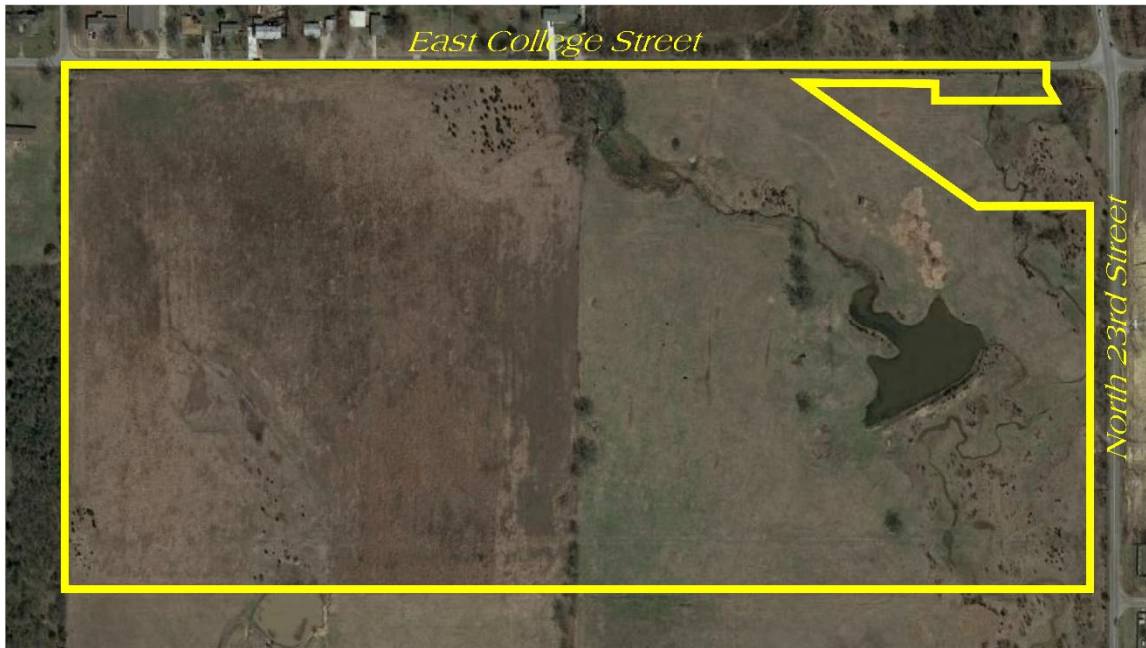


HARVEST CENTER

Case No. PUD-289



Applicant/Consultant:

Lou Reynolds
Eller & Detrich, P.C.
2727 East 21st Street, Suite 200
Tulsa, Oklahoma 74114

Jack Taber
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MARCH 2019

AMENDED MAY 7, 2019



HARVEST CENTER

Case No. PUD-289

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List of Exhibits

<u>Exhibit "A"</u>	- Conceptual Site Plan
<u>Exhibit "B"</u>	- Aerial Photograph
<u>Exhibit "C"</u>	- Broken Arrow Comprehensive Plan
<u>Exhibit "D"</u>	- FEMA Flood Plain Map
<u>Exhibit "E"</u>	- Existing and Proposed Utilities
<u>Exhibit "F"</u>	- Existing Topography and Soils
<u>Exhibit "G"</u>	- Existing Zoning Map
<u>Exhibit "H"</u>	- Proposed Zoning Map
<u>Exhibit "I"</u>	- Project – Legal Description
<u>Exhibit "J"</u>	- Project - Map
<u>Exhibit "K"</u>	- Development Area "A" – Legal Description
<u>Exhibit "L"</u>	- Development Area "A" - Map
<u>Exhibit "M"</u>	- Development Area "B" – Legal Description
<u>Exhibit "N"</u>	- Development Area "B" – Map



HARVEST CENTER

Case No. PUD-289

I. DEVELOPMENT CONCEPT.

The 75.0305 acre Harvest Center Project will be split into two (2) tracts called Development Area “A” and Development Area “B” herein.

The Project is bounded on (1) the north by East College Street; (2) the east by South 23rd Street; (3) the south by primarily vacant land; and (4) the west by the Gatesway Foundation.

The Conceptual Site Plan for the Project is shown on Exhibit “A”.

Exhibit “B” is an Aerial Photograph which shows the location of the Project. A primary purpose of PUD-289 is to assure the compatibility of the Project and the residential neighborhood on the north side of East College Street.

The Project is planned to attract light industrial uses into this corridor in accordance with the Broken Arrow Comprehensive Plan. The portion of the Broken Arrow Comprehensive Plan for this area is shown on Exhibit “C”.

Access to the Project will be from both East College Street and South 23rd Street.

The Project is located entirely within FEMA Flood Zone X, outside of the 500 year flood plain. A copy of the FEMA Flood Plain Map for the Project is attached hereto as Exhibit “D”.

No portion of the Project is located within the City of Broken Arrow Regulatory Flood Plain.

The Project will be platted and developed in phases. Development Area “A” is expected to be developed first.

Right-of-Way will be dedicated, as necessary, during the platting and development of Development Area “A” and Development Area “B” to comply with the City of Broken Arrow Major Street and Highway Plan.

Sidewalks will be extended along East College Street when Development Area “A” is platted and developed, and sidewalks will be extended along East College Street and South 23rd Street as Development Area “B” is platted and developed.



HARVEST CENTER

Case No. PUD-289

The Project will have an integrated project identification sign along the east boundary of Development Area “B” that will be available for use by any of the owners of the Project in accordance with a private signage easement agreement.

Detail Landscape Plan shall be submitted for City approval at the time of Site Plan review. All landscaping shall comply with the requirements of the City of Broken Arrow and this PUD.



