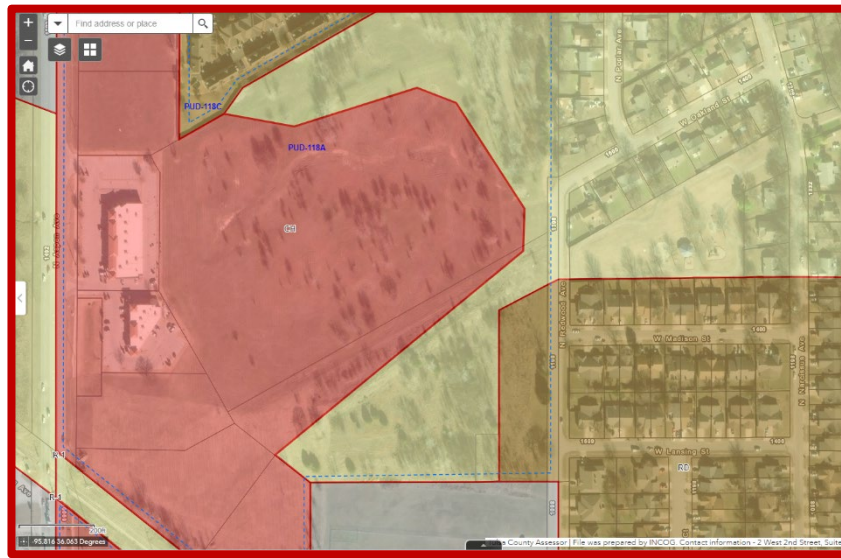


Conceptual PUD
for
Aspen Park Village

A Conceptual Planned Unit Development
For
Aspen Park Village
To
Support the Comprehensive Plan Change

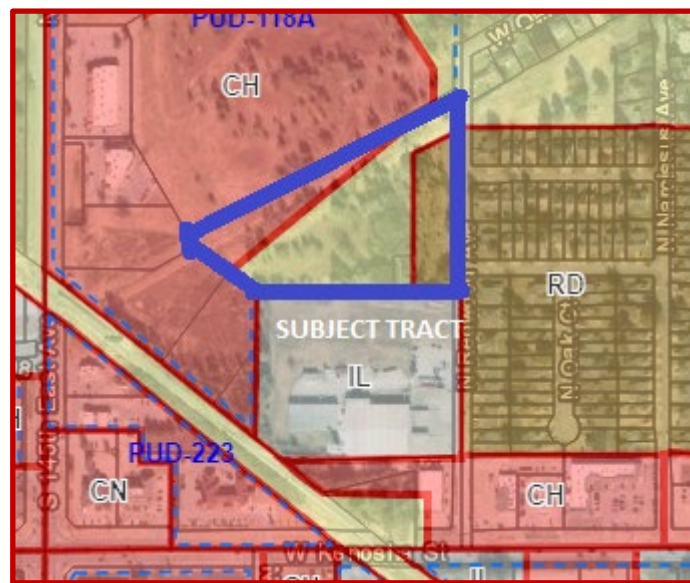


BY



Sisemore and Associates
6660 S. Sheridan, Ste 210
Tulsa, OK 74133

- I. **Location of subject Tracts.** The lands encompassed by this PUD is located partially with the Aspen Park Village plat and a non-platted tract outside of said plat, commonly referred to as Tract 4 in the previously filed PUD 118A and 118B. The platted portion of the total tract for this PUD is the southern portion of Block 4 Lot 1, totaling approximately 258,475 square feet and tract 4 totaling 67,074 square feet. All land is located in Section 3, T18N, R14E in the City of Broken Arrow, Tulsa County, Oklahoma. Attached is the Plat of survey showing the relationship of the two tracts under consideration for the rezoning and this PUD.
- II. **Surrounding Zoning.**



The subject tracts for this PUD can be seen outlined by the thick blue line. Three different zoning categories were originally constructed by PUD 118A. CH to the North R3 in the central portion and RD on the eastern portion. The south boundary is adjacent to one large tract that is IL. South and west of the subject tract are Lots 1 and 2 of Block 4 that were changed to IL under BAZ-000609-2023 and PUD 000621-2023.

- III. **Comprehensive Level Change** This PUD requests that the subject Tract Comprehensive plan Level of 3 be changed to Level 6 so that a zoning of Industrial Light be obtained. The outline of the Tract shows the requested area to be changed to Level 6.



Comprehensive Land Plan – Area requested for change to Level 6

IV. Level 6 Access Requirements

Access for this tract will be by Aspen Avenue, via a right in and right out driveway. Another access will be off of Redbud Avenue, while not going through the adjacent subdivisions.



The original PUD 118 allowed 5 accesses' off of Aspen Avenue. This right in right out drive would serve as that 5th access. The access would be through Lot 3 Block 4 through a 47.00 foot Limits of Access as prescribed by the Original Plat, Aspen Park Village. Due to easements by various pipeline companies and setbacks by the plat Lot 3 is virtually undevelopable. Its best use is to be the roadway into the subject Tract. These two access points will not be a through way but will serve only as access to the site. Under PUD-118 5 access points were allowed along Aspen Avenue. This access of Lot 3 would be the 5th and would be limited to a right in and right out drive.

V. Level 6 Landscape Requirements

The frontage of this tract along Redbud Avenue shall aligned with eight (8) foot wall setback 10 feet for landscape in accordance with the current Landscaping code of Broken Arrow. This wall and the landscaping will offer a buffer and screen to the adjacent subdivisions to the east. It is the intent of the final landscape plans to offer a multi-level canopy along the wall. In between the trees, will be selected berry producing shrubs. This may include the Aronia Red Chokeberry (*Aronia arbutifolia*), Pyracomeles Berry Box, and Berry Poppins Winterberry Holly. This will help in attracting songbirds to provide winter habitat and food. The mid-canopy will be constructed using the Columnar English Yew, "taxus baccata" 'Erecta' (= 'Fastigiata') as the column type intermixed with Black Pearl Redbud Tree "Cercis canadensis" which different than the Oklahoma Redbud as it is much darker and has a broader canopy. Provided that the code will allow it we also see a low-light fixtures along the outside of the wall to enhance the Landscaping at night and to allow patron's to find the entrance.

VI. Restricted Uses

Under this PUD the subject tract would be used only for mini storages to support the surrounding residential areas.

VII. Platting

If this Comprehensive Plan change from Level 3 to level 6 and the subsequent Zoning change to IL is approved, then this tract will be platted as a one Block one Lot in accordance with the current City of Broken Arrow Zoning code.