

PUD for Broken Arrow Storage Facility

September 17, 2019

Following proposed PUD regulations and supporting the Broken Arrow Comprehensive Plan governing the Broken Arrow Storage Facility, A Planned Unit Development pursuant to provisions and approval by the City of Broken Arrow.

Legal Description for 1021 North Narcissus. Broken Arrow, OK 74012

Subdivision: Rock Wood West

Lot 18 Less S140 Thereof Block 5. (Lot size is 110' west to east & 97' south to north).

Section 3 Township 18 Range 14

Project currently used for a Car Wash, which will be demolished. In addition all existing structure and pavement will be removed.

Zoning is presently zoned CN (Commercial Neighborhood) and is designated as Level 6 in the Comprehensive Plan.

As per the Zoning Ordinance, A PUD is required to be submitted with IL zoning. This PUD will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the IL District, except as follows:

Project Development Proposal

Change zoning to Industrial Light (IL) to be in compliance with the comprehensive plan.

Permitted uses: Indoor mini storage only, No outdoor storage will be allowed.

Project proposal is to build a three level enclosed conditioned storage facility. This three level pre-engineered storage building will have two rated exits on each level and one elevator serving each floor. The proposed exterior material will be of masonry material with a finish similar to factory finished cement board. Elevation height of storage facility is limited to 38.0'. In accordance with the Zoning Ordinance, any HVAC units placed on the top of the building will be shielded by parapet walls on all the building sides that are equal to or greater than the height of the HVAC units.

Pre-engineered storage building setbacks to be 30.0' on west side facing Narcissus, north side facing residential setback is 47.0', east and south building setbacks is 5.0' from property lines.

Parking to be provided in the setback area abutting the residential zoning on the north side. Twenty-four feet wide entry road with one side parking 18' deep x 9'-6" spaces. As per the zoning ordinance, a 10.0' wide landscape area will be provided along the north boundary, In addition, an Eight feet (8.0') high masonry fence with cast stone cap on north side of property. The masonry wall will start 20.0' from the west property line. The masonry fence shall not consist of exposed concrete block. East and South side



fence to be eight feet high wrought iron fence painted dark. Front west side operable gated entry to be 8' high wrought iron paint fence.

Landscape trees along Narcissus in street yard to be according to City of Broken Arrow Landscape Requirements.

Except as follows:

1. One large to medium tree per 30.0' of frontage along Narcissus Avenue.
2. One large to medium evergreen tree per 30 linear feet along the north boundary.
3. Landscape edge of at least 30 feet in width along Narcissus Avenue.
4. All required landscape will be irrigated with an underground sprinkler system.
5. Any landscape material that fails will be replace in accordance with the zoning ordinance.

No parking lot light poles will be installed on the site. Site lighting to be on building with proper cut off shroud's to allow no spill over light into neighborhood. All wall packs will be shielded with light directed towards the ground.

Proposed wall signage on building on west and south elevations. Refer to exhibits. There will be no freestanding signs.



1021 N. NARCISSUS AVE.
BROKEN ARROW, OK 74012

Subdivision: ROCKWOOD WEST

Legal: LT 18 LESS S140 THEREOF BLK 5

Section: 03 Township: 18 Range: 14

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A200	EXTERIOR ELEVATIONS
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A circular Oklahoma state seal. The outer ring contains the words "THE STATE OF OKLAHOMA" at the top and "JOHN S. SANFORD" at the bottom. The center of the seal features a five-pointed star. Below the star is the number "2773". The bottom half of the seal contains the text "TULSA, OKLA." and the word "LICENSING" on the left side. The right side of the seal contains the word "ARCHITECT".

