PUD 1521-2024

Background

The property at issue in this request (the "Subject Property") is comprised of four (4) parcels totaling 40 acres located approximately half of a mile west of 193rd E. Avenue on the north side of E. Houston Street. Currently, the property is bordered on two sides (south and west) by industrial activity and within a larger industrial area that includes a number of industrial uses within three quarters of a mile of the Subject Property. It has been on the market for sale for close to a decade and has not sold because of the large size, present zoning (A-1) and lack of sewer connection. The Applicant in this application represents a potential buyer who is under contract with the current property owner to purchase the Subject Property and redevelop it into a light industrial use that is consistent with the underlying Broken Arrow Comprehensive Plan designation.

<u>Concept</u>

The concept that the potential buyer proposes is to immediately develop the westerly twelve (12) acres of the Subject Property (the "Development Site") into a paved distribution area for pre-constructed relocatable office and classroom buildings which would be held on the Development Site in a rotating fashion and delivered to end users who purchase or lease the buildings. At the end of the lease period, where applicable, the buildings would be returned to the distribution area for storage until leased again. A particular building may be held in the distribution area anywhere from a few weeks to a few months but buildings would likely be coming and going from the Development Site anywhere from 3-6 times a day during week days. An office would be constructed on the Development Site for onsite staff and the property would remain vacant to create 28 acres for future light industrial development in this area of Broken Arrow.

Rezoning Request

The Applicant proposes rezoning the entirety of the Subject Property from A-1 to IL with a PUD. Development Area "1" of the PUD (see Site Plan attached as Exhibit "A") would encompass the Development Site which would have the modified development standards set forth below and Development Area "2" of the PUD would encompass the balance of the Subject Property. The development standards for Development Area 2 are the default zoning regulations for the IL zoning district except as modified in the Landscaping section below. This will create a large piece of property (roughly 28 acres) in Development Area 2 that will be ripe for future light industrial development which will create a separation between the more intensive industrial activity west and south of the Subject Property and the adjacent individual single-family home as well as the residential subdivisions located approximately half of a mile to the east of the Development Site.

PUD Request

The applicant proposes the following PUD standards to apply to the Subject Property:

Landscaping:

Landscaping of Development Area 1 will be pursuant to the following standards and shall be consistent with the conceptual landscape plan attached hereto as Exhibit "B":

Minimum 300' landscape buffer between Houston Street and the building, parking area and storage area on the lot.

A wet pond with decorative fountain shall be constructed within such 300' landscape buffer.

The following tree requirements shall be met in Development Area 1:

One 2" caliper tree per 30 linear feet of the landscape buffer

1 Tree Per 15 Parking Spaces (Two 2" Caliper min. Trees)

No parking spaces shall be located more than 75 ft. from a landscape area.

All new landscaping shall be irrigated by and underground irrigation system

Landscaping of Development Area 2 will be pursuant to the following standards and shall be consistent with the conceptual landscape plan attached hereto:

Minimum 200' landscape buffer between Houston Street and any structure or parking area located within Development Area 2. This landscape buffer may include stormwater detention.

Minimum 15' landscape buffer between the east property boundary of Development Area 2 and any structure or parking area located within Development Area 2. This landscape buffer shall not be constructed until such time as structures or parking areas are constructed in Development Area 2 and shall only be required if the immediately adjacent property to the east of Development Area 2 is residential use at the time of such construction within Development Area 2.

Within the landscape buffers in Development Area 2, the tree requirements shall be as follows:

One 2" caliper tree per 30 linear feet of the landscape buffer. Existing trees that are preserved may be utilized for the purposes of this requirement with larger caliper trees counting for more than one tree as allowed under the City of Broken Arrow ordinances. Trees may be grouped to provide maximum screening between any residence and

development of Development Area 2. Equal spacing of trees in any landscape buffer area shall not be required.

Site Characteristics

Development Area 1 is proposed to be the westerly twelve (12) acres and will consist of a paved distribution area, a small paved parking lot, a paved entrance drive and a detention area. All of which will be sufficient to meet the City of Broken Arrow requirements, regulations and ordinances. The Applicant proposes the following lot coverage for each of those uses. The Applicant also requests a development standard that prohibits the proposed paved distribution area from exceeding 57% of Development Area 1.

