

## 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.



Section: 03 Township: 18 Range: 14

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A103	3rd FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A202	3D VIEWS

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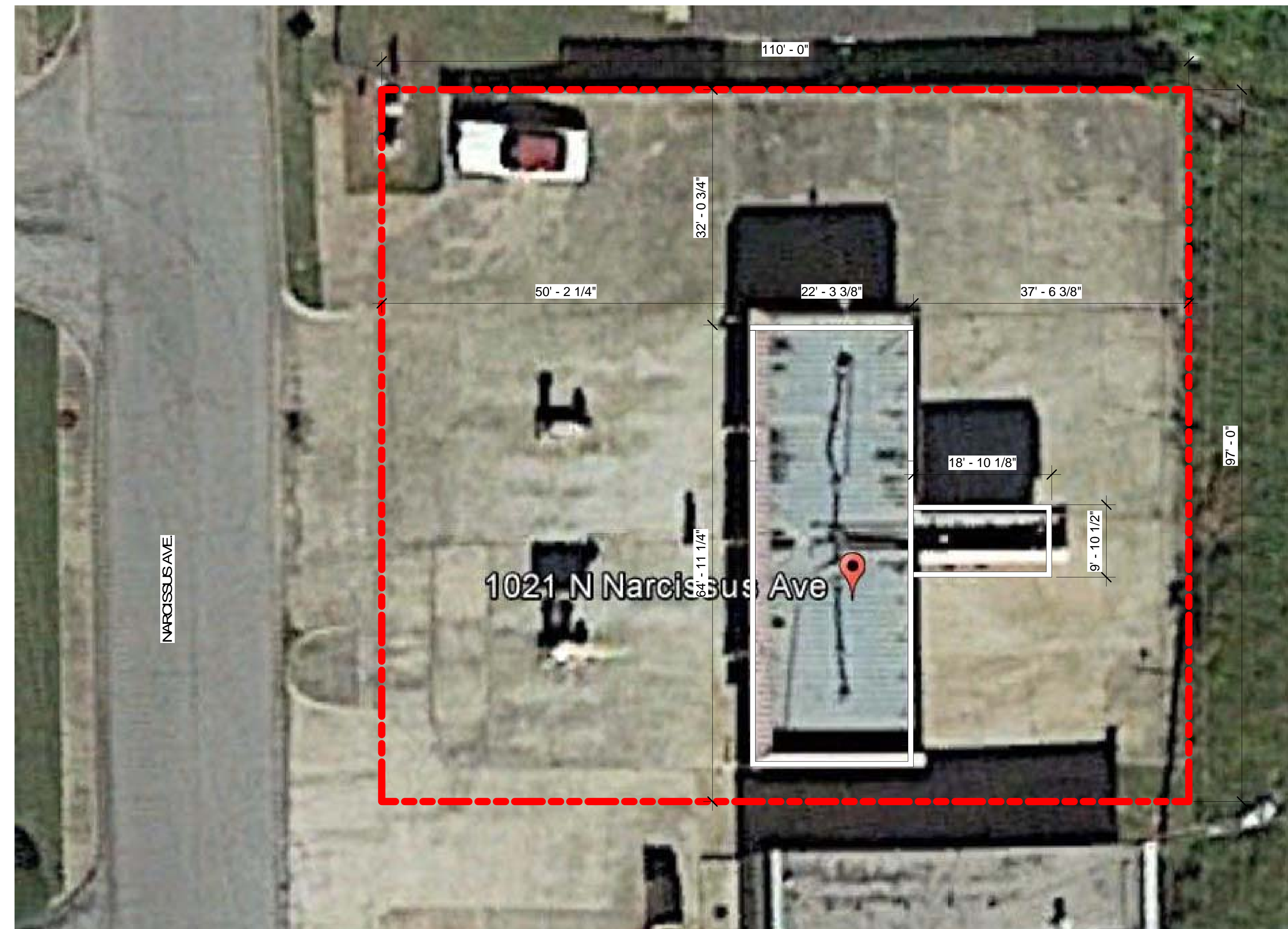
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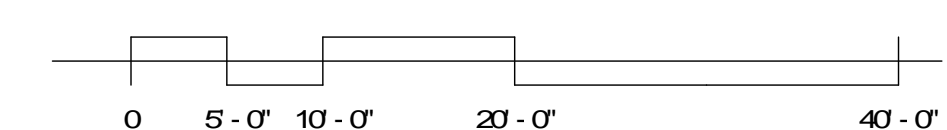
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① SITE EXISTING  
1" = 10'-0"