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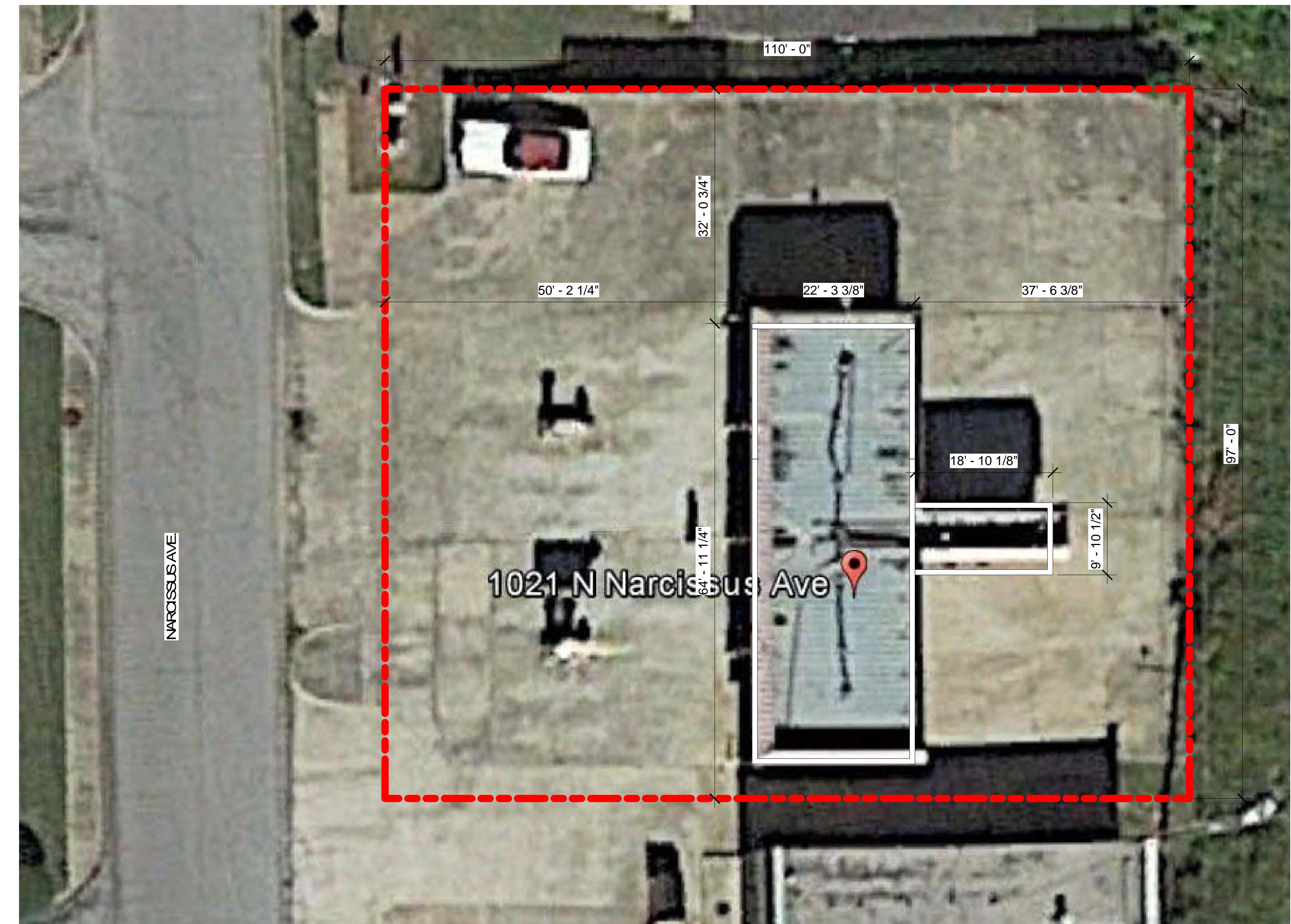
Storage
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A100a

SITE PLAN EXISTING



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1 SITE EXISTING
1" = 10'-0"