HARVEST CENTER

Case No. PUD-289

II. DEVELOPMENT STANDARDS.

PUD-289 will be developed in accordance with the Broken Arrow Zoning Ordinance (the “Zoning Ordinance”) and the Use and Development Regulations of the I-L (Light Industrial District), except as noted herein.

Development Area “A”

LAND AREA:

Gross: 40.0000 Acres

Net: 39.0916 Acres

PERMITTED USES:

Office, Office Business and Professional, Research Laboratory, General Industrial Service, Assembly, Light, Manufacturing, Light, Office Warehouse, Storage Yard, Warehouse and Wholesale Establishment are permitted as a matter of right, together with uses customary accessory to the submitted uses.

MINIMUM LOT FRONTAGE: 150 FT

MINIMUM BUILDING SETBACKS:

From the north boundary 30 FT

From the east boundary 25 FT

From the south boundary 30 FT

From the west boundary 50 FT

Internal side lot setback 0 FT*

* Or as otherwise established by plat or lot-split.



HARVEST CENTER

Case No. PUD-289

MAXIMUM BUILDING HEIGHT:

50 FT*

* Architectural elements may exceed the maximum building height with City of Broken Arrow approval.

OFF-STREET PARKING:

As required by the Broken Arrow Zoning Code; unless otherwise modified by the City of Broken Arrow or the Broken Arrow Board of Adjustment.



HARVEST CENTER

Case No. PUD-289

Development Area "B"

LAND AREA:

Gross:	35.0305 Acres
Net:	33.7090 Acres

PERMITTED USES:

Office, Office Business and Professional, Research Laboratory, General Industrial Service, Assembly, Light, Manufacturing, Light, Office Warehouse, Storage Yard, Warehouse and Wholesale Establishment are permitted as a matter of right, together with uses customary accessory to the submitted uses.

MINIMUM LOT FRONTAGE:	150 FT
-----------------------	--------

MINIMUM BUILDING SETBACKS:

From the north boundary	30 FT
From the east boundary	25 FT
From the south boundary	30 FT
From the west boundary	30 FT
Internal side lot setback	0 FT*

* Or as otherwise established by plat or lot-split.

MAXIMUM BUILDING HEIGHT:	50 FT*
--------------------------	--------

* Architectural elements may exceed the maximum building height with City of Broken Arrow approval.

OFF-STREET PARKING:

As required by the Broken Arrow Zoning Code; unless otherwise modified by the City of Broken Arrow or the Broken Arrow Board of Adjustment.



HARVEST CENTER

Case No. PUD-289

All Development Areas

LANDSCAPING, TREES, SCREENING AND FENCING:

North and East Boundaries:

Landscaping shall be provided in accordance with Section 5.2 of the Zoning Ordinance, except that the landscaped edge along East College Street and South 23rd Street shall be at least twenty (20) feet in width. Within such landscaped edge, at least one (1) tree will be installed and maintained for twenty-five (25) feet of street frontage in the twenty (20) foot wide green space corridor along the frontage of East College Street and South 23rd Street. Additionally, a sidewalk will be constructed along East College Street and South 23rd Street. The landscaping along East College Street will include a berm at least forty-two (42) inches tall along the entire length of the parking areas within two hundred (200) feet of East College Street. This will buffer the residential area to the north from the parking and other activities within the Project. All trees installed within the landscaped edge shall be medium to large trees as identified in the approved tree list of the Zoning Ordinance and shall be permanently maintained. At least fifty (50) percent of the trees along East College Street and South 23rd Street shall be evergreen. At least twenty-five (25) percent of each lot shall be landscaped open space.

SERVICE, STORAGE AND OFF-STREET LOADING AREAS:

Service, storage and off-street loading areas shall be screened as required by the Zoning Ordinance and no service, storage or off-street loading areas shall be located closer than two hundred (200) feet from the northerly boundary or two hundred (200) feet from the easterly boundary of the Project.

TRANSPORTATION AND ACCESS:

Each Development Area will be allowed two access points onto East College Street and Development Area "B" will be allowed two access points onto South 23rd Street. The points of access; however, shall comply with separation requirements of the Zoning Ordinance.



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Case No. PUD-289

EXTERIOR LIGHTING:

Exterior lighting shall be in conformance with Section 5.6 of the Zoning Ordinance, except that all exterior lighting in the parking and vehicular drive areas shall be shielded and the light poles shall be limited to twenty (20) feet in height from grade. The twenty (20) foot landscaped buffer along the northerly boundary shall reduce light spillage at the northerly boundary of the Project. A photometric study and plan shall be submitted to the City that shows the foot candles of lighting at the northerly boundary is in compliance with the Zoning Ordinance. All wall packs shall be shielded with the light directed downward.

SIGNS:

1. Ground Signs: Ground signs will be permitted as follows:
 - A. One (1) monument sign with a maximum of ten (10) feet in height and one hundred (100) square feet of surface display area will be allowed for each lot within the Project along East College Street.
 - B. One (1) monument sign with a maximum of ten (10) feet in height and one hundred (100) square feet of surface display area will be allowed for each lot within the Project along East 23rd Street.
 - C. One (1) integrated development sign for the Project shall be permitted along East 23rd Street, which sign shall not exceed twenty-five (25) feet in height, nor one hundred fifty (150) square feet of surface display area.
 - D. All monument signs shall have a base constructed of materials that complement the building(s) on the lot and shall be set in a landscaped bed and maximum display surface area shall be as permitted by the Zoning Ordinance.

2. Wall signs:

Wall signs shall be limited one (1) square foot of surface display area per linear foot of wall on which such wall sign is attached.