	S.F	Ac	Max Coverage
Total Lot	503,887.80	11.57	
Surface	S.F	Ac	%
Building	2,880.00	0.06612	0.57%
Asphalt Parking	11,173.30	0.25650	2.22%
Drive Way	7,944.91	0.18239	1.58%
Paved Distribution Area	283,339.19	6.50457	56.23%
Sod/Landscape/Detention	198,550.40	4.55809	39.40%
Existing Pervious	503,887.80	S.F.	
Increase in Impervious	305,337.40	S.F.	
Percent increase	60.60%		

Further, the Applicant proposes a development standard that states that in no event shall any of the foregoing be construed to mean that the detention area in any Development Area shall be less than required by the City of Broken Arrow ordinances. All facades of buildings in Development Areas 1 and 2 shall be per the City of Broken Arrow ordinances. A conceptual elevation of Development Area 1 is attached as Exhibit "C".

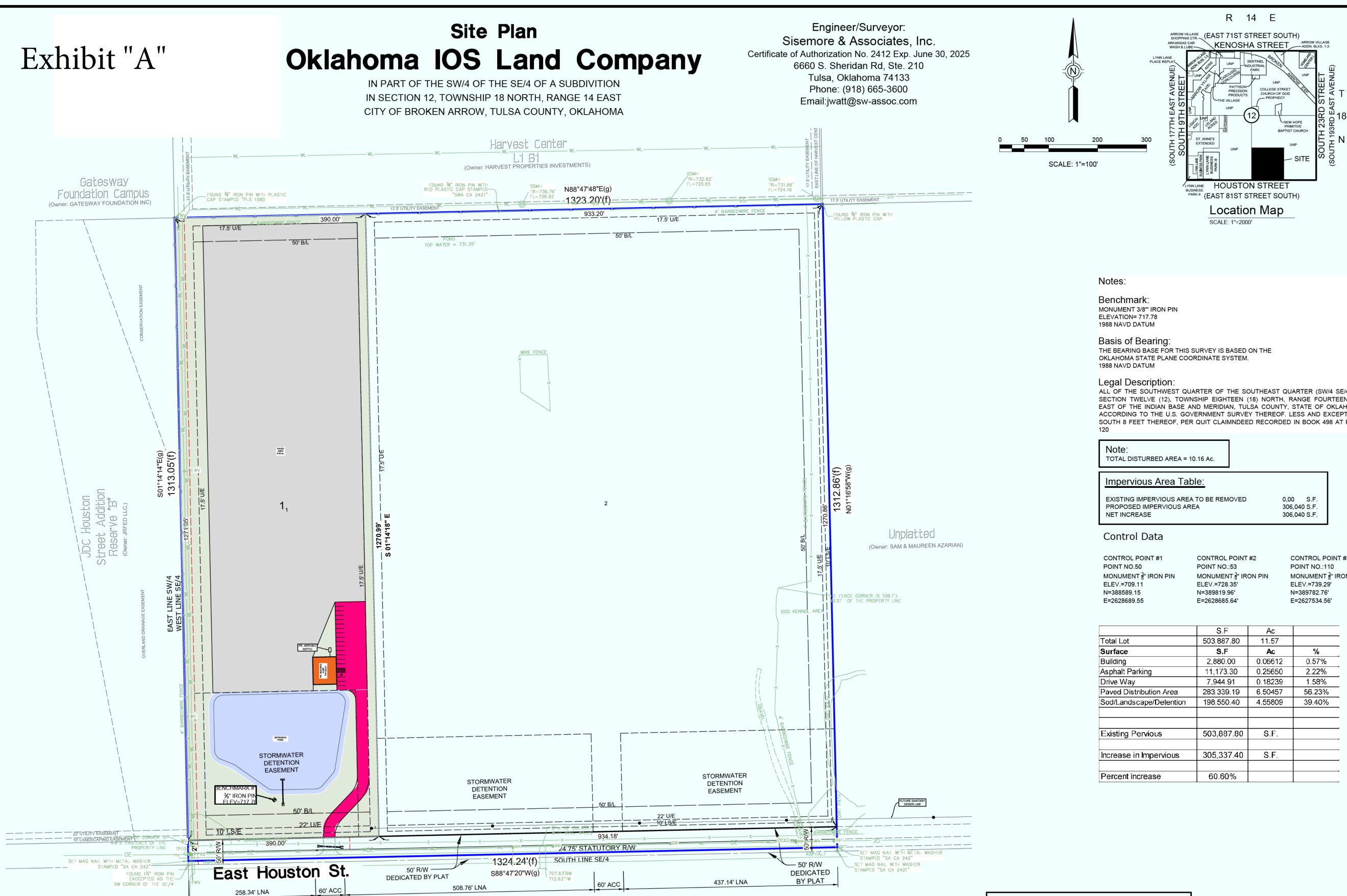
Use

The Applicant proposes a development standard allowing the use of Development Area 1 for Storage Yard as that term is defined in the Broken Arrow Zoning Code with such use being limited to the outdoor storage and distribution of completed relocatable buildings. The Applicant proposes that the uses allowed in Development Area 2 will be those allowed in IL zoned districts without further modification or limitation.

8411912.1

Legend

Legena	
ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
CGMP CL	CORRUGATED METAL PIPE CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	
EM	ELECTRIC METER ELECTRIC PEDESTAL
EPED ESMT	EASEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT GAS METER
GM GP	GAS METER GUARD POST
GR	GAS RISER
GUY	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	
MA/E MB	MUTUAL ACCESS EASEMENT MAIL BOX
ML	MAIL BOX METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
от	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
PPT	POWER POLE W/TRANSFORMER
PP	POWER POLE POLYVINYL CHLORIDE PIPE
PVC RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGDI SPHD	SINGLE GRATE DROP INLET SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
