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PLANNED UNIT DEVELOPMENT

PUD-126

Waterloo Way

BROKEN ARROW, OKLAHOMA

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1.0 INTRODUCTION

The Planned Unit Development of *Waterloo Way* consisting of approximately 43.88 acres, is located within the SE quarter of Section 34, T18N, R14E, Tulsa County, Oklahoma. The subject property is located west of Elm Place and north of Tucson Road. This Planned Unit Development contemplates a retail shopping center.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of *Waterloo Way* is described in Exhibit "A", attached hereto and made a part of this Design Statement.

3.0 THE DEVELOPER

The developer of the Planned Unit Development is Wal-Mart Stores East, c/o Spear & McCaleb, 815 West Main, Oklahoma City, OK 73106.

4.0 SITE AND SURROUNDING DEVELOPMENT

4.1 ZONING The site is mostly vacant and zoned C-2 Planned Shopping Center District and C-3 Neighborhood Convenience Shopping District. Surrounding properties are developed as follows:

- West A-1 Agricultural
- North Turnpike under construction
- East R-2 Single Family Residential/ C-2 Planned Shopping Center District
- South A-1 Agricultural

5.0 CONCEPT

The concept for the Planned Unit Development of *Waterloo Way* is to provide for a shopping center with two anchor stores [a Wal-Mart Supercenter as one of the anchors] and outparcels for franchise commercial development. *Waterloo Way* will provide shared access drives, private drives for internal circulation, shared detention, and enhanced perimeter landscaping.

6.0 SERVICE AVAILABILITY

6.1 Streets

The site is bounded on the east by Elm Place, a major north-south arterial and on the south by Tucson Road, a half-section line road. To the north will be the frontage road for the south loop highway interchange.

6.2 Utilities

Adequate urban utility lines, including water and sewer are available for extension into this Planned Unit Development site. Proper coordination with the various utility companies will be made in conjunction with the development of this site.

7.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development of *Waterloo Way* : Planning and zoning regulations will be those which are in effect at the time of approval of this Planned Unit Development. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Broken Arrow's

Planning and Zoning Code as such exists on the day of enactment of the ordinance approving this Planned Unit Development by the City Council. In cases of conflict between the provisions of the City Codes and Regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.

The regulations are as follows:

7.1 USE REGULATIONS - The following use and development regulations and/or limitations shall apply for the development of the Planned Unit Development of *Waterloo Way PUD*.

7.1.1 The use regulations and development regulations of the C-2 Planned Shopping Center District shall apply for the development of *Waterloo Way PUD* except as otherwise specified within this outline development plan.

7.2 LOT DESIGN

7.2.1 Minimum lot size shall be one-half acre. All lots shall have a minimum 100 foot frontage onto a public street or a private drive that provides access to a public street.

7.2.2 C-2 Planned Shopping Center District use and development regulations shall apply to all lots within this planned unit development, including lots that are smaller than 2.5 acres.

7.2.3 Shared access drives are permitted and encouraged.

7.2.4 Lot splits shall be permitted as long as (1) the resulting lots meet the minimum size of one-half acre (2) each lot has a minimum 100 foot frontage onto a public street or private drive that provides access to a public street and (3) no additional access point is created along Tucson or Elm Place.

7.2.5 Frontage on an internal circulation drive shall satisfy the minimum frontage requirement for a lot created by a lot split.

7.2.6 Building setback for Lots 5 and 6 shall be as follows:

- 25 foot building and parking setback along Elm Place
- 25 foot building setback along the frontage road
- 15 foot parking setback along the frontage road

7.2.7 Building setback for Lots 3 and 4 shall be as follows:

- 50 foot building setback along Elm Place and Tucson
- 30 foot building setback along internal circulation drives

7.3 LANDSCAPE & SCREENING

7.3.1 A landscaped edge shall be provided for Lot 1 and Lot 2 with minimum depth as shown on Exhibit C. Within the landscaped edge, one 2" caliper tree shall be planted for every 50 lineal feet of frontage, and 10 three gallon shrubs shall be planted for every 50 lineal feet of frontage.