BUILDING FACADES:

All building facades shall meet the masonry requirements of Section 5.8.H of the Zoning Ordinance.



HARVEST CENTER

Case No. PUD-289

III. ZONING (EXISTING AND PROPOSED).

Currently, the Project is located within the A-1 Agricultural District. All of the Project will be rezoned to the IL – Industrial Light District. A copy of the Existing Zoning Map for the Project is attached hereto as **Exhibit “E”**. All of the Project is proposed to be rezoned to the IL District and overlayed with this PUD as shown on **Exhibit “F”**.

IV. ENVIRONMENTAL ANALYSIS.

UTILITIES:

The Existing and Proposed Utilities are shown on **Exhibit “G”** attached hereto.

TOPOGRAPHY AND SOILS:

The soils in the area of the Project are the Dennis-Pharoah Complex, 1-3% Slopes, Dennis-Radley Complex, 0-12% Slopes, Dennis Silt Loam, 1-3% Slopes, Dennis Silt Loam, 3-5% Slopes and Okemah Silt Loam, 0-1% Slopes.

Existing Topography and Soils are shown on **Exhibit “H”** attached hereto.



HARVEST CENTER

Case No. PUD-289

V. PROJECT LEGAL DESCRIPTIONS.

The Legal Description for the Project is attached hereto as **Exhibit “I”** and the location of the Project is shown on **Exhibit “J”** attached hereto.

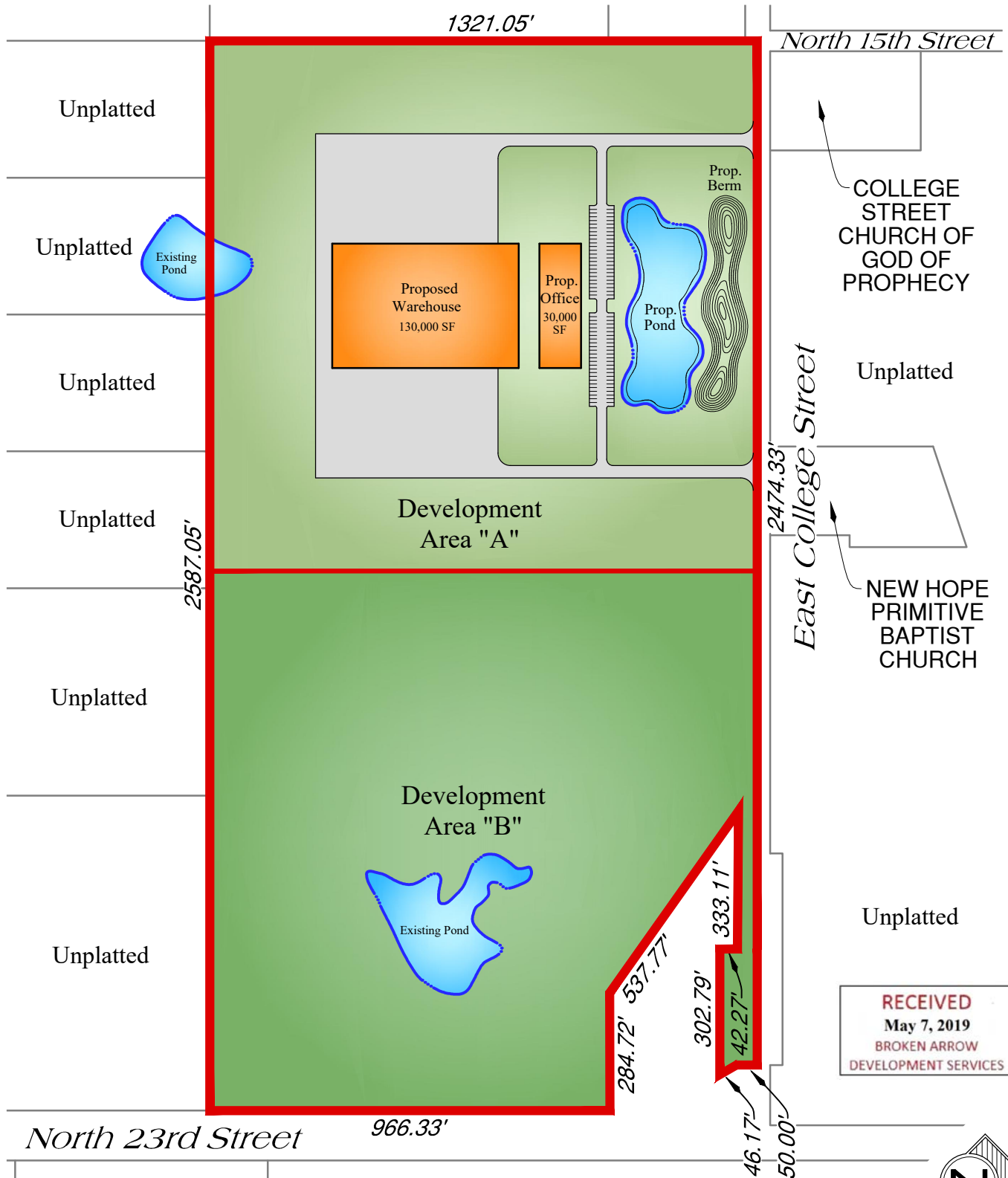
The Legal Description of Development Area “A” is attached hereto as **Exhibit “K”** and the location of Development Area “A” is shown on **Exhibit “L”** attached hereto.

The Legal Description of Development Area “B” is attached hereto as **Exhibit “M”** and the location of Development Area “B” is shown on **Exhibit “N”** attached hereto.

VI. SCHEDULE OF DEVELOPMENT.

The anticipated construction start date for the first phase of development within the Project is anticipated to start the fourth quarter of 2019.

