

Kenwood Acres

An Addition to the City of Broken Arrow, OK

Planned Unit Development No. 06- 172

Draft: September 15, 2005

Revised: October 20, 2006

OWNER:

Robert H. Johnson Trust of March 10, 2000

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PREPARED BY:

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I. PLANNED UNIT DEVELOPMENT (PUD) PURPOSE

The purpose of developing this site as a Planned Unit Development is to gain enough flexibility, in the allowable design standards, to re-develop the site into a project that will prove to be an asset to the community and to the neighbors. Variations from the standard zoning districts are needed to properly fit a modern development within the existing physical constraints of the subject site.

The subject site is located on the stretch of Kenosha between Elm and Lynn Lane which was developed several years ago. The current owner of the subject tract is developing this project under a PUD with hopes of setting the standards for redevelopment, in this part of town, very high.

II. DEVELOPMENT LOCATION & CONSTRAINTS

The subject site consists of approximately 2.72 acres, including lots 5 and 7, block 1, of the Kenwood Acres subdivision. The project address is 500 East Kenosha Street, which is physically located on the north side of Kenosha Street, between 4th Street and 5th Street.

The site is bounded on the south by Kenosha Street, a 5 lane primary arterial, and on the west and east by 4th and 5th Streets, respectively. The property to the north of the project site is currently developed as single family residences.

The property east of the site, across 5th Street, is currently developed as a carwash and a church. The property south of the site, across Kenosha Street, is developed as a church and parsonage. The property immediately west of the site is currently developed as residential, however to the west of the residential is a large commercial development. It is believed the residential property to the west will re-develop as commercial in the future. However, for the purpose of this document, the property to the west is treated as residential.

Fifth (5th) Street has been constructed to the far eastern side of the available right of way, leaving the majority of the land west of 5th Street as right of way adjacent to the east boundary of the subject tract.

The subject site is a redevelopment of lots 5 and 7, Block 1, within the Kenwood Acres Plat, which was recorded in the 1940's.

III. DEVELOPMENT CONCEPT

The subject project is proposed as a commercial and residential development submitted as a planned unit development pursuant to the provisions of the Broken Arrow Zoning Code. With the goal of highest and best land use in mind, a mixed use is necessary to optimize the site, and provide adequate storm water detention and open space to buffering to the remaining developments.

The concept is to create two development areas as follows:

- Development Area “A” for commercial, restaurant and/ or office uses.
- Development Area “B” for residential and storm water detention uses.

Development area “A” will front onto Kenosha Street and be approximately 390 feet deep in the north south direction and 300 feet along Kenosha Street.

Development area “B” will front onto 5th Street and be approximately 330 feet deep in the north south direction and 150 feet in the east west direction.

The intent of this PUD is to allow the uses of each identified area to overlap, allowing the change in use location to float within the guidelines outlined in the following text. The exact extent of residential structures from the north to the south is unknown at this time. However, a minimum of 210 feet of the northern portion of the project area shall be used for residential and/or storm water purposes to serve as a buffer to the existing residential development.

The necessary parking required for a potential building in development area “A” is also unknown known at the time of this PUD.

The intent of this document is to allow the non residential project along Kenosha to develop as necessary to meet the needed parking demand and allow the remaining property to develop as residential. Since it is difficult to determine the future parking needs, this document allows parking associated with the nonresidential area to be located on portions of area “B”. The buildings associated with the development area “A” are not to extend north of the north line of lot 7 of the Kenwood plat.

IV. DESIGN STATEMENT/DEVELOPMENT STANDARDS

Due to the stated development limitations this project is well suited for a planned unit development, which will permit greater flexibility within the development to best utilize the physical features of the particular site, allowing for buffering and detention.

