



City of Broken Arrow, Tulsa County, Oklahoma  
PUD Major Amendment  
Planned Unit Development Number 94-S-1  
June 2017

Prepared For:  
Jim Norton Chevrolet  
3131 North Aspen Avenue  
Broken Arrow, OK 74012

City of Broken Arrow

JUN 19 2017

Prepared By:

 **SACK AND ASSOCIATES, INC.**  
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com  
CA Number 1783 (PE/LS)

**BATTLE CREEK**  
**NORTH OF THE NORTHEAST CORNER**  
**OF THE BROKEN ARROW EXPRESSWAY AND ASPEN AVENUE**  
**JIM NORTON CHEVROLET EXPANSION**  
**PUD 94-S-1, an Expansion of PUD 94-S**

**June 2017**

City of Broken Arrow

JUN 19 2017

# LIST OF EXHIBITS

- A.....Illustration Concept Plan
- B.....Topography and Existing Vegetation Map
- C.....Adjacent Land Use and Zoning
- D.....Circulation and Access Plan
- E.....Landscape and Open Space Concept Plan
- F.....Existing and Proposed Utilities Plan
- G.....Aerial Photograph
- H.....Architectural Preliminary Design

## **I. DEVELOPMENT CONCEPT**

The subject property comprises 4.552 acres which is East of the new Jim Norton Chevrolet Dealership on Lot 1, Block 1 'Ronda Norton Center' located North of the Northeast corner of North Aspen Avenue (South 145<sup>th</sup> East Avenue) and the Broken Arrow Expressway. The 4.552 acre tract lies south of Granger Street and North of Albany Drive. The proposed use is an Expansion of Jim Norton Chevrolet Dealership which will require a rezoning from CG to CH and is an expansion of PUD No. 94-S. The Broken Arrow Comprehensive Plan identifies the subject property as Level 6 intensity, and the proposed dealership expansion is in accordance therewith. The expansion is for employee parking, new vehicle storage and a Fleet Service Maintenance facility.

This PUD is an expansion of PUD 94-S that was approved by the Broken Arrow City Council on September 17, 2013. The development standards of this PUD are similar to those approved with PUD 94-S. PUD 94-S, however, remains unchanged and is not part of this application. Concurrently with the filing of the application for the expansion of PUD No.94-S, an application for rezoning the existing underlying zoning of the subject property from CG Commercial General to CH Commercial Heavy will be filed.



## II. DEVELOPMENT STANDARDS

The Subject Property shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH-Heavy Commercial District, but limited to automobile dealership, and other permitted uses shall be limited to those uses permitted by right within a CG Commercial General District, except as modified herein.

NET LAND AREA\* 4.552 acres

\*The net land area above set forth is conceptual and may be modified pursuant to the subdivision platting process.

GROSS LAND AREA 4.969 acres

### PERMITTED USES:

Automobile dealership and applicable accessory uses permitted by right within a CH Commercial District and other uses and applicable accessory uses shall be limited to those permitted by right within a CG Commercial District.

MAXIMUM FLOOR AREA RATIO: Not Applicable

MAXIMUM BUILDING HEIGHT: 2 Stories  
(35 ft.)

### BUILDING MATERIALS:

Blue and white metal wall panels will be used on the Fleet Building front to look similar to the other Jim Norton Chevrolet Buildings.

### MINIMUM BUILDING SETBACK:

From each boundary fronting a public street, the minimum building setback from the right-of-way shall be fifty feet, provided however, overhead doors used for service and repair and oriented toward a street shall have a minimum setback of 150 feet.

From interior boundaries, the minimum building setback is 0 feet, provided that building code requirements are met.

MINIMUM LANDSCAPING 10% of net lot

MINIMUM OFF-STREET PARKING: As required for the applicable use.

OTHER BULK AND AREA REQUIREMENTS As required within a CH District.

