



## *Planned Unit Development 264*

*June 12, 2017*

*Submitted to:*

*The City of Broken Arrow, Oklahoma*

*for:*

**Top Dog**  
**Training Boarding Daycare**

*Prepared by:*



**SISEMORE WEISZ & ASSOCIATES, INC.**  
**6111 East 32<sup>nd</sup> Place**  
**Tulsa, OK 74135**  
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**Exhibits:**

*Exhibit "A": Existing Zoning – Site and Surrounding Area*

*Exhibit "B": Conceptual Site and Utilities Plan*

*Exhibit "C": Existing Site Topography*

*Exhibit "D": Aerial Photograph – Site and Surrounding Area*

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**DEVELOPMENT CONCEPT**

Top Dog Training, Boarding and Daycare provide every pet needs to learn the basics. Top Dog Training will improve a pet's training skills and behavior as well as give a dog a chance to socialize. Several training programs are available through the school (including in-house training sessions) and family participation is optional.

The Owner/Developer plans to develop the subject property into a new facility to house Top Dog.

The main purpose of this PUD is to allow the proposed uses within an A-1 zoning district. In addition, the property does not meet the current standard zoning code's Dimensional And Density Standards for minimum lot area of an Agricultural District. This PUD proposes to reduce the minimum lot area requirement. Only one lot will be permitted.

Typically building setback lines are based on the property/right-of-way. Right-of-way lines are typically set forth by the City of Broken Arrow Engineering Design Criteria Manual. However, the west boundary of this property has excessive right-of-way to Oklahoma Department of Transportation as 9th Street crosses over the Creek Turnpike creating a steep slope. Therefore, for this PUD, the front building setback next to 9th Street and Tucson Street shall be 50 feet from the standard City of Broken right-of-way requirement as listed in the City of Broken Arrow Engineering Design Criteria Manual. The building setback line, as illustrated in Exhibit B will not encroach into the 22.5 and 17.5-foot utility easements.

The Owner/Developer desires to have pedestrian connectivity to the surrounding area. However, the excessive slopes to 9th Street in the DOT right-of-way make construction of a public sidewalk impossible without extensive grading off-site of the subject private property. There is also the possibility that the street may be widened in the future. Therefore, it may be necessary for the Owner/Developer to pay escrow deposit to the city in lieu of building sidewalks along 9th Street. Be that as it may, this PUD does not propose to restrict the Owner/Developer from building public sidewalks.

<b>DEVELOPMENT STANDARDS</b>
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The development shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the A-1 District, except as follows:

**LAND AREA**

Gross:	4.144 Ac. (180,526 SF)
Net:	3.602 Ac. (156,903 SF)

EXISTING ZONING: A-1

PROPOSED ZONING: A-1 with PUD

**PERMITTED USES:**

All uses allowed as a matter of right in Agricultural District (A-1) and Animal Hospital, Animal Training School, Kennel, and Veterinary Clinic

MINIMUM LOT AREA: 3.25 acres

PERMITTED NUMBER OF LOTS 1 Lot (No lot splits permitted)

**SETBACKS****West Boundary**

From the Centerline 9th Street (South Lynn Lane ):

Within the 350 feet of the intersection of 9th Street  
and E. Tuscon Street

115 feet

Remainder of west boundary 100 feet

Other setbacks shall be per City of Broken Arrow zoning code requirements.

**ARCHITECTURE**

The exterior of all buildings shall meet the building façade requirements of Section 5.8.G.1 of the Broken Arrow Zoning Ordinance.

**LANDSCAPE**

Landscaping shall meet the landscape, trees, screening and fencing requirements of Section 5.2 of the Broken Arrow Zoning Ordinance.

All other development standards shall be per City of Broken Arrow zoning code requirements.

**PLATTING REQUIREMENTS**

The project site shall be included within a subdivision plat submitted to and approved by the City of Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record in the Tulsa County Clerk's office.

**PUD DETAIL PLANS REVIEW**

Prior to construction of any new building structure within the Top Dog Academy, a PUD Detail Site Plan shall be submitted to and approved by the City of Broken Arrow. Prior to the issuance of a certificate of occupancy for any new buildings within Top Dog Academy, a PUD Detail Landscape Plan shall be submitted to and approved by the city. Additionally, prior to the issuance of such certificate of occupancy, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that landscaping has been installed, except trees, in accordance with the approved landscaping plan. Prior to or within one hundred twenty (120) days following the issuance of a certificate of occupancy permit, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that all trees have been installed, in accordance with the approved landscaping plan.