PUD 289
Exhibit 'A'
Conceptual Site Plan
Harvest Center



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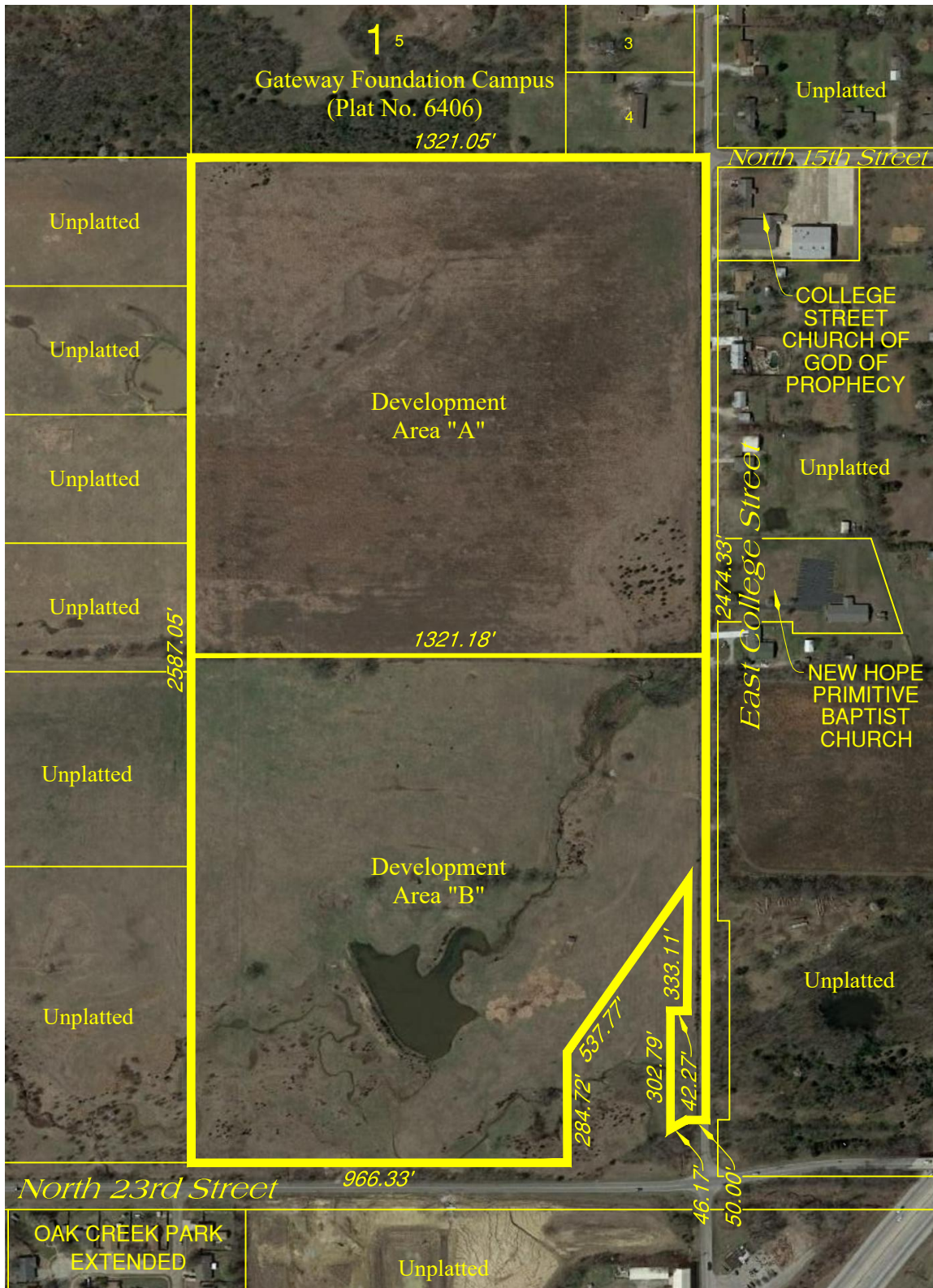
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PUD 289
Exhibit 'C'
Broken Arrow Comprehensive Plan
Harvest Center



LUIS Classification	
	Level 1 - Rural Residential
	Level 2 - Urban Residential
	Level 3 - Transition Area
	Level 4 - Commercial/Employment Nodes
	Level 5 - Downtown Area
	Level 6 - Regional Employment/Commercial
	Level 7 - Major Industrial
Land Uses	
	Greenway / Floodplain
	Public Recreation
	Private Recreation
	Public / Semi Public

