

PUD XX

# Tidal Wave at Elm Place

Broken Arrow, Oklahoma

CITY OF BROKEN ARROW

NOV 13 2019

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**I. Development Concept:**

“Tidal Wave at Elm Place” is a proposed 1.2250 acre tunnel car wash use located on the east side of Elm Place, approximately 330' south of Houston Street. The site has 130 feet of frontage on Elm Place. The property was approved for rezoning to CH (Commercial Heavy) by the Broken Arrow City Council on August 20, 2019. With the approval of the rezoning, the requirement to submit a PUD for any development was also approved by the City Council.

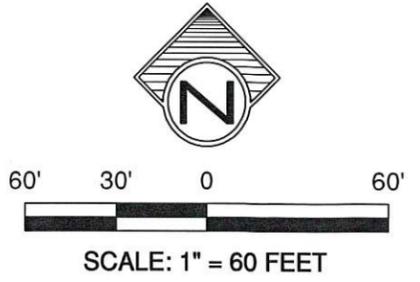
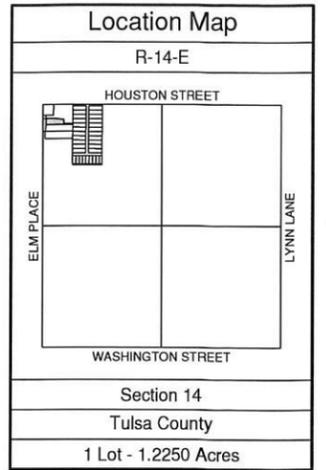
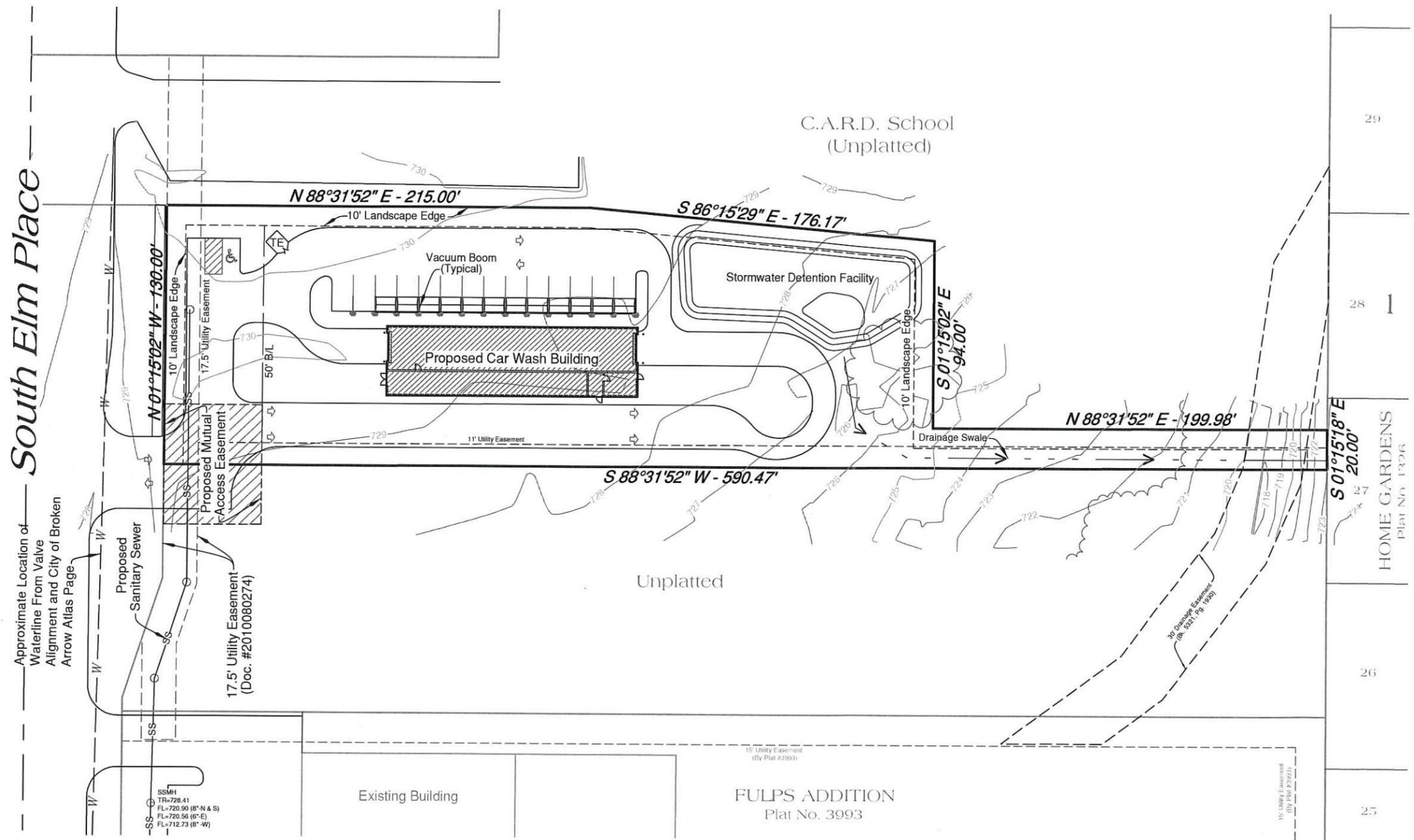
The property has Home Gardens residential single-family subdivision to the east of the site (RS-2), located north of the site is C.A.R.D. (Community Action Resource Development) school that is zoned RS-2, to the south is unplatted CH zoned land. The tract is generally flat and drains from west to east. Soil types are typical for the area and pose no unusual development concerns.

This proposed PUD is to allow only a tunnel car wash use for the subject tract.

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Exhibit A  
**Tidal Wave  
 at Elm Place**  
 Conceptual Site Plan

**II. DEVELOPMENT STANDARDS**

Permitted Uses:	Tunnel Car Wash
Minimum Lot Size	22,500 sq. ft./0.50 Acres
Minimum Lot Width	100 feet
Minimum Building Setbacks:	
- From Elm Place Right-of-Way	50 feet
- North Boundary	35 feet
- From East Boundary	50 ft.
- From South Boundary	0 feet
Maximum Building Height	35 feet
Other Bulk and Area Requirements	As established in the CH Zoning District
Minimum Landscape Area:	
Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance.	
Sign Standards:	
Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance.	

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**III. ACCESS TO ELM PLACE -**

The centerline to centerline separation of the proposed driveway/access point into the subject tract from the driveway to the north of the PUD site, on the east side of Elm Place, as well as the separation of the driveways on the west side of Elm Place, will be less than that required by Section 5.3.B.3 of the Zoning Ordinance due to existing features, site conditions and geometry. The access point onto Elm Place shall be via a Mutual Access Easement that will provide access to Elm Place for this tract and the tract immediately south of this tract. The access point from Elm Place shall be located as shown in "Exhibit A - Conceptual Site Plan."

**VI. LANDSCAPING AND SCREENING -**

Except as modified herein, landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance. Any landscape material which fails shall be replaced in accordance with the criteria contained in Section 5.2.B.4.d.ii of the City of Broken Arrow Zoning Ordinance. An opaque, wood screening fence of at least 6 feet in height shall be provided along the north and east boundaries of this PUD, except that the west 215 ft. of the north boundary will not be required to meet this fencing requirement. Fencing shall be installed in accordance with Section 3.2.D.3 of the City of Broken Arrow Zoning Ordinance.

**V. PLATTING -**

No building permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. 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.

**VI. SITE PLAN REVIEW -**

No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City of Broken Arrow as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City of Broken Arrow.

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