**ANTICIPATED DEVELOPMENT SCHEDULE**

It is the intent of the owner / developer to commence initial site grading activity following zoning and preliminary plat approvals and acquisition of an Earthchange Permit. Following receipt of other required project plan and permit approvals by the city, and recording of the Top Dog Academy subdivision plat, it is anticipated that construction will commence in summer or fall, 2017.

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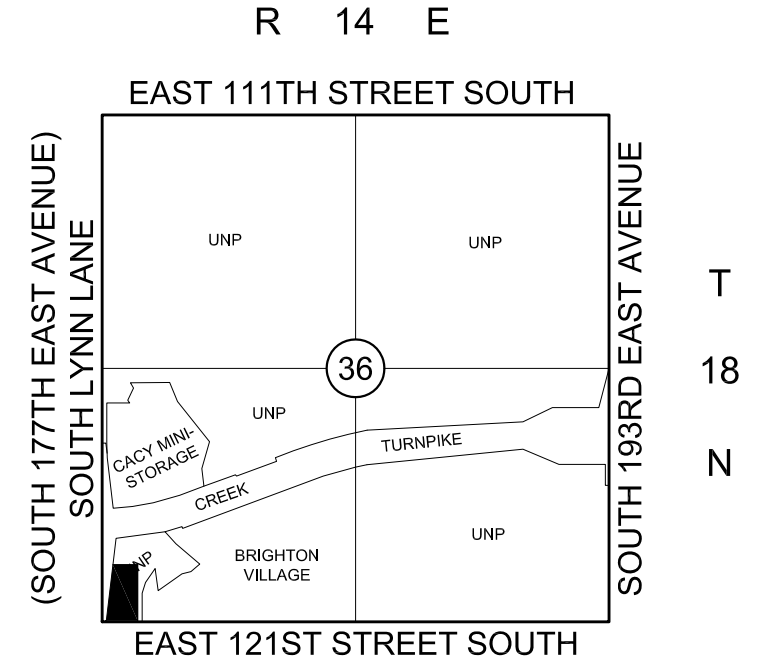
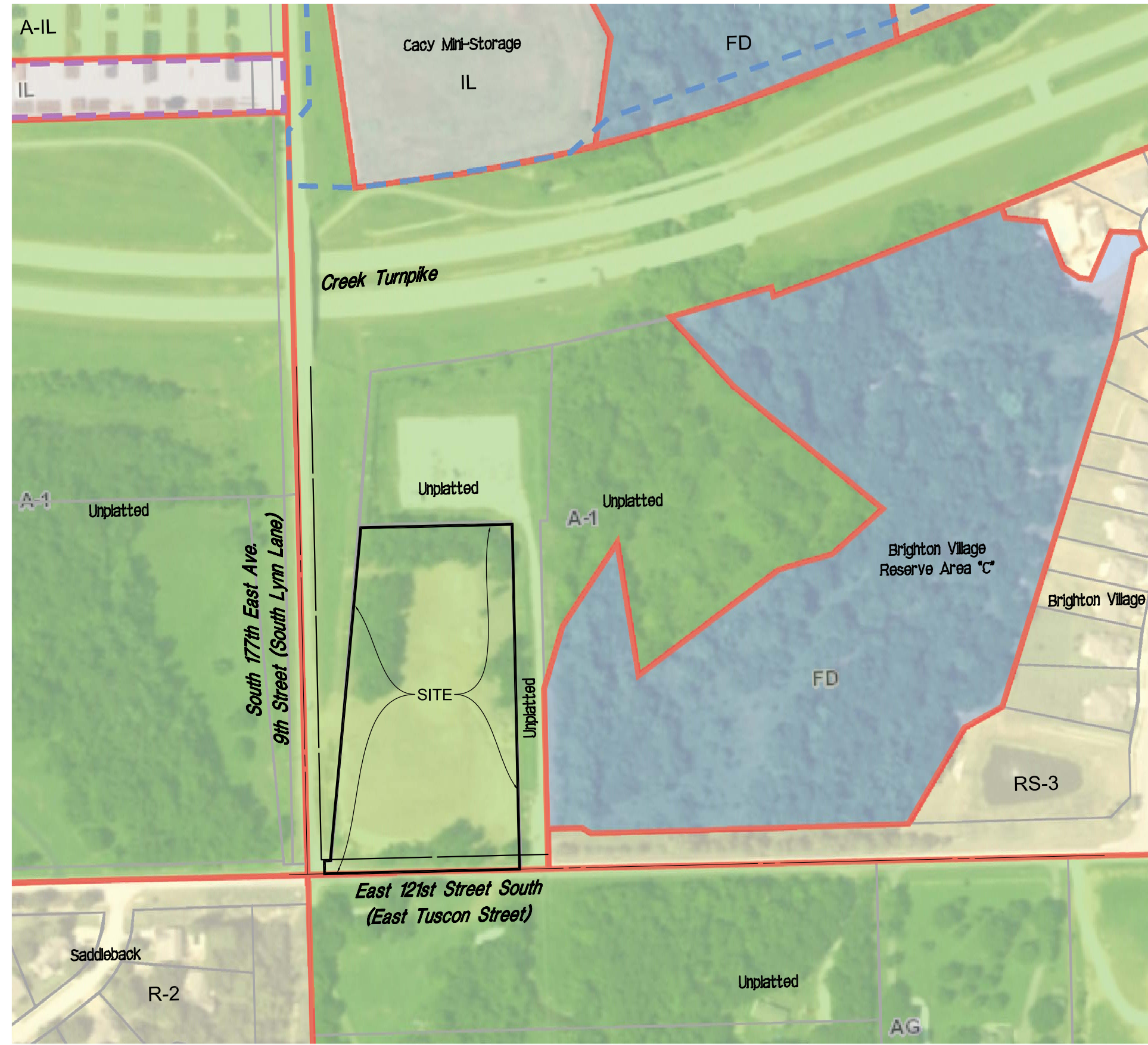
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<b>PUD LEGAL DESCRIPTION</b>
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TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION THIRTY-SIX (36); THENCE NORTH 88°38'25" EAST ALONG THE SOUTHERLY LINE OF SAID SW/4 FOR 30.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 01°14'33" WEST FOR 22.76 FEET; THENCE NORTH 88°40'08" EAST 10.63 FEET; THENCE NORTH 05°13'14" EAST FOR 584.49 FEET; THENCE NORTH 88°42'16" EAST FOR 264.84 FEET; THENCE SOUTH 01°13'02" EAST FOR 603.10 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE SOUTH 88°38'25" WEST ALONG SAID SOUTHERLY LINE FOR 341.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