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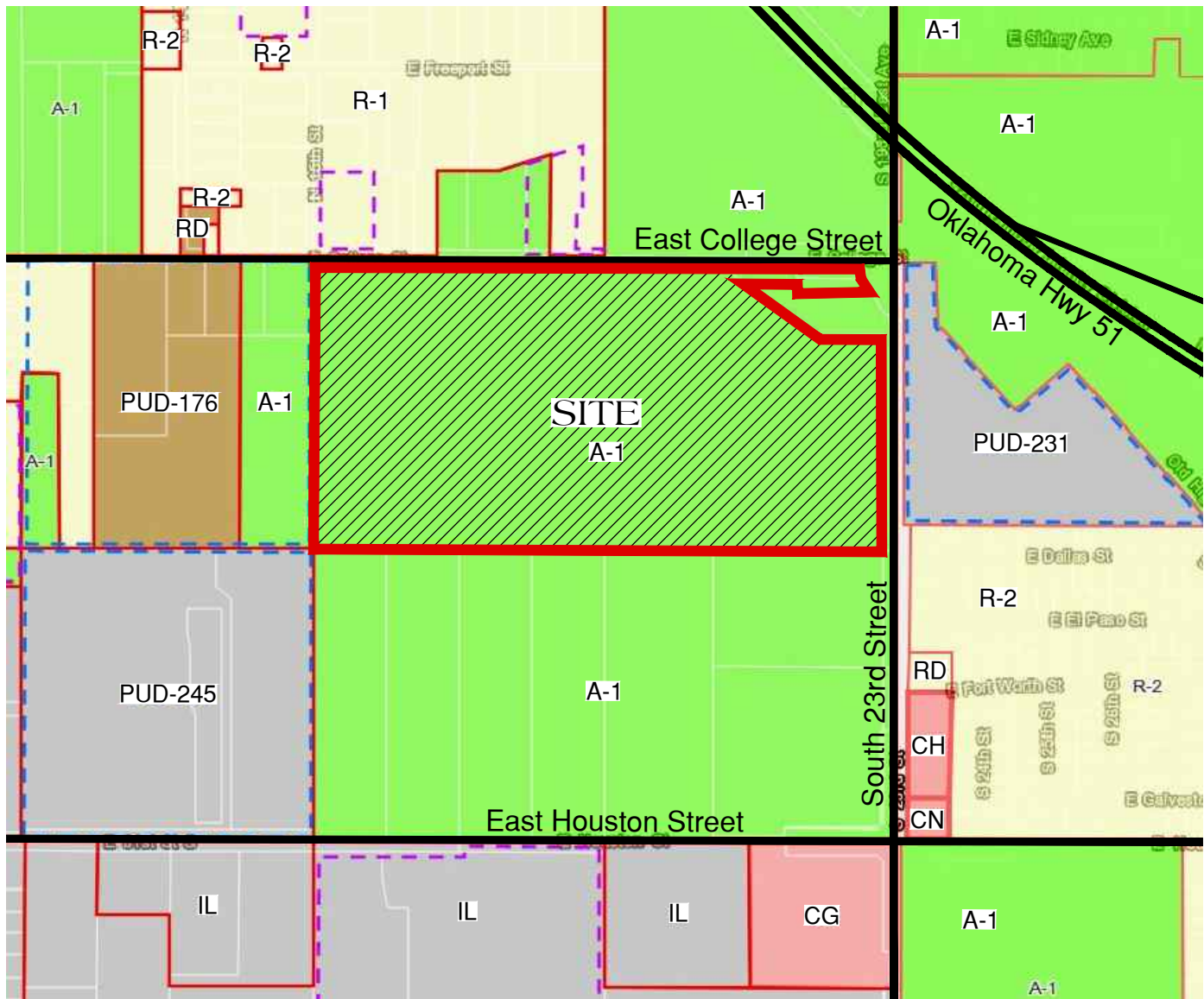
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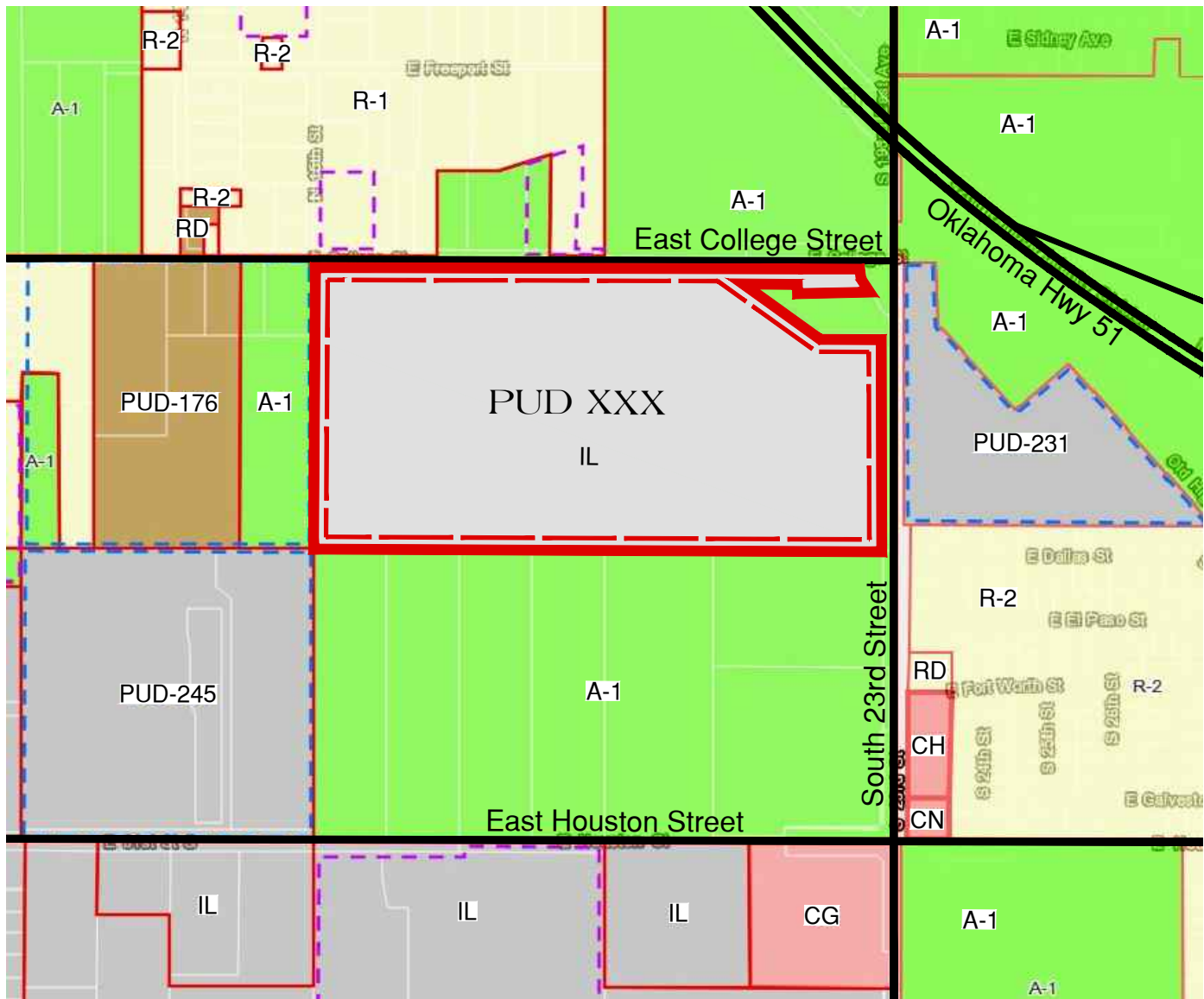
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PUD 289
Exhibit 'F'
Proposed Zoning Map