7.3.2 For Lot 1 and Lot 2, one 2" caliper tree shall be planted for every 15 parking spaces. These trees shall be located within the perimeter landscape areas for Lot 1 and Lot 2.

7.3.3 Landscaped parking lot islands shall not be required within Lot 1 and Lot 2. Nonetheless, Lot 1 and Lot 2 shall meet the minimum landscape percentage (10%).

7.3.4 For all other lots within *Waterloo Way*, the landscaped edge and interior landscape shall be as required by the landscaping ordinance, except as provided herein.

7.3.5 Sight-proof screening shall not be required along the west boundary.

7.3.6 Ten percent landscaping shall be provided for each development parcel. The amount of landscape area and the amount of land area shall be calculated and shown on the site plan submitted for each development parcel.

7.3.7 Where possible existing trees shall be relocated. For each tree (4" caliper or larger) preserved by relocation within *Waterloo Way PUD*, the developer shall be given credit for two trees required by ordinance. Credit for tree relocation shall apply to all lots within *Waterloo Way PUD*. The relocated tree must be located within a required landscape area within *Waterloo Way PUD*.

7.4 SIGN REGULATIONS

7.4.1 Signage shall comply with the C-2 regulations except as otherwise specified herein.

7.4.2 A business located on Lot 1 shall have a maximum of two free standing signs as follows:

- (1) setback from centerline of frontage road a minimum of 90 feet; 35' maximum height; 165 sq. ft. maximum size
- (2) setback from centerline of Elm Place a minimum of 120 feet; 25' maximum height; 150 sq. ft. maximum size; minimum 50' setback from centerline of frontage road

Lot 1 free standing signs shall have two-column support of uniform color and/or design.

7.4.3 A business located on Lot 2 shall have a maximum of two free standing signs as follows:

- (1) setback from centerline of Elm Place a minimum of 120 feet; 25' maximum height; 150 sq. ft. maximum size
- (2) setback from centerline of Tucson a minimum of 120 feet; 25' maximum height; 150 sq. ft. maximum size

Lot 2 free standing signs shall have two-column support of uniform color and/or design.

7.4.4 The free standing sign along Elm Place for Lot 1 shall be located within the north half of the reserve area as shown on the master development plan. The free standing sign along Elm Place for Lot 2 shall be located within the south half of the

reserve area as shown on the master development plan. The Lot 1 free standing sign and the Lot 2 free standing sign along Elm Place shall have a minimum separation of 330 feet.

7.4.5 A free standing sign located on a lot other than Lot 1 or Lot 2, shall be limited to a maximum height of 14 feet and a maximum size of 100 square feet. A free standing sign located on a lot other than Lot 1 or Lot 2 shall have a monument base or two-column support.

7.4.6 A free standing sign shall be setback a minimum of 15 feet from the edge of the private internal circulation drive. The sign setback requirement for collector streets shall not apply to the private internal circulation drive.

7.4.7 Additional free standing signs shall be allowed on lots created by lot splits. However, the total square footage of free standing signs is limited as follows:

- maximum of 500 sq. feet for area described by existing Lot 1
- maximum of 500 sq. feet for area described by existing Lot 2
- maximum of 150 sq. feet for area described by existing Lot 3
- maximum of 150 sq. feet for area described by existing Lot 4
- maximum of 150 sq. feet for area described by existing Lot 5
- maximum of 150 sq. feet for area described by existing Lot 6

7.4.7 No portable signs shall be allowed within *Waterloo Way PUD*. No sign shall be located in a utility easement.

7.4.8 Wall signs for Lot 1 shall be as shown on Exhibit D. Total wall signage for Lot 1 shall be greater than 150 square feet. Total wall signage for Lot 1 shall not exceed 2100 square feet.