1

A100a

SITE PLAN EXISTING

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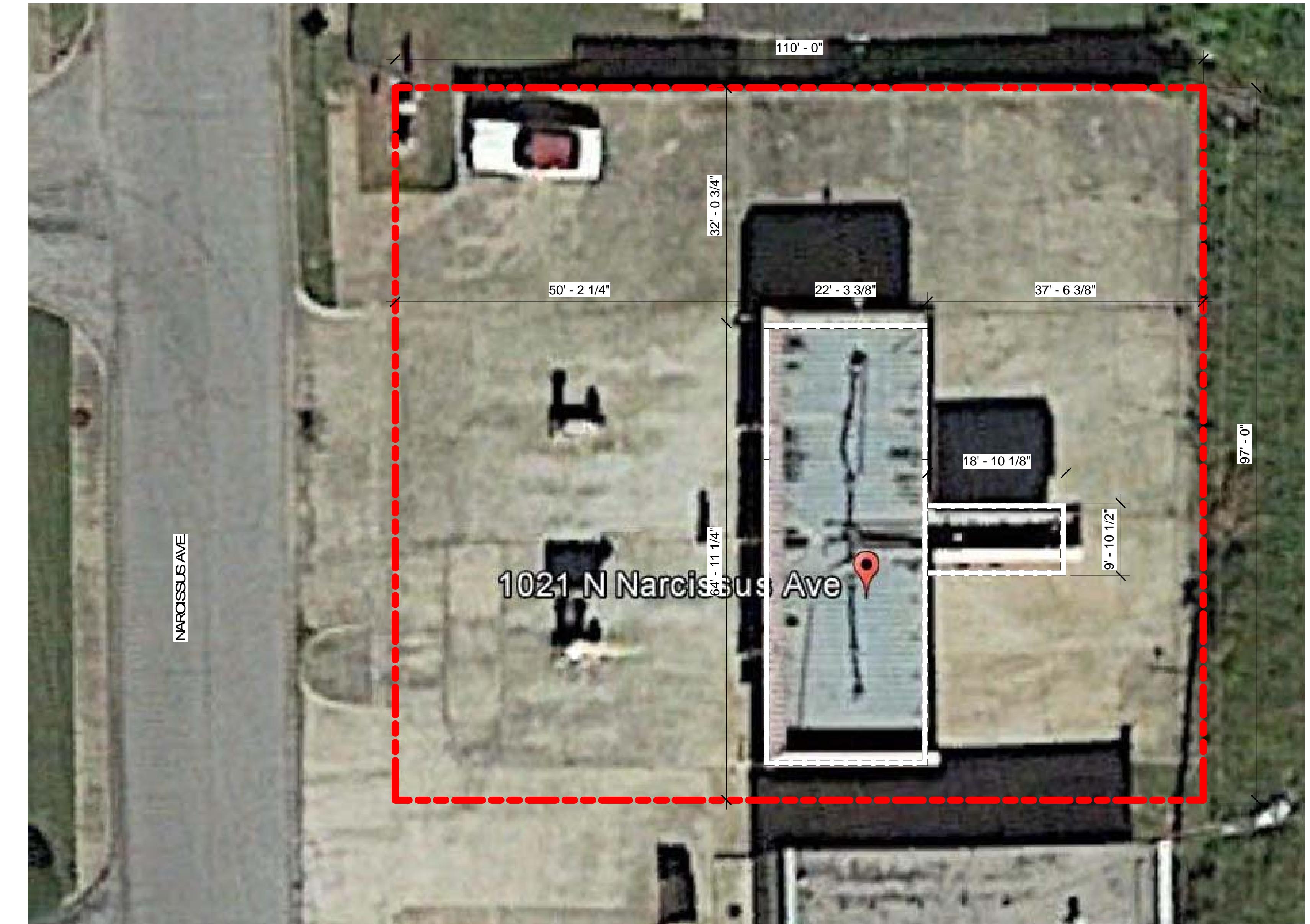
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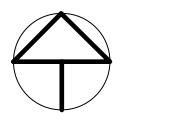
NOTE: DEMO ENTIRE SITE



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1 SITE DEM
1" = 10'-0"

0 5 - 0" 10 - 0" 20 - 0" 40 - 0"