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**Location Map**  
SCALE: 1"=2000'

**Legend**

- A-1 = AGRICULTURAL
- AG = AGRICULTURAL
- A-IL = INDUSTRIAL LIGHT
- R-2 = SINGLE-FAMILY RESIDENTIAL - 2
- RS-3 = SINGLE-FAMILY RESIDENTIAL - 3
- FD = FLOOD DISTRICT
- IL = INDUSTRIAL LIGHT



SCALE: 1"=200'



**Existing Zoning—Site and Surrounding Area**

DATE PREPARED: MAY15, 2017



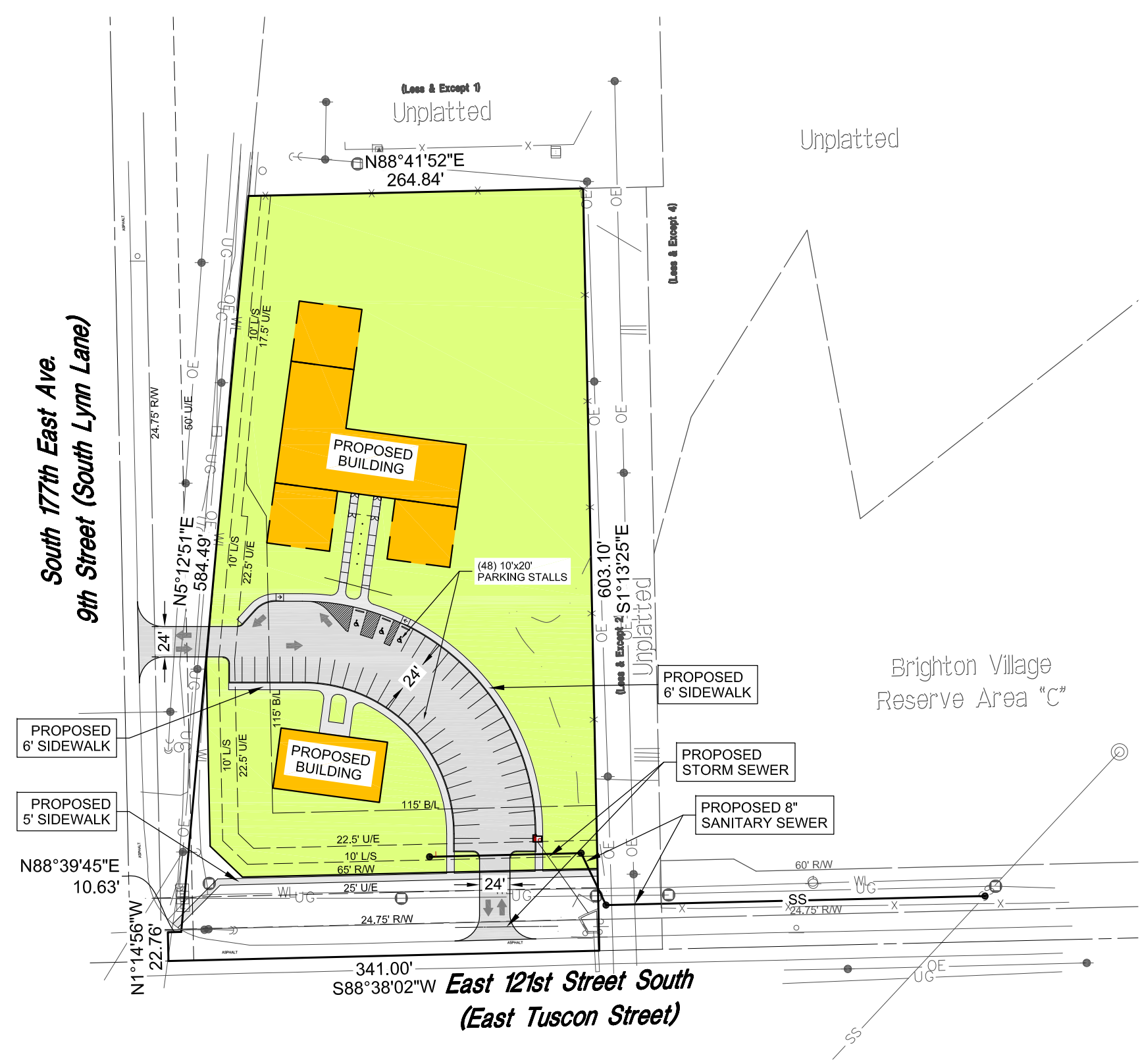
**Sisemore Weisz & Associates, Inc.**  
6111 EAST 32nd PLACE  
TULSA, OKLAHOMA 74135  
C.A. NO. 2421  
PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP. DATE 6/30/17

FILE: 1814.36

WO#: 17970

*Exhibit "A"*