[illegible]

HEET

# A100a

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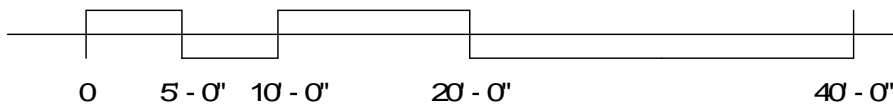
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COMMUNITY DEVELOPMENT

NOTE: DEMO ENTIRE SITE



① SITE DEMO  
1" = 10'-0"



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SHEET  
**A100b**  
SITE PLAN DEMO



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Chapter 3: Use Regulations  
Section 3.1 Table of Allowed Uses  
F. Table of Allowed Uses

TABLE 3.1-1 TABLE OF ALLOWED USES																										
P= Permitted; S=Specific Use																										
USE CATEGORY	USE TYPE	AG	RESIDENTIAL					DROD AREAS***							MIXED USE				COMMERCIAL/ OFFICE				IND'L		SPECIFIC USE PERMIT STANDARDS	
			A1	RE	RS1 / R1 RS2 / R2 RS3 / R3/RS4	R D	R M	R M H	1	2	3	4	5	6	7	N M	C M	D M	D F	O N	C N	C G	C H	I L		I H
	Parking structure												P	P	P	P	P	P	P			P	P	P	P	
	Vehicle sales and rental																					S				3.2.C.5.
	Vehicle service and repair, major																						P	P		
	Vehicle service and repair, minor													P		P					P	P	P	P		
	Visitor Accommodation	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		
	Oil and gas	S																							S	
Warehouse and Freight Movement	Mini-storage																					S	P	P		3.2.D.3.
	Motor freight terminal																						P	P		
	Office																					S	P	P		

Zoning Ordinance  
Broken Arrow, Oklahoma

FEBRUARY 1, 2008 THRU FEBRUARY 9, 2018  
Page 24

2 BROKEN ARROW ZONING  
1/4" = 1'-0"

Chapter 4: Dimensional Standards  
Section 4.1 Table of Dimensional Standards  
D. 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	- 1-story: 50 - Greater than one story less than 75 feet: 75 - 75 ft+: min distance equal to bldg height	None
IL	Min: 12,000 sq ft	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	- 30 front minimum - No side and rear minimum - Front, side, and/or rear requirement is 50 when abutting an arterial street or another district					[2]50, or 4 stories

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)

Zoning Ordinance  
Broken Arrow, Oklahoma

FEBRUARY 1, 2008 THRU FEBRUARY 9, 2018  
Page 48

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

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COMMUNITY DEVELOPMENT

Room Schedule	
Name	Count

Level 1	
5x5	26
5x10	7
10x10	4
Level 1: 37	
Level 2	
5x5	26
5x10	7
10x10	4
Level 2: 37	
Level 3	
5x5	26
5x10	7
10x10	4
Level 3: 37	
Grand total: 111	

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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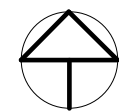
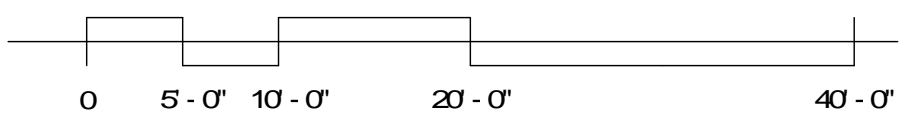
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SITE PLAN NEW CONSTRUCTION