SHEET

A100b

SITE PLAN DEMO

Chapter 3: Use Regulations

Section 3.1 Table of Allowed Uses

F. Table of Allowed Uses

USE CATEGORY		USE TYPE	AG	RESIDENTIAL			DROD AREAS***							MIXED USE				COMMERCIAL/ OFFICE				IND'L		SPECIFIC USE PERMIT STANDARDS				
				RS1 / R1 RS2 / R2 RS3 / R3/R4	R	R	R	1	2	3	4	5	6	7	N	C	D	D	O	C	C	C	I	I				
				A1	RE	D	M	M	H							M	M	M	F	N	N	G	H	L	H			
		Parking structure													P	P	P	P	P	P	P	P	P	P	P	3.2.C.5.		
		Vehicle sales and rental																						S				
		Vehicle service and repair, major																						P	P			
		Vehicle service and repair, minor														P	P						P	P	P	P		
Visitor Accom- modation		Bed and breakfast		P			S	S							S	P	P	S	S	P	S		P	P				
		Hotel or motel													S	P	P		P	P	S		P	P				
INDUSTRIAL USES																												
Industrial Service	Fossil fuel storage																							S	P			
	General industrial service																							P	P			
Manufacturing and Production	Assembly, light															S		S						P	P	3.2.D.1		
	Manufacturing, light																							P	P			
Mining and Processing	Manufacturing, heavy																							P				
	Minerals and raw materials		S																					S				
Warehouse and Freight Movement	Oil and gas		S																					S				
	Mini-storage																							S	P	P	3.2.D.3.	
	Motor freight terminal																							P	P			
	Office																							S	P	P		

Zoning Ordinance Broken Arrow, Oklahoma

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Chapter 4: Dimensional Standards

Section 4.1 Table of Dimensional Standards

B. Nonresidential District Standards

TABLE 4.1-4: DIMENSIONAL AND DENSITY STANDARDS – NONRESIDENTIAL DISTRICTS

District	Lot Dimensions			Minimum Setbacks (ft) [Note 1]					Max Height (ft)
	Lot Area	Min Lot Frontage (ft)	Building Coverage (%)	Front	Rear	Side abutting property in same district	Side abutting property in non-res district	Side or rear abutting property in residential or A-1 district	
CH	None	100	None	50	30	0	30	<ul style="list-style-type: none"> - 1-story: 50 - Greater than one story less than 75 feet: 75 - 75 ft+: min distance equal to bldg height 	None
IL	<i>Min: 12,000 sq ft</i>	50 (100 if lot fronts arterial)	None	30 (50 if abut arterial)	30	0	30	50	[2]50, or 4 stories
IH	No min lot area; district must exceed 2.5 acres	50 (100 if lot fronts arterial)	None	<ul style="list-style-type: none"> - 30 front minimum - No side and rear minimum - Front, side, and/or rear requirement is 50 when abutting an arterial street or another district 					

NOTE:

[1] A required building setback from an abutting street shall be measured from the planned right of way as designated by the Transportation Plan as set forth in the Comprehensive Plan.

[2] No height restriction unless abutting agriculture or residential zoning classifications, and arterial streets and highways. When abutting any agricultural or residential zoning district, or any arterial street or highway, building shall be set back an additional two feet for every foot in height above 50 feet. (Ord No. 3215, Adopted 10-16-12)

NOTE:
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Zoning Ordinance Broken Arrow, Oklahoma

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③ BROKEN ARROW ZONING 2
1/4" = 1'-0"

**PARKING REQUIREMENTS:
1/3000 SQUARE FEET**

BUILDING: 9290 SF

PARKING REQUIRED: 4 SPACES

PARKING PROVIDED: 4 SPACES

Room Schedule	
Name	Count
Level 1	
x5	26
x10	7
0x10	4
Level 1: 37	
Level 2	
x5	26
x10	7
0x10	4
Level 2: 37	
Level 3	
x5	26
x10	7
0x10	4
Level 3: 37	

021 N. NARCISSUS AVE.
BROKEN ARROW, OK 74012

Subdivision: ROCKWOOD WEST

Legal: LT 18 LESS S140 THEREOF BLK 5

Section: 03 Township: 18 Range: 14



STORAGE
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SHEET

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SITE PLAN NEW
CONSTRUCTION

FIRST FLOOR PRE-ENGINEERED STORAGE BUILDING

47'-0" SETBACK

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1st FLOOR PLAN

This architectural floor plan illustrates a building layout with 13 numbered columns (1 through 13) and various room configurations. The plan includes the following room details:

- Column 1:** 10x10 room, 5x10 room, 10x10 room, 10x10 room.
- Column 2:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 3:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 4:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 5:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 6:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 7:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 8:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 9:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 10:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 11:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 12:** 5x10 room, 5x5 room, 5x5 room, 5x5 room.
- Column 13:** 5x10 room, 10x10 room, 10x10 room.