тс	TOP OF CURB
TG	TOP OF INLET GRATE
TGDI	TRIPLE GRATE DROP INLET
TBOX	
TSBX TPED	TRAFFIC SIGNAL BOX TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
тѕмн	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	
UG	UNDERGROUND GAS LINE UNDERGROUND ELECTRIC
UE U/E	
UT	UNDERGROUND TELEPHONE
UTMH	TELEPHONE MANHOLE
W	WATERLINE
WM	WATER METER
WS	WATER SPIGOT
	WATER VALVE TRANSFORMER
XFMR	



DATE

REVISIONS



 \mathbf{C} ITY OF



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION SPECIFICATIONS



SISEMORE & Associates, Inc.

6660 S. SHERIDAN, SUITE 210 PHONE: (918) 665-3600 FAX: (918) 665-8668 EXP. DATE 6/30/25 TULSA, OKLAHOMA 74133 2421

Oklahoma |

CASE NO. : _____

MONUMENT 3" IRO

	S.F	Ac	
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			· · · ·
Increase in Impervious	305,337.40	S.F.	
Percent increase	60.60%		

STORMWATER DETENTION ACCOMMODATIONS FOR THIS	
SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION	
DETERMINATION NO: DD- 020224-09. A FEE IN LIEU OF	
DETENTION IS REQUIRED FOR THIS SITE.	
	1

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNE AND SEALED DOCUMENT.

IOS Land Company		DESIGN CJW	DATE 7-8-2024	DRAFTED ACZ, KDD	DA 7-8-2
	HORZ. na	REVIEWED	DATE	APPROVED	DA
	VERT. na				
	DRAWING NAME:	SHEET	01	WORK OF	
DETENTION DETERMINATION #: DD- 020224-09	8671.03STPL	OF	01	186	71.03



CALL OKIE!

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL: 1-800-522-6543.

AT&T

COX COMMUNICATIONS OKLAHOMA NATURAL GAS COMPANY AMERICAN ELECTRIC POWER COMPANY

BASE INFORMATION

ALL BASE INFORMATION INCLUDING EXISTING DRAINAGE WAYS, EXISTING CONTOURS, EXISTING VEGETATION, EXISTING STRUCTURES AND STREETS WERE PROVIDED TO PLACEMAKER CONSULTANTS, PLC. BASED FROM DATA COLLECTED BY SISMORE AND ASSOCIATES; TULSA, OKLAHOMA.

CONSTRUCTION COMPLIANCE

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT TULSA COUNTY SPECIFICATIONS, INCLUDING O.D.O.T. 1999 EDITION SPECIFICATIONS.