K:\17970\EXHIBITS\EXHIBIT-B.dwg EXHIBIT-B May 12, 2017 - 9:26:10am SISEMORE WEISZ & ASSOCIATES, INC., 2017



South 177th East Ave.  
9th Street (South Lynn Lane)

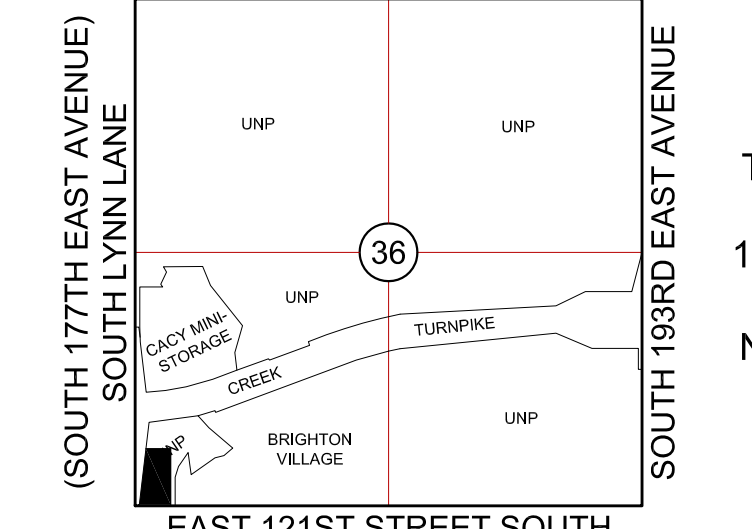
East 121st Street South  
(East Tuscon Street)

Unplatted

Brighton Village  
Reserve Area "C"

R 14 E

EAST 111TH STREET SOUTH



Location Map  
SCALE: 1"=2000'

Legend

- B/L = BUILDING SETBACK LINE
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- BLDG. = BUILDING
- L/S = LANDSCAPE
- [Green Area] = LANDSCAPE AREA/ BUFFER ZONE
- [Arrow] = TRAFFIC FLOW ARROW
- WL = EXISTING WATER LINE
- SS = EXISTING SANITARY SEWER LINE
- SS = PROPOSED SANITARY SEWER LINE



SCALE: 1"=100'