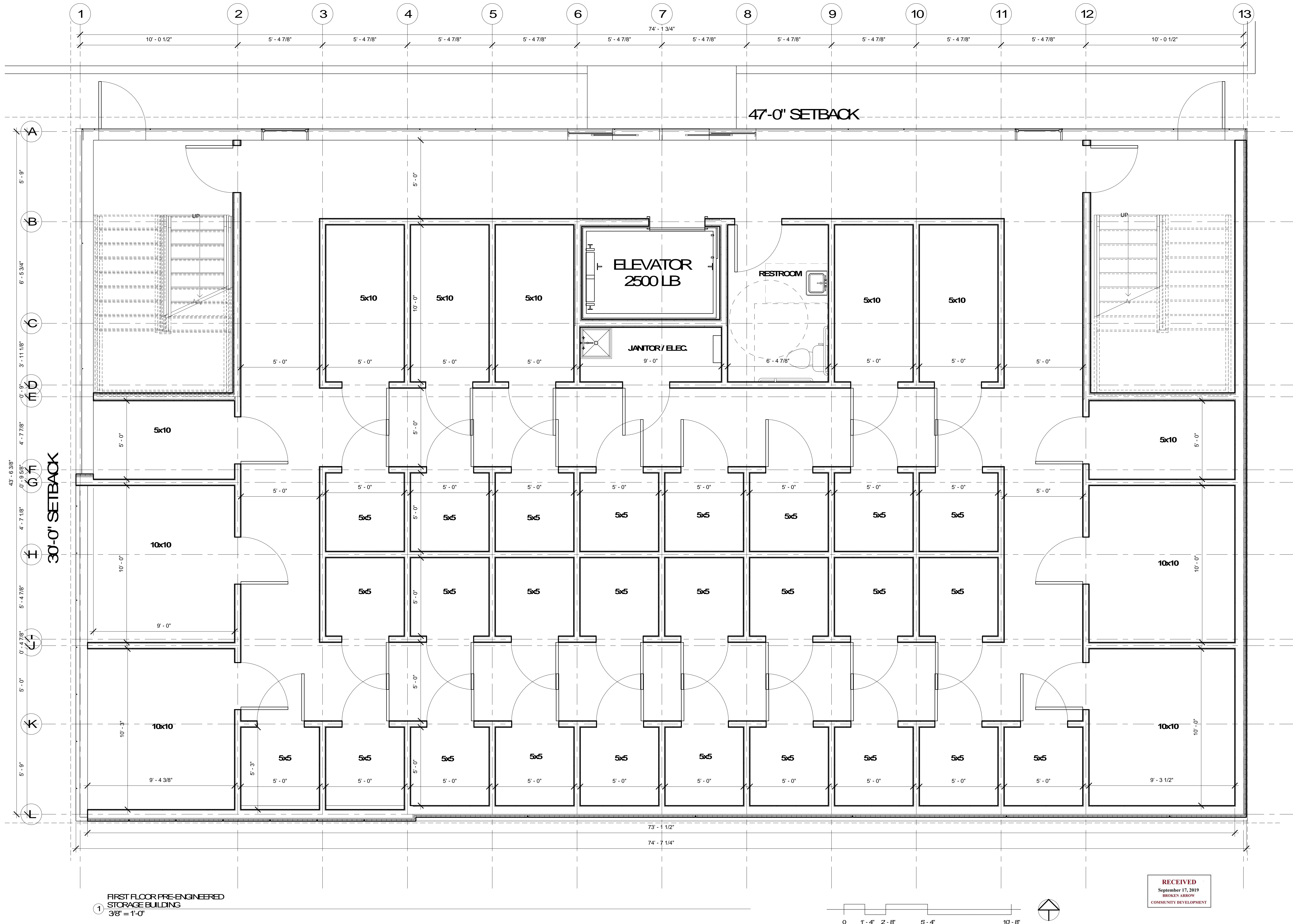


1 SITE STORAGE  
1" = 10'-0"





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

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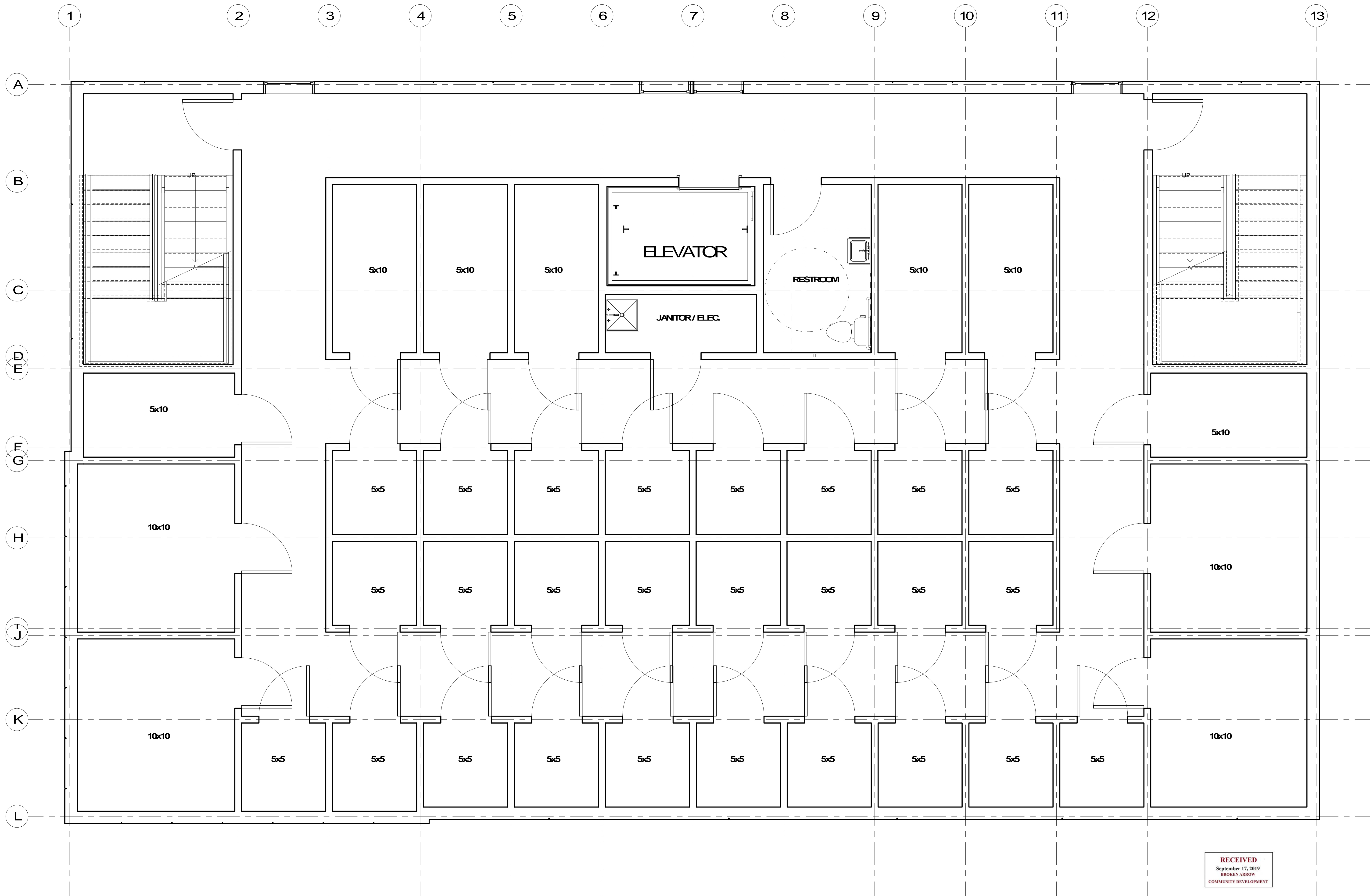
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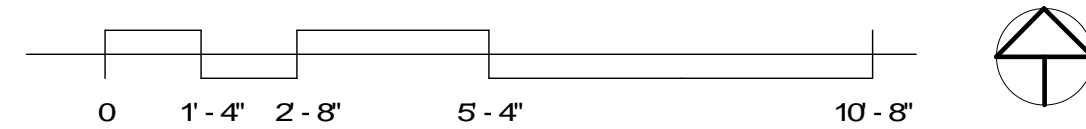
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**A101**  
1st FLOOR PLAN

