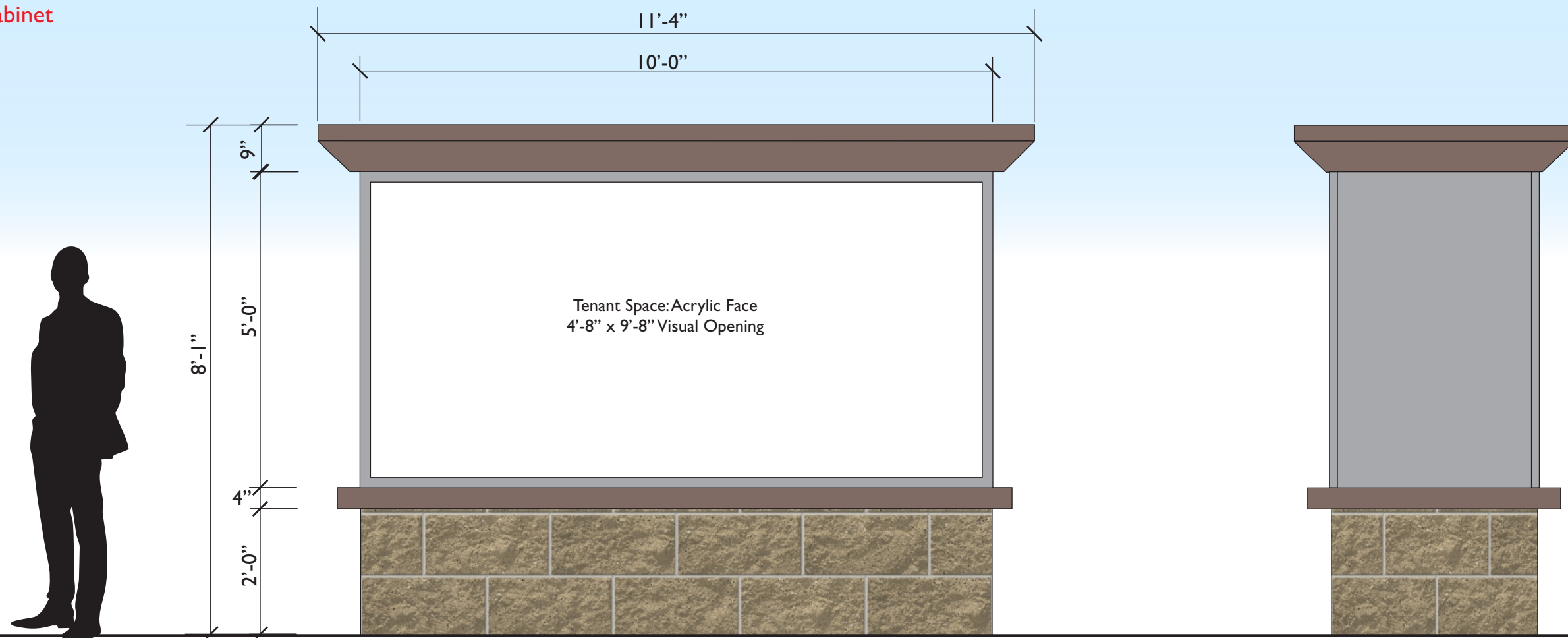
SCALE: 1/2"=1'



## SIGN 4

### SCOPE:

- Fabricate and Install new sign
- Turn Key
- Sign cabinet with SINGLE tenant
- Illuminated with LED
- Acrylic Face material for faces  
(Provide blanks, Tenants will need  
apply graphics to existing blanks or  
provide their own panels)
- Aluminum caps, retainer, skin.
- COLORS TBD
- SPLIT FACE BASE TBD
- Set footing and 2 piers
- Install sign cabinet



SCALE: 1/2"=1'