Harvest Center



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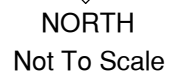
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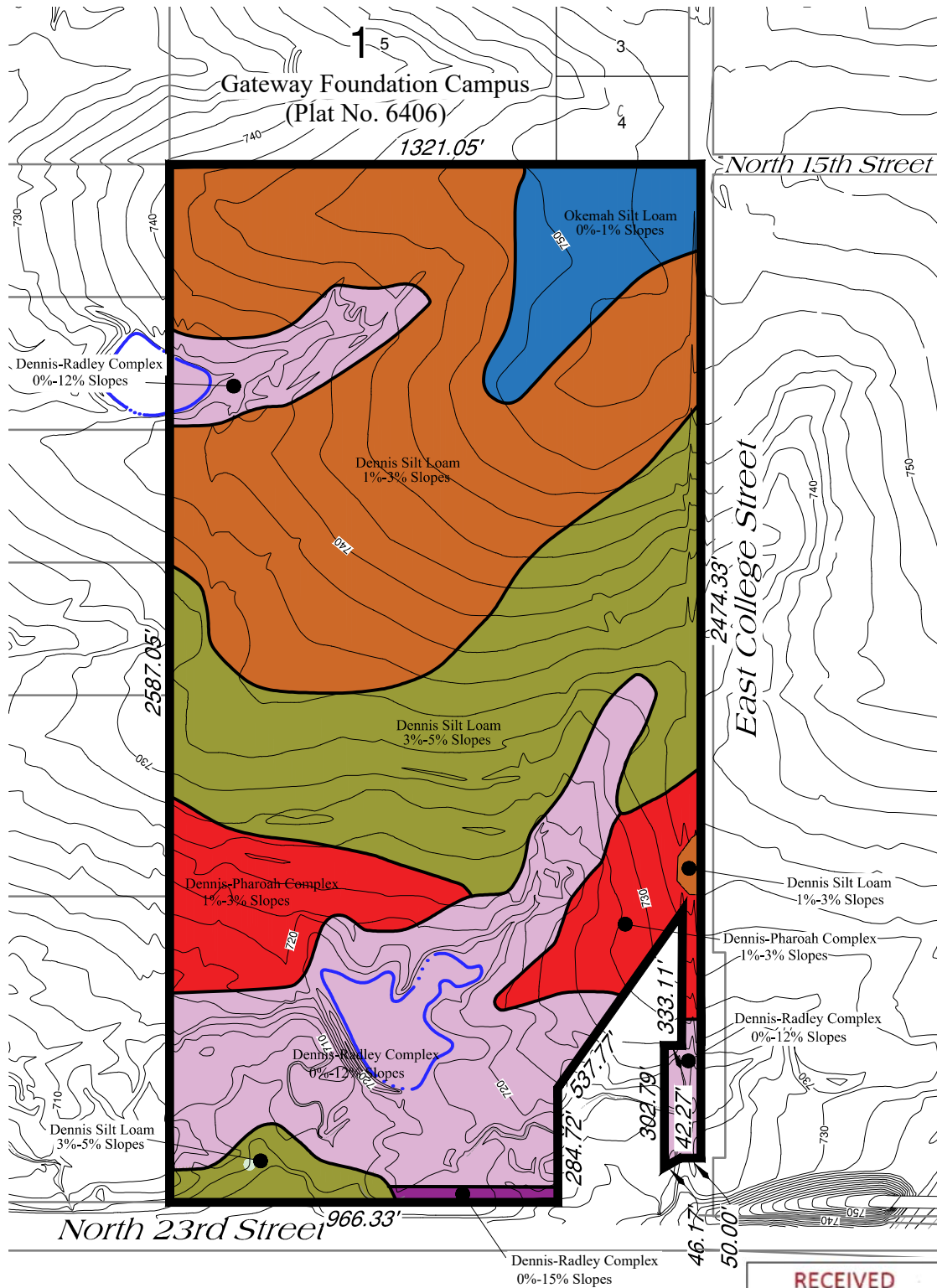


NORTH
Not To Scale

Harvest Center



PUD289
Exhibit 'H'
Topography and Soils
Harvest Center



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PUD 289
Exhibit 'I'
Project Legal

A tract of land located in the N/2 of the SE/4 of Section 12, T-18-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Beginning at a 5/8" steel pin found at the northwest corner of the north half of the southeast quarter(N/2 SE/4) of Section 12, T-18-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof;

Thence N89°59'22"E a distance of 2474.33 feet along the north line of said (N/2 SE/4) to the northwest corner of the tract described in the "Report of Commissioners" recorded in Book 3857, Page 106 in the records of the Tulsa County Clerk's office;

Thence S00°00'38"E and perpendicular to north line of said (N/2 SE/4) a distance of 50.00 feet;