Special features include an **ELEVATOR** (labeled 'UP' and 'DOWN' arrows), a **RESTROOM** (showing a toilet and sink), and a **JANITOR/ELEC.** room. The plan also features a central staircase and various doorways and hallways connecting the rooms.

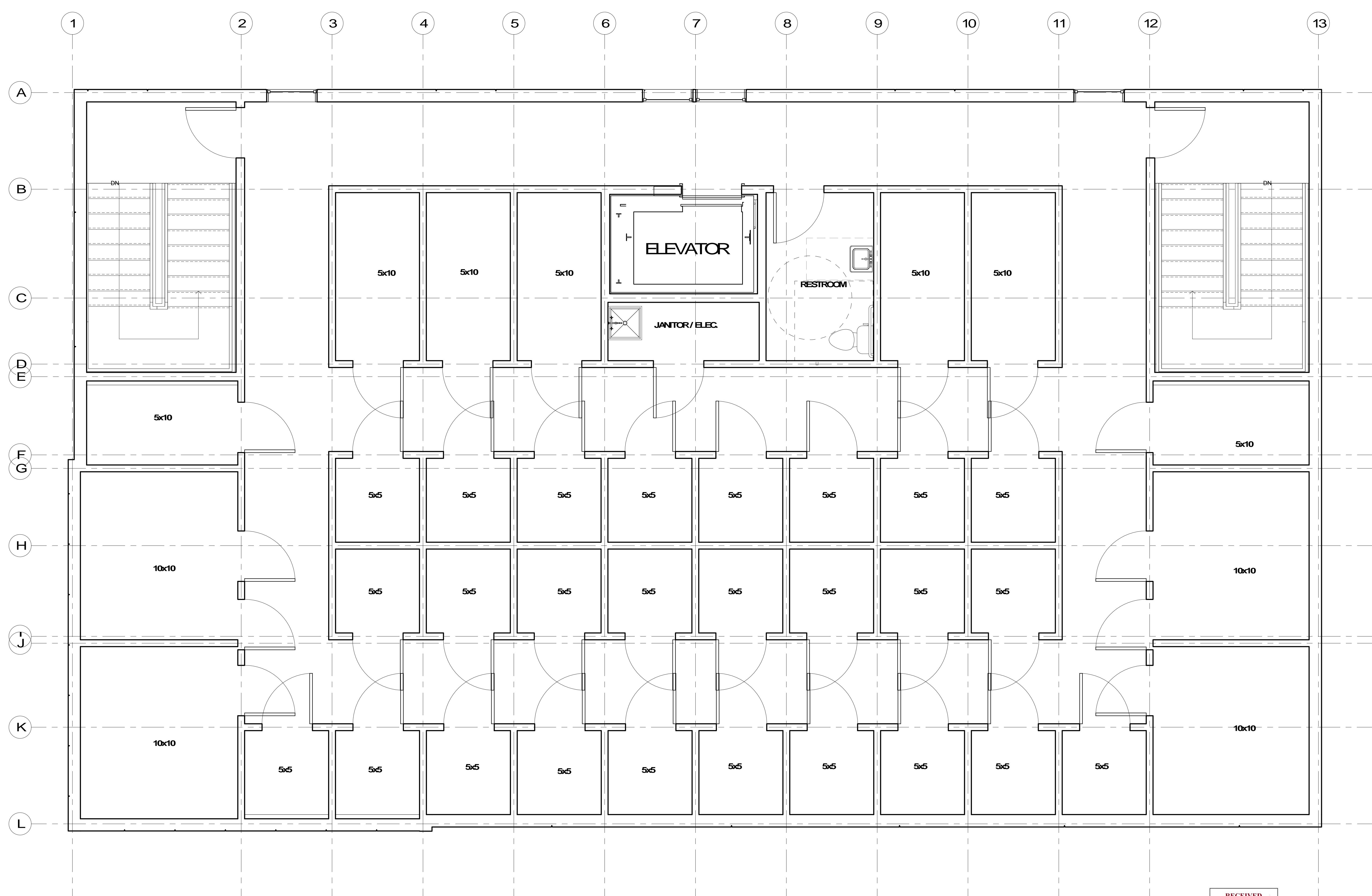
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THIRD FLOOR PRE-ENGINEERED
STORAGE BUILDING
① 3/8" = 1'-0"