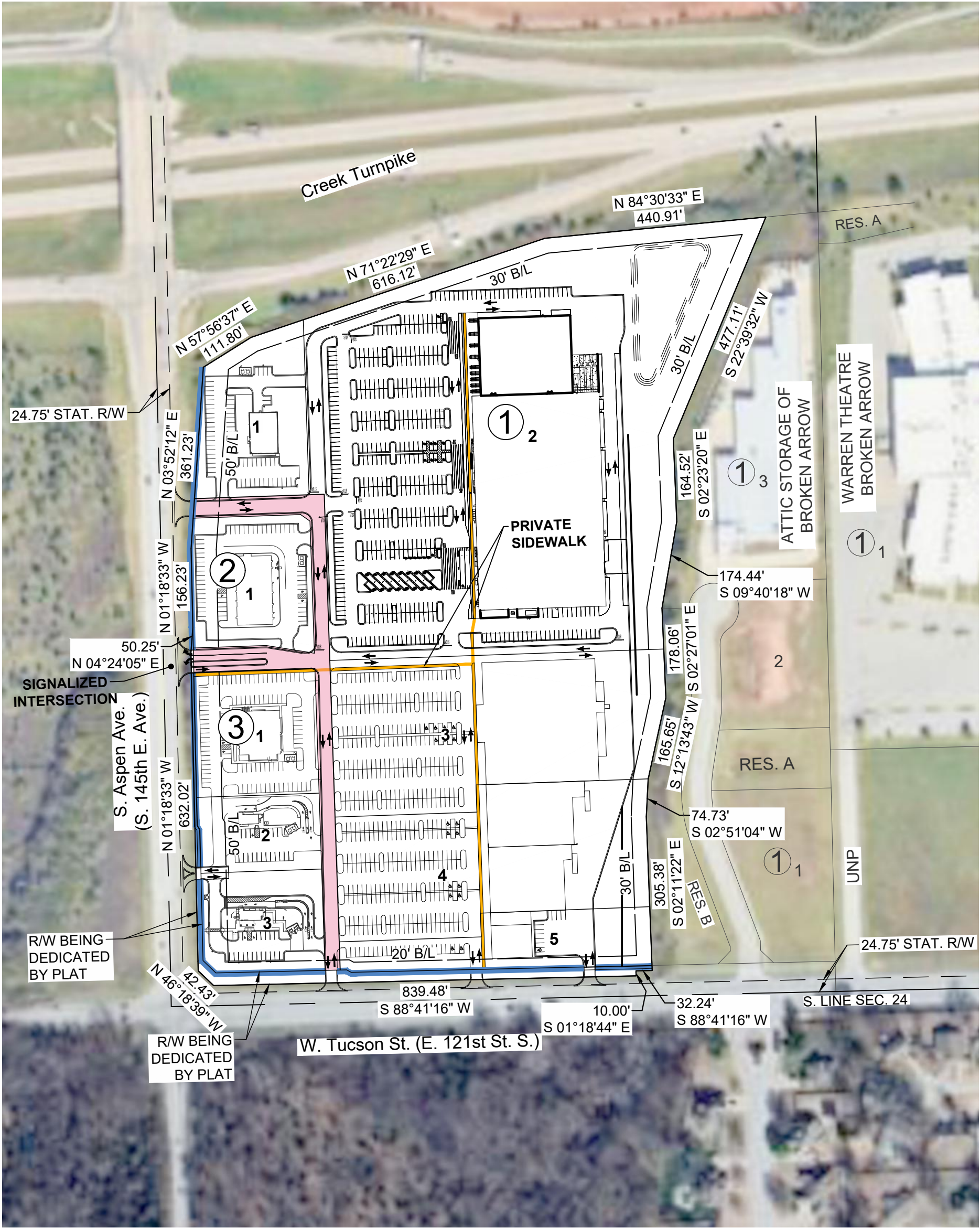


EXHIBIT 'F'

CONCEPTUAL ACCESS & CIRCULATION PLAN

ASPEN MARKET

PUD-001818-2024



\\civil-server\projects\2440478 Broken Arrow Commercial Development\04 Production\01 Design Drawings\03 PUD\2440478 Exhibit F-ACC & CIRC Plan.dwg



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Legend

- Public Sidewalk
- Private Sidewalk
- Private Street (Reserve)

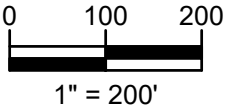




EXHIBIT 'G'

TOPOGRAPHY & CONCEPTUAL UTILITIES PLAN

ASPEN MARKET

PUD-001818-2024

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