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**A102**  
2nd FLOOR PLAN

# A103

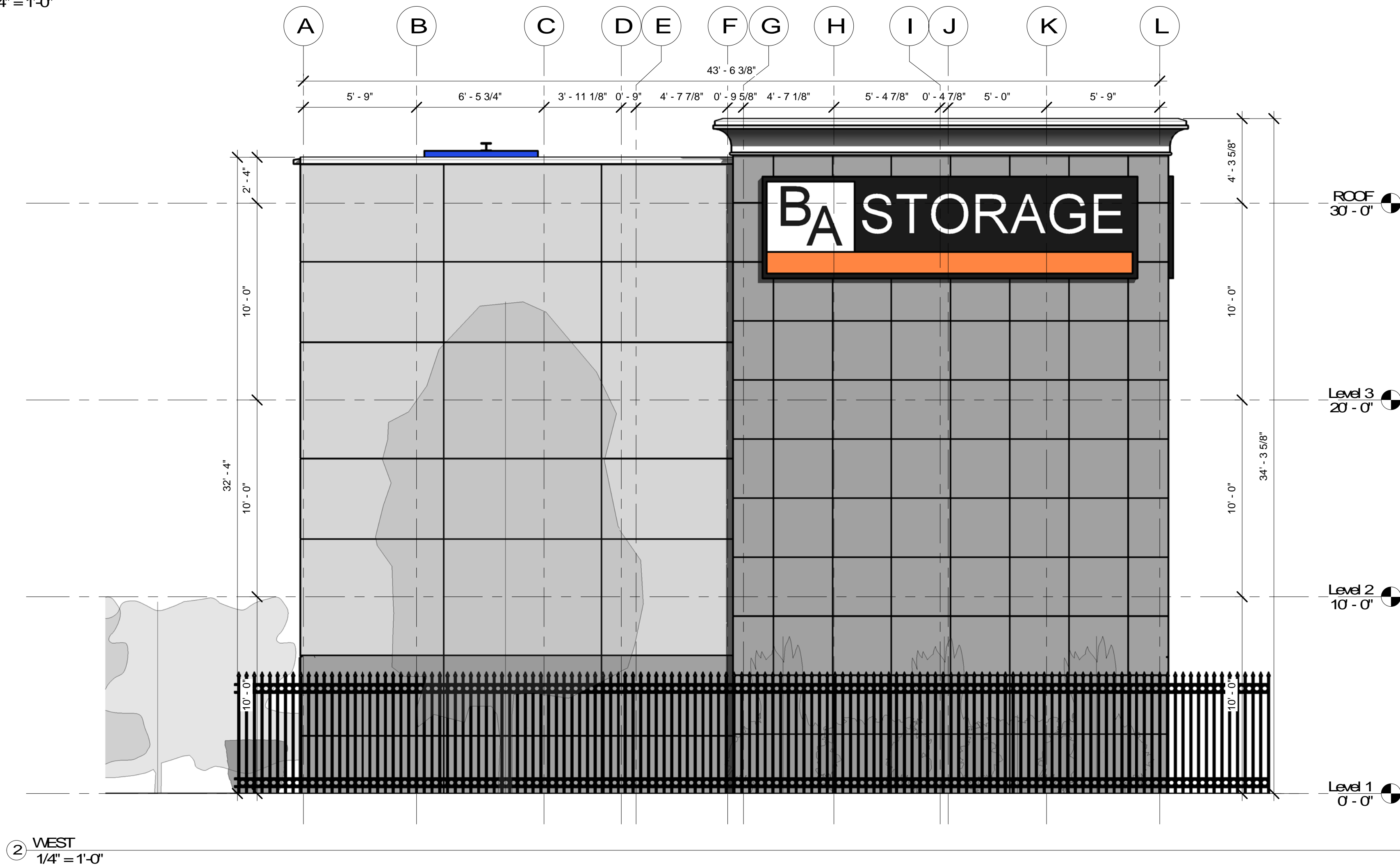
## 3rd FLOOR PLAN



1 THIRD FLOOR PRE-ENGINEERED  
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EXTERIOR  
ELEVATIONS



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① 3D View 1



② 3D View 2

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3D VIEWS