The subject tract currently has an underlying zoning of R-1, which is being changed simultaneously with this application to C-5 and R-4. The Broken Arrow Long Range Land Use for the subject property consists of levels 3 and 6. An Application to Amend the Comprehensive Plan (BACP 60) was approved by City Council on November 21, 2005 to change Level 1 and a portion of the Level 3 to Level 6. This proposal is to develop the subject tract to the R-4 standards for a minimum/maximum of 210'/330', respectively, from the north property line and the remaining property to the south to C-5 standards with the following exceptions:

- Storm water detention and parking necessary to support area “A” can extend onto area “B”, so long as the minimum residential and/or detention use is 210 feet in the north south direction from the northernmost property line for the entire property width.
- RESIDENTIAL YARDS (Area “B”)
 - i. SIDE (detached)- 5'/5'; 10' total
 - ii. SIDE (attached) - 0' (when attached to other structures)
 - iii. REAR - 20'
 - iv. FRONT - (along Fifth Street) 15'
 - v. SIDE - (adjacent to nonresidential use) 10'
- NON RESIDENTIAL YARDS (Area “A”)
 - i. SIDE/REAR (between Non Residential & Proposed Residential Uses)
Buildings shall setback at least 50 feet from any residential lot boundary.
 - ii. FRONT/SIDE (along 4th & 5th Streets) - 25'
 - iii. FRONT (along Kenosha Street)
As established in the C-5 Zoning District
- MINIMUM RESIDENTIAL LOT SIZE - 4000 SF (for all residential uses)
- MINIMUM RESIDENTIAL LOT WIDTH - 32 feet (for all residential uses)
- MINIMUM ALLOWABLE OPEN SPACE
 - i. AREA “A” - 10%
 - ii. AREA “B” - 25%
 - iii. OVERALL COMPOSITE - 15%
- NONRESIDENTIAL BUILDING HEIGHT -
 - i. Single story building – Maximum height 35 feet
 - ii. Two – story building – Maximum height 50 feet

- iii. Multi – story buildings – Maximum height 75 feet (with a 75 foot set back from residential uses) Multi – story buildings could include hotels, mixed office / retail.
- **EXTERIOR BUILDING MATERIALS –**
Excluding window and door openings, the exterior of all buildings in Development area A shall be of masonry material. All façade designs and materials shall be approved through the site plan process.
- **EXTERIOR LIGHTING –**
All exterior lighting shall meet the requirements of Article VIII, Section 21 of the Broken Arrow Zoning Ordinance except along the east right-of-way line of 4th Street and wherever Development Area A abuts any residential lot they shall be limited to 16 feet in height with the fixture fixed and parallel to the ground. OR submit a photometric drawing in accordance with Article VIII, Section 21 of the Broken Arrow Zoning Ordinance.
- **SOLID WASTE DISPOSAL –**
In Development Area A, all solid waste shall be disposed in a dumpster. Dumpster shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Dumpsters in Development Area A shall be located at least 50 feet from any exterior property line.

V. ALLOWABLE USES

Uses allowed in Development Area A shall consist of those allowed in the C-5 Highway and Recreational District or the newly proposed zoning classification of CH once adopted. The following uses will be excluded:

- Agricultural Implements, sales, repair, and service
- Ambulance Service
- Amusement Park
- Auctioneer Auditorium
- Auto Dealership
- Bait Shop (retail)
- Baseball Park (Commercial)
- Bingo Hall/Parlor
- Boiler Sales without Service
- Dairy Products – Wholesale
- Fur goods, storage & cleaning
- Furniture Cleaning, Repair, and Restoration
- Golf Driving Range
- Machine Shop
- Mini – storage
- Motorcycle Dealership
- Motor Freight Terminal
- Race Track, Auto, Dog & Horse
- Recreation Vehicle Campground
- Sexually Oriented Businesses
- Souvenirs, Roadside stand

- Swimming Pool, Commercial
- Theatre, Motion Picture (Drive-in)

Uses allowed in Development Area B shall consist of those allowed in the R-4 Two-Family District.

VI. STREET DESIGN & ACCESS LIMITATIONS

The project shall have one point of access and only one point to Kenosha St. (71st St.). If a full four-way signal is installed at 5th and Kenosha (not a signalized crosswalk) the property owner shall install a median on Kenosha to prevent left-turn movements from the property (if the property owner exercises the right to install the Kenosha access point.) Currently, one access point exists on Kenosha St. (71st St.)

Sidewalks shall be installed in accordance with the subdivision regulations. Sidewalks will be constructed by the Developer in all areas that are adjacent to a public street.