Thence S29°51'23"E a distance of 46.17 feet to the northeast corner of the tract described in the "General Warranty Deed" and recorded as Document No. 2017042770 in the records of the Tulsa County Clerk's office;

Thence S89°59'22"W and parallel with the north line of said (N/2 SE/4) a distance of 302.79 feet;

Thence N00°07'59"W a distance of 42.27 feet;

Thence N89°32'51"W a distance of 333.11 feet;

Thence S54°44'34"E a distance of 537.77 feet;

Thence N89°52'01"E a distance of 284.72 feet to a point on the west line of the tract described in the "General Warranty Deed" and recorded as Document No. 2017042771 in the records of the Tulsa County Clerk's office, said point being 60 feet west of the east line of said (N/2 SE/4) as measured perpendicularly;

Thence S00°07'52"E and parallel with the east line of said (N/2 SE/4) a distance of 966.33 feet to the south line of said (N/2 SE/4);

Thence S89°59'43"W along the south line of said (N/2 SE/4) a distance of 2587.05 feet to a 3/8" steel pin found at the southwest corner of said (N/2 SE/4), said point also being the southeast corner of "Gatesway Foundation Campus", subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6406, as filed in the records of the Tulsa County Clerk.

Thence N00°00'54"W along the east line of said "Gatesway Foundation Campus" a distance of 1321.05 feet to the "Point of Beginning".

Said tract contains 3,268,328 square feet or 75.0305 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of N00°00'54"W along the east line of "Gatesway Foundation Campus", subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to official recorded plat thereof, Plat No. 6406, as filed in the records of the Tulsa County Clerk.



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March 18, 2019

Harvest Center

[illegible]T
18
N

15

N 00°00'54"W - 1321.05'

3

POB

Unplatted

North 15th Street

COLLEGE
STREET
CHURCH OF
GOD OF
PROPHECY

Unplatted

NEW HOPE
PRIMITIVE
BAPTIST
CHURCH

Unplatted

Unplatted

Unplatted

Unplatted

Unplatted

POC = Point of Commencement
POB = Point of Beginning

S 89°59'43"W - 2587.05'

N 89°59'22"E - 2474.33'

East College Street

S 00°07'52"E - 966.33'

North 23rd Street

OAK CREEK PARK EXTENDED

Unplatted

Line Table

No.	Bearing	Distance
L1	S 00°00'38"E	50.00'
L2	S 29°51'23"E	46.17'
L3	S 89°59'22"W	302.79'
L4	N 00°07'59"W	42.27'
L5	N 89°32'51"W	333.11'
L6	S 54°44'34"E	537.77'
L7	N 89°52'01"E	284.72'

The Illustration shown hereon is intended to depict the land description to which it is attached and does not represent a land or boundary survey plat as defined by the Board of Licensure for professional engineers and land surveyors for the State of Oklahoma.

tep

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PUD 289
Exhibit 'K'
Development Area "A" Legal

A tract of land located in the N/2 of the SE/4 of Section 12, T-18-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Beginning at a 5/8" steel pin found at the northwest corner of the north half of the southeast quarter(N/2 SE/4) of Section 12, T-18-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof;

Thence N89°59'22"E a distance of 1318.94 feet along the north line of said (N/2 SE/4) to a point that is 3.25 feet west of the northeast corner of the west half of said (N/2 SE/4);

Thence S00°00'38"E and perpendicular to the north line of said (N/2 SE/4) a distance of 1321.18 feet to a point on the south line of said (N/2 SE/4) that is 4.69 feet west of the southeast corner of the west half of said (N/2 SE/4);

Thence S89°59'43"W along the south line of said (N/2 SE/4) a distance of 1318.83 feet to a 3/8" steel pin found at the southwest corner of said (N/2 SE/4), said point also being the southeast corner of "Gatesway Foundation Campus", subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6406, as filed in the records of the Tulsa County Clerk.

Thence N00°00'54"W along the east line of said "Gatesway Foundation Campus" a distance of 1321.05 feet to the "Point of Beginning".

Said tract contains 1,742,400 square feet or 40.000 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of N00°00'54"W along the east line of "Gatesway Foundation Campus", subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to official recorded plat thereof, Plat No. 6406, as filed in the records of the Tulsa County Clerk.