DUTY OF COOPERATION

PLACEMAKER CONSULTANTS, PLC. IN THIS STATEMENT SHALL BE KNOWN AS 'LANDSCAPE ARCHITECT'. RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE LANDSCAPE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE LANDSCAPE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE LANDSCAPE ARCHITECT SHALL RELIEVE THE LANDSCAPE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE LANDSCAPE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE LANDSCAPE

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Plant Material List

KEY	QUAN.	MATERIAL NAME	SIZE/REMARK	TYPE
AG'F'	3	Acer ginnala 'Flame' Flame Amur Maple	8-10' H. 2" CAL. (4 TRNK MIN.)	B&B
CA	8	Cupressus arizonica Arizona Cypress	8-10' H. FULL TO GROUND	B&B
10	10	llex Opaca American Holly	6-7' H. FULL TO GROUND	B&B
JV'C'	14	Juniperus virginiana 'Canaertii' Canaertii Juniper	6-7' H. FULL TO GROUND	B&B
PC	4	Pistacia chinensis Chinese Pistache	8-10' H. 2" CAL.	B&B
TD	8	Taxodium disticum Bald Cypress	8-10' H. 2" CAL.	B&B
LAWN COMPOST MULCH	70,783 470 235	U3 Bermudagrass Back To Nature Cotton Burr Compost Shredded Pine Bark Mulch	SEE PLAN 2 CU.FT. 3 CU.FT.	S.F. BAGS BAGS

H:HEIGHT, S:SPREAD CAL:CALIPER, O.C.: ON CENTER (Approximate), B&B:BALLED & BURLAPPED GAL:GALLON, A: ALTERNATE NUMBER ONE

THE MATERIAL LIST IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FIGURING ALL QUANTITIES FROM THE PLANTING PLAN AND COVERAGES FOR ALL BED AREAS. WHEN DISCREPANCIES OCCUR BETWEEN THE MATERIAL LIST AND THE PLANTING PLAN, THE PLANTING PLAN SUPERSEDES THE MATERIAL LIST IN ALL CASES. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ALL PLANTS AND COVERAGE OF BED AREAS ON THE PLANTING PLAN.

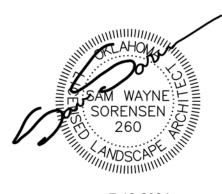
Landscape Requirements

SECTION 5.2	B 1A LANDSCAPE EDGE
East Houston Required:	Street - Edge Width 10.00 Ln. Ft.
Provided:	10.00 Ln. Ft. (Min.) up to 250.00 Ln. Ft. (Max.)
East Houston Required:	Street - Edge Tree Requirements 1 Tree Per 50 Ln. Ft. of Landscape Edge 390.00 Ln. Ft. / 50 = (8) 2" Caliper min. Trees
Provided:	390 Ln. Ft. Edge divided by 50 = (8) 2" Caliper min. Trees
SECTION 5.2	B 1C i (A) INTERIOR PARKING LOT LANDSCAPING
Required:	1 Tree Per 15 Parking Spaces 19 Parking Spaces = (2) 2" Caliper min. Trees
Provided:	(3) 2" Caliper min. Trees
SECTION 5.2	B 1C i (E) INTERIOR PARKING LOT LANDSCAPING
Required:	Site Plans greater than 2.5 acres in size: No spaces shall not be located more than 75 ft. from a landscape area.
Provided:	ALL parking spaces are with 75 ft. of a landscape area.
SECTION 5.2	B 4b IRRIGATION
Required:	Required new landscaping shall be irrigated by and underground irrigation system.
Provided:	Underground irrigation system.

THE SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF BROKEN ARROW ZONING CODE CHAPTER 5.



Index	
SHEET NAME	SHEET#
LANDSCAPE PLAN PLANTING DETAILS IRRIGATION DETAILS	



DATE: 7-12-2024

ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

LANDSCAPE PLAN LS1 OF LS3

100

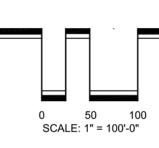
CIVIL ENGINEER:

Sisemore & Associates 6660 South Sheridan Road Tulsa, Oklahoma

LANDSCAPE ARCHITECT:

PLACEMAKER CONSULTANTS, PLC 4625 South Harvard Avenue. Suite 101A Tulsa, Oklahoma

DATE: JULY 12, 2024





200

Exhibit "C"

CONCEPTUAL ELEVATIONS

<u>PHASE ONE</u> Image 1



lmage 2



Image 3



8393992.1