VII. LANDSCAPING AND SCREENING

Landscaping and Screening will be provided in accordance with the Broken Arrow Zoning Ordinance except as follows:

- In Development Area A, a landscape area of at least 10 feet in width shall be provided along 4th Street and wherever Development Area A abuts a residential lot boundary. In this landscape area, at least one evergreen tree shall be planted for every 20 lineal feet that Development Area A abuts 4th Street and any residential lot boundary. In addition a berm or landscape edge or masonry wall shall be installed along 4th Street per the Broken Arrow Zoning Ordinance. 15 shrubs per 50 lineal feet will be installed along Kenosha. If there is an access point installed on Kenosha there must be landscape beds on both sides of the entry.
- An Architectural metal fence with masonry columns may be installed along 4th Street in lieu of 8 foot high opaque fence - if property west of 4th Street is still being used as residential property at time of development. (Otherwise – no fencing will be required.) An architecturally attractive 8-foot high opaque fence shall be installed in accordance with the Zoning Ordinance wherever Development Area A abuts any residential lot boundary.
- A property owners association will be established as part of the platting process. All open space areas in Development Area A, including the storm water detention facility, shall be owned and maintained by such property owners association. Any landscape material that fails shall be replaced in accordance with the criteria contained in Article VIII, Section 19.7e of the Zoning Ordinance.
- All fencing in Development Area A shall be maintained by the property owners association. Fencing plans shall be presented to and approved by the Planning Commission as part of the Site Plan Review.

VIII. PLATTING

All of the property associated with PUD 172 shall be replatted in accordance with City of Broken Arrow Subdivision Regulations. The deed of dedication of the required subdivision plat shall