0 1'-4" 2'-8" 5'-4" 10'-8"

No.	Description	Date

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A103
3rd FLOOR PLAN

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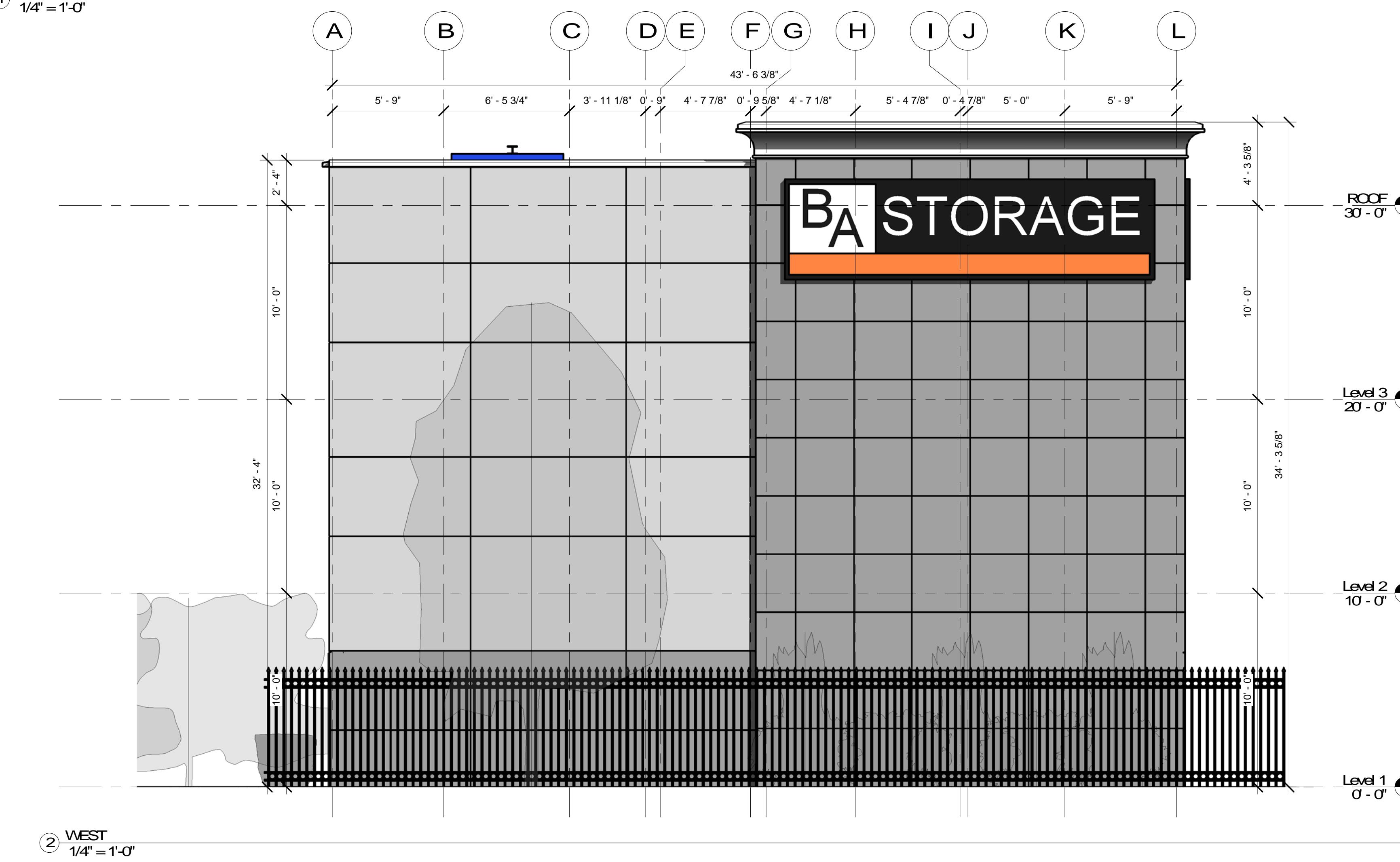
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1 NORT
1/4" =



2 WEST
1/4" = 1

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EXTERIOR ELEVATIONS



1 3D View

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1 SHEET

A202
2D VRAY

3D View 2

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