7.4.9 Total wall signage for Lot 2 shall be greater than 150 square feet. Total wall signage for Lot 2 shall not exceed 2100 square feet, calculated at a rate of 3 square feet of signage for every 1 lineal foot of front building wall.

7.5 LIGHTING

7.5.1 All exterior lights shall be designed so that no light extends beyond the exterior boundary of *Waterloo Way PUD*.

7.5.2 Maximum light pole height shall be 42 feet on Lot 1 and Lot 2. On all other lots, maximum light pole height shall be 16 feet.

7.5.3 A lighting plan shall be submitted to and approved by the planning department prior to installation.

7.5.4 A light fixture on a canopy shall be designed so that the light fixture is not visible from any public street.

7.5.5 All exterior lighting shall be located outside all utility easements.

7.6 BUILDING RESTRICTIONS

7.6.1 Maximum building height shall be 40 feet.

7.6.2 The maximum 33% coverage limitation of the C-2 Planned Shopping Center District shall not apply to *Waterloo Way PUD*. The maximum coverage of any building on any parcel of land shall not exceed 40 per cent of the net lot area.

7.6.3 The bulk limitation (floor area ratio) of the C-2 Planned Shopping Center District shall not apply to *Waterloo Way PUD*. There shall be a minimum of 2000 square feet of open space provided for every 1000 square feet of floor space, or fraction thereof at a ratio of 2 feet of open space for every 1 foot of floor space.

7.7 PARKING RESTRICTIONS

7.7.2 Parking for Lot 1 and Lot 2 shall be as required by ordinance.

7.7.1 Required parking for lots within *Waterloo Way PUD*, except Lot 1 and Lot 2, shall be as follows:

- 15 spaces per 1000 square feet for restaurant uses, or fraction thereof at a ratio of 3 spaces per additional 200 square feet
- 5 spaces per 1000 square feet for retail uses, or fraction thereof at a ratio of 1 space per additional 200 square feet

7.8 DETENTION

7.8.1 The reserve areas shall provide required detention for each lot within *Waterloo Way PUD*. The reserve areas shall include natural drainageway. Maintenance of the natural drainageway and reserve area shall be the responsibility of the owner(s) of Lot 1 and Lot 2.

7.9. ACCESS

7.9.1 Access to *Waterloo Way PUD* is as shown on the Master Development Plan and as further described:

7.9.2 There shall be a maximum of four access points from Tucson.

7.9.3 There shall be a maximum of three access points from Elm Place.

7.9.4 Access points on the south and west side of the frontage road shall be spaced at least 220 feet apart, centerline to centerline. Access points on the north side of the frontage road shall either align with the access points on the south and west side of the frontage road or the centerline of the access points shall be offset by 125 feet or more.

7.9.5 A lot created by a lot split shall have shared access from one or more access points listed above. A lot split shall not create an additional access point along Tucson, Elm Place or the frontage road.

7.9.6 Cross access shall be permitted between each lot. Internal access and circulation shall be permitted between each lot and interior private drives.

7.8.7 Maintenance of internal circulation drives shall be the responsibility of the owner(s) of Lot 1 and Lot 2.

7.10 GENERAL PROVISIONS

7.10.1 Developmental phasing shall be allowed as a part of the development of this Planned Unit Development.

7.10.2 Improvements shown on the site plan are conceptual only. Final design will be determined at building permit stage.

8.0 EXHIBITS

The following exhibits are hereby attached hereto and made a part of this Planned Unit Development of *Waterloo Way*. The exhibits are as follows:

EXHIBIT A	LEGAL DESCRIPTION
EXHIBIT B	MASTER DEVELOPMENT PLAN
EXHIBIT C	LANDSCAPE PLAN FOR LOT 1 AND LOT 2
EXHIBIT D	SIGNAGE FOR LOT 1
EXHIBIT E	TOPOGRAPHY MAP