include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

IX. APPENDIX LIST

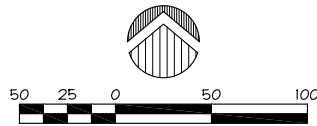
EXHIBIT “A” - Specific Use Plan

EXHIBIT “B” - Aerial Photo/Topographic Map

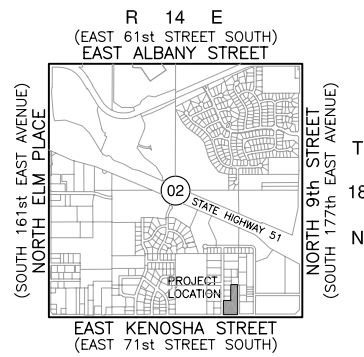
EXHIBIT “C” - Zoning Map

EXHIBIT “A” - Specific Use Plan

Redevelopment of Kenwood Acres Specific Use Plan

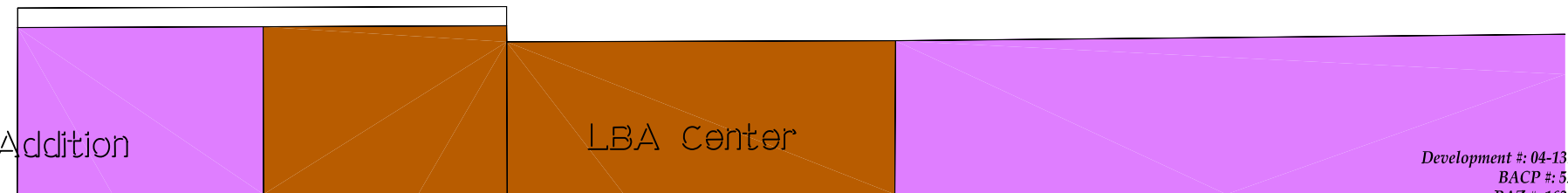
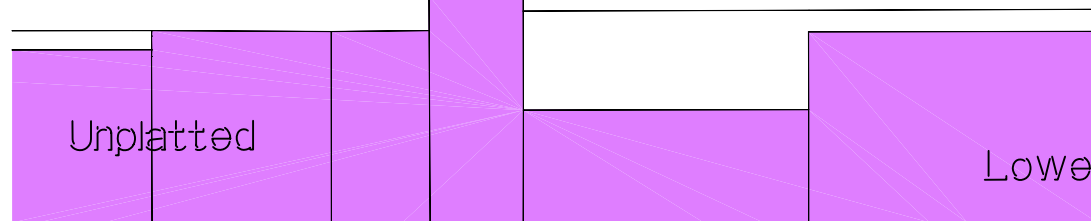
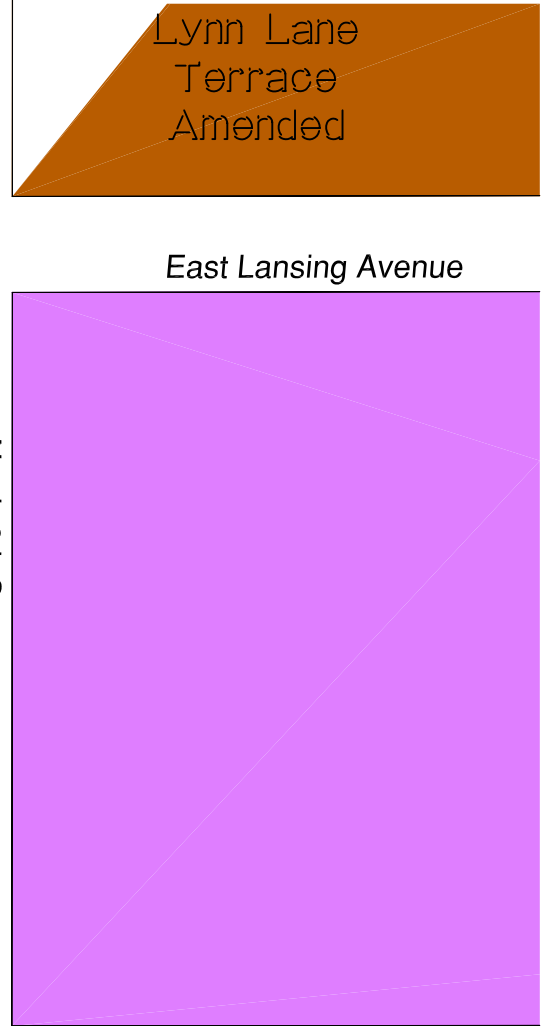
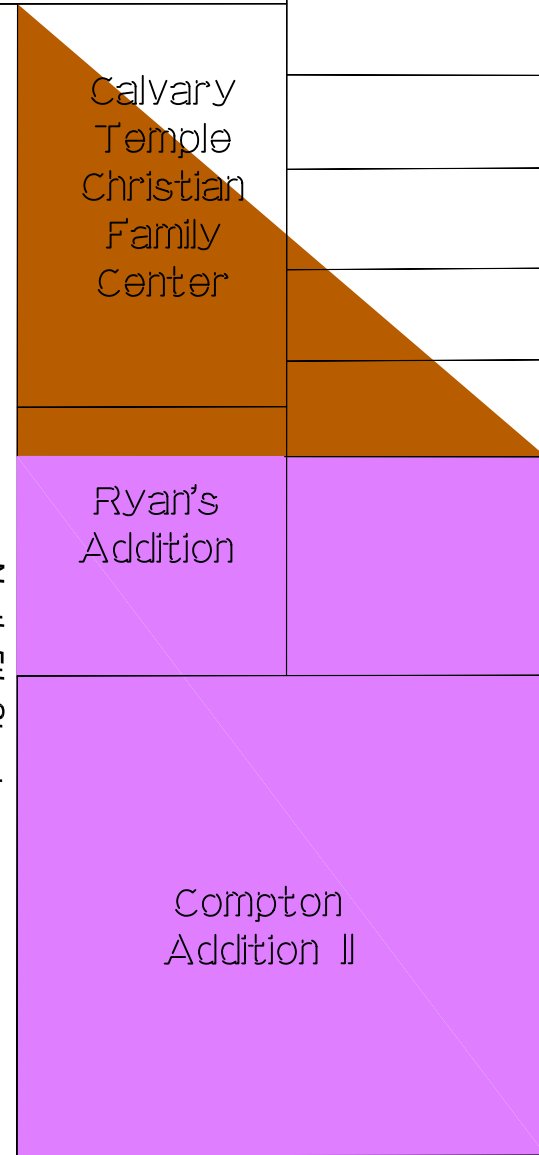
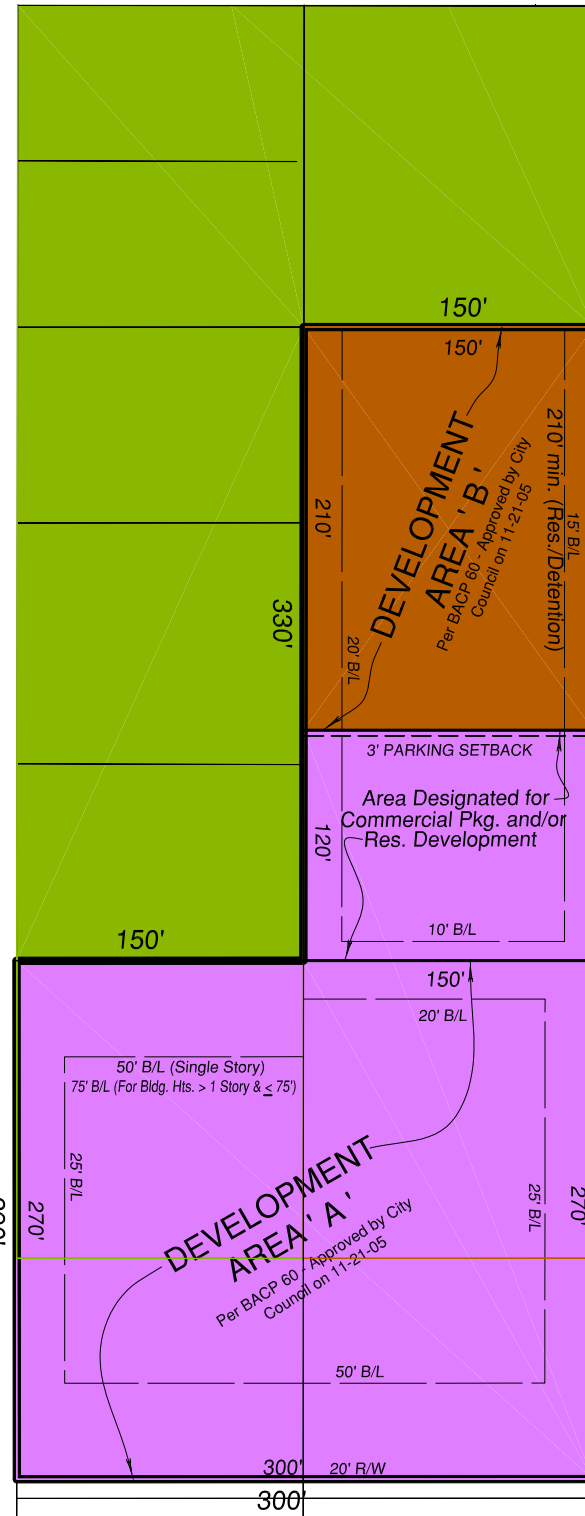
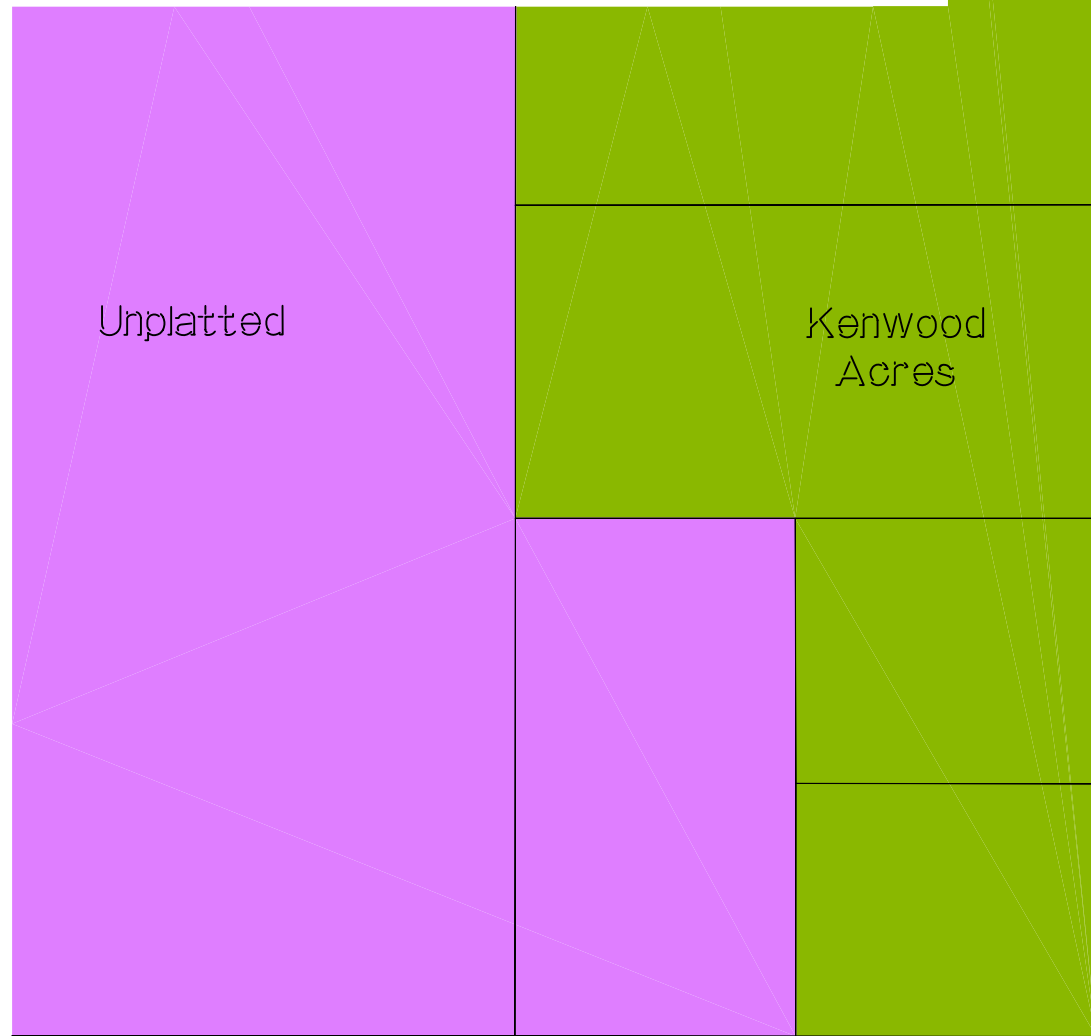