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PUD289

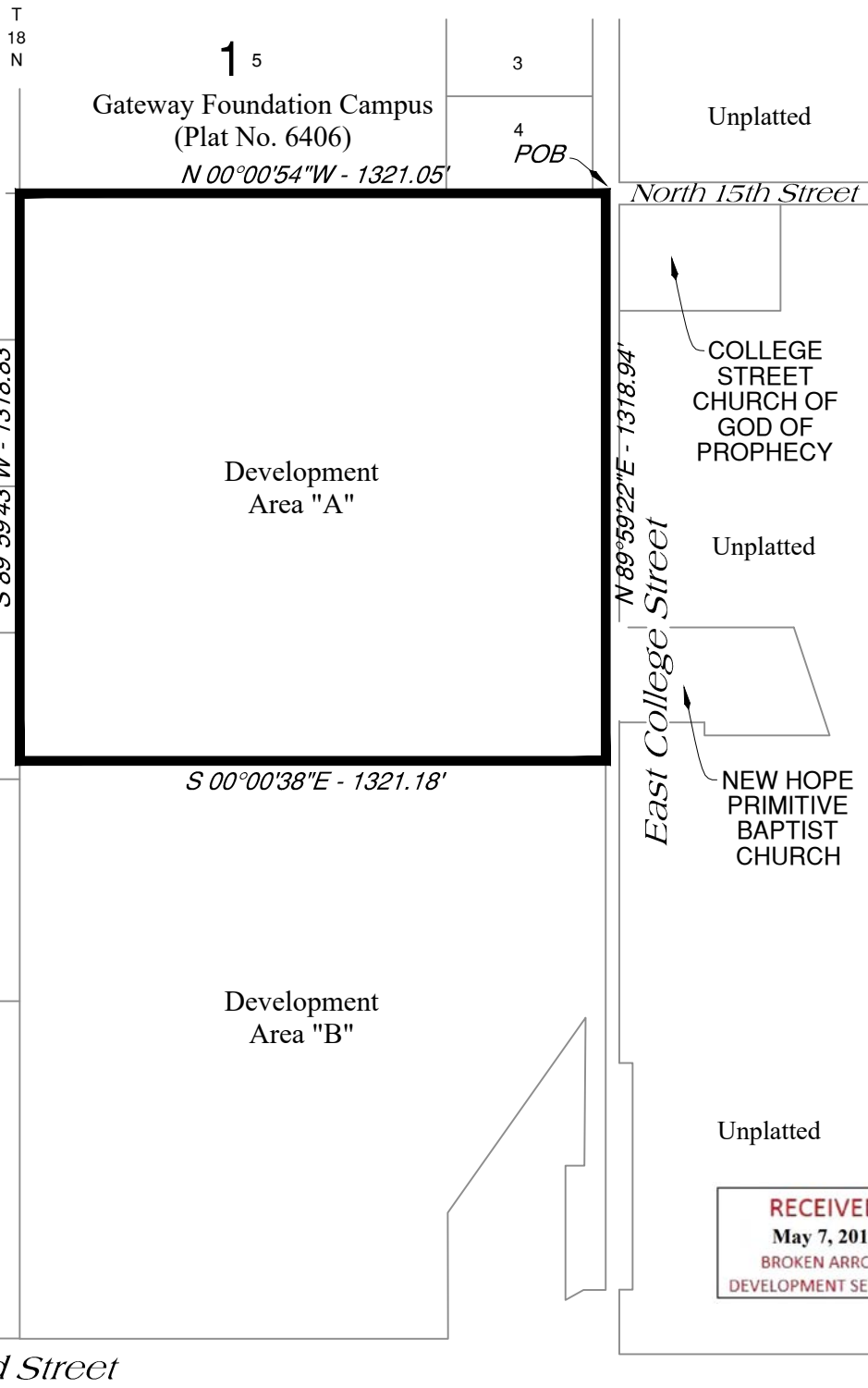
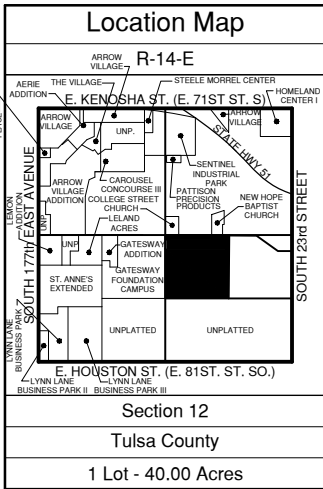
Exhibit 'L'

Development Area "A" Map

Harvest Center



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POB = Point of Beginning

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PUD 289
Exhibit 'M'
Development Area B Legal

A tract of land located in the N/2 of the SE/4 of Section 12, T-18-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Commencing at a 5/8" steel pin found at the northwest corner of the north half of the southeast quarter(N/2 SE/4) of Section 12, T-18-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof;

Thence N89°59'22"E a distance of 1318.94 feet along the north line of said (N/2 SE/4) to a point that is 3.25 feet west of the northeast corner of the west half of said (N/2 SE/4) and the "Point of Beginning";

Thence N89°59'22"E a distance of 1155.39 feet along the north line of said (N/2 SE/4) to the northwest corner of the tract described in the "Report of Commissioners" recorded in Book 3857, Page 106 in the records of the Tulsa County Clerk's office;

Thence S00°00'38"E and perpendicular to north line of said (N/2 SE/4) a distance of 50.00 feet;

Thence S29°51'23"E a distance of 46.17 feet to the northeast corner of the tract described in the "General Warranty Deed" and recorded as Document No. 2017042770 in the records of the Tulsa County Clerk's office;

Thence S89°59'22"W and parallel with the north line of said (N/2 SE/4) a distance of 302.79 feet;

Thence N00°07'59"W a distance of 42.27 feet; Thence N89°32'51"W a distance of 333.11 feet;

Thence S54°44'34"E a distance of 537.77 feet;

Thence N89°52'01"E a distance of 284.72 feet to a point on the west line of the tract described in the "General Warranty Deed" and recorded as Document No. 2017042771 in the records of the Tulsa County Clerk's office, said point being 60 feet west of the east line of said (N/2 SE/4) as measured perpendicularly;

Thence S00°07'52"E and parallel with the east line of said (N/2 SE/4) a distance of 966.33 feet to the south line of said (N/2 SE/4);

Thence S89°59'43"W along the south line of said (N/2 SE/4) a distance of 1268.22 feet to a point that is 4.69 feet west of the southeast corner of the west half of said (N/2 SE/4);

Thence N00°d00'38"W and perpendicular to the north line of said (N/2 SE/4) a distance of 1321.18 feet to the "Point of Beginning"

Said tract contains 1,525,928 square feet or 35.0305 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of N00°00'54"W along the east line of "Gateway Foundation Campus", subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to official recorded plat thereof, Plat No. 6406, as filed in the records of the Tulsa County Clerk.



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March 18, 2019

Harvest Center

[illegible]

No.	Bearing	Distance
L1	S 00°00'38"E	50.00'
L2	S 29°51'23"E	46.17'
L3	S 89°59'22"W	302.79'
L4	N 00°07'59"W	42.27'
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