# Conceptual Site and Utilities Plan

DATE PREPARED: MAY 15, 2017

**SWA** Sisemore Weisz & Associates, Inc.  
 6111 EAST 32nd PLACE    PHONE: (918) 665-3600  
 TULSA, OKLAHOMA 74135    FAX: (918) 665-8668  
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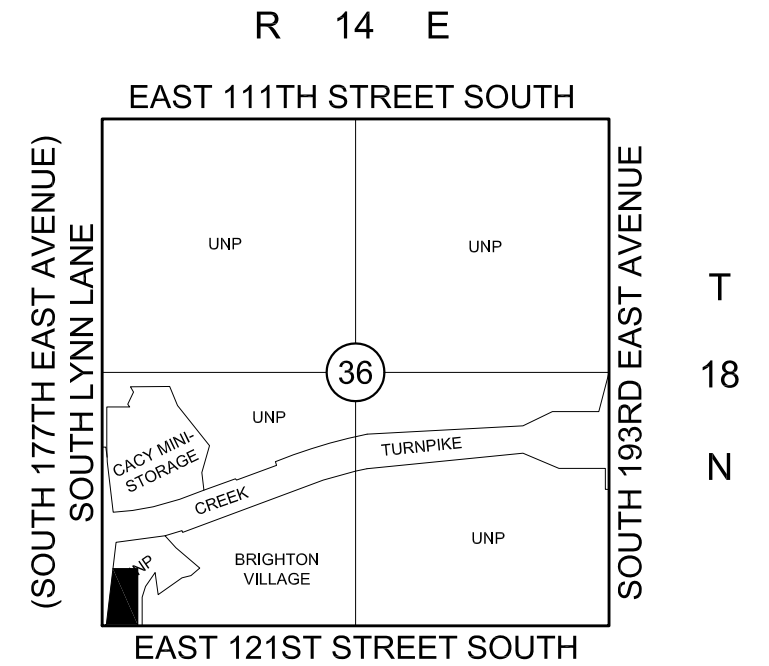
FILE: 1814.36

WO#: 17970

Exhibit "B"



K:\17970\EXHIBITS\EXHIBIT-C.dwg EXHIBIT-C May 12, 2017 - 8:59:58am SISEMORE WEISZ & ASSOCIATES, INC., 2017



Location Map

SCALE: 1"=2000'



SCALE: 1"=100'



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### Existing Site Topography

DATE PREPARED: MAY 15, 2017



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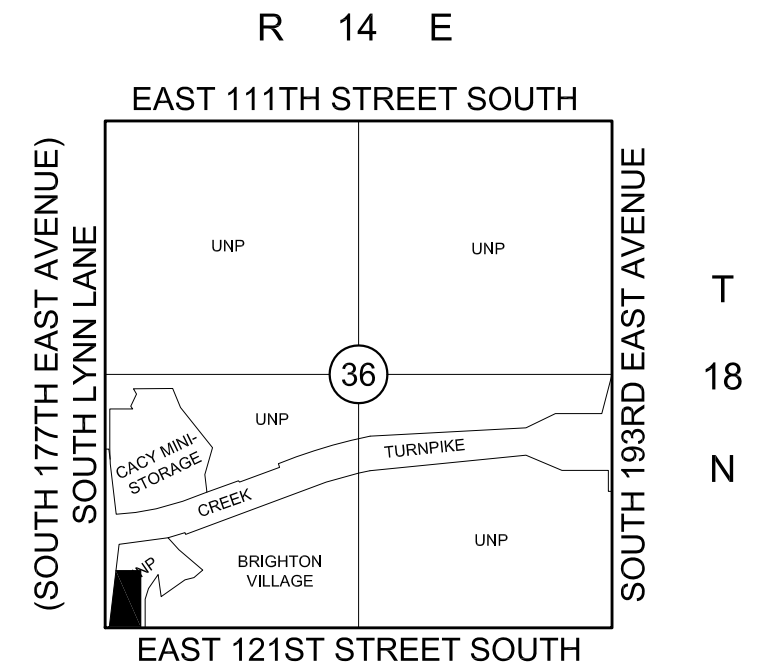
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PHONE: (918) 665-3600  
 FAX: (918) 665-8668  
 EXP. DATE 6/30/17

FILE: 1814.36

WO#: 17970

*Exhibit "C"*



Location Map

SCALE: 1"=2000'



SCALE: 1"=200'



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Aerial Photograph—  
Site and Surrounding Area

DATE PREPARED: MAY 15, 2017



Sisemore Weisz & Associates, Inc.

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PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP. DATE 6/30/17

FILE: 1814.36

WO#: 17970

Exhibit "D"