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Location Map

LUIS Legend	
LEVEL 1 - RURAL RESIDENTIAL	
LEVEL 2 - URBAN RESIDENTIAL	
LEVEL 3 - TRANSITION AREA	
LEVEL 4 - COMMERCIAL/EMPLOYMENT NODES	
LEVEL 5 - DOWNTOWN AREA	
LEVEL 6 - REG. EMPLOYMENT/COMMERCIAL	
LEVEL 7 - MAJOR INDUSTRIAL	
PUBLIC / SEMI-PUBLIC	
GREENWAY / FLOODPLAIN	
PUBLIC RECREATION	
PRIVATE RECREATION	



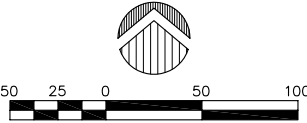
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BACP #: 52
BAZ #: 1631

EXHIBIT “B” - Aerial Photo/Topographic Map

EXHIBIT “C” - Zoning Map

Redevelopment of Kenwood Acres

Zoning Map

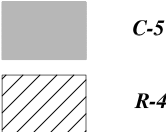


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Location Map

PROP UNDERLYING ZONING LEGEND



C-5

R-4

R-1

Kenwood
Acres

Unplatted

C-4

North 4th Street

North 5th Street

North 6th Street

Calvary
Temple
Christian
Family
Center

R-2

Ryan's
Addition

C-4

Compton
Addition II

R-5

Lynn Lane
Terrace
Amended

East Lansing Avenue

C-2

East Kenosha Street

C-5

Unplatted

C-3

C-3

Lowery's
Addition

C-4

R-3

O-2

LBA Center

C-3