City of Broken Arrow

### III. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

#### A. Landscaping /Fencing

Landscaping shall meet the requirements of the Broken Arrow Zoning Ordinance (the "Zoning Ordinance") except as hereinafter modified. In addition to the requirements of the Zoning Ordinance, the following landscaping standards shall be applicable:

1. Landscape areas shall be substantially in accord with the landscaping as depicted by the submitted Concept Plan - Exhibit A, including landscaped areas depicted along the principal interior access drive and landscape areas dimensions as depicted. Parking areas for vehicles intended for sale shall not be required to comply with customary landscaped area requirements. Required trees shall be large to medium trees as defined by Section 5.2 of the Zoning Ordinance, except where there are conflicts with overhead utility lines, small trees as defined by Section 5.2, may be used. Landscaping shall be designed to minimize bird attraction.
2. Granger Street Frontage: Not less than one tree shall be planted for each 25 lineal feet of street frontage and the landscape edge shall be not less than 15 feet in width. Within the landscaped edge, at least 25 shrubs (3-gallon in size) shall be planted per 50 lineal feet of the landscaped edge, and shall be evenly spaced.
3. Albany Drive: Not less than one tree shall be planted for each 50 feet of street frontage and the width of the landscape edge shall be as depicted on Exhibit A. In addition to required trees, shrubs shall be provided as set forth within Section 5.2 of the Zoning Ordinance, provided however, shrubs may be evenly spaced or grouped.
4. Westerly Boundary: No new landscaping required with the existing 10 feet wide and 20 feet wide landscaping areas will remain in place and maintained.
5. Easterly Boundary: Not less than one tree shall be planted for each 25 feet of the east property boundary and the landscape edge shall be 15 feet wide with 10 feet east of a 6 foot high wooden fence. The east 10 feet will be landscaped with oak trees at least 4-inches in caliber at the base. This 10 foot wide area will not be landscaped until the property to the east is being developed. (The gravel road will be removed.)
6. An architectural metal fence, similar to the existing fence to the west along Granger Street, shall be installed along the north boundary next to Granger Street.

B. Lighting

Exterior lighting shall be in accordance with Section 5.6 of the Zoning Ordinance.

C. Access and Circulation

Access shall be provided in accordance with the Zoning Ordinance except as hereinafter modified. The principal access is derived from Albany Drive and through Ronda Norton Center. No access to Granger Street or to the East shall be permitted. Access to Albany Drive shall be limited to one point of access which shall be designed to facilitate access and egress for the Fleet Service Maintenance facility.

Sidewalks, not less than 5 feet in width, shall be constructed along the perimeter streets of the PUD, being along Granger Street and Albany Drive, by the developer in accordance with the City Subdivision Regulations.

D. Signs

Signs shall be installed in accordance with Section 5.7 of the Zoning Ordinance. Only one freestanding sign shall be located within the PUD on Albany Drive located near the southwest corner of the property, 30 feet high with 300 feet of display per side.

E. Operational Limitations

1. Outdoor Speaker. No outdoor speakers shall be allowed on the site.
2. Fencing. The use of chain link or barbed wire is prohibited.

F. Utilities

Utilities are at the site or accessible by customary extension. The drainage system will be designed in accordance with the City of Broken Arrow standard specifications.

G. Site Plan Review

Development areas may be developed in phases and no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the City and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the City.



H. Platting Requirement

Development areas may be developed in phases, and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the City Council and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City shall be a beneficiary thereof. Nothing above set forth shall preclude the exercise of the authority of the City to issue a building permit upon site plan approval, which may include conditions such as a requirement that the applicable phase shall be platted prior to the issuance of an occupancy permit.



**IV. LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34; THENCE SOUTH 00°00'00" WEST ALONG THE WESTERLY LINE OF SECTION 34 FOR 2407.36 FEET; THENCE NORTH 89°59'41" EAST FOR 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ASPEN AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANGER STREET AND BEING THE NORTHWEST CORNER OF RONDA NORTON CENTER AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF; THENCE CONTINUING NORTH 89°59'41" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 848.36 FEET TO THE NORTHEAST CORNER OF SAID RONDA NORTON CENTER AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 89°59'41" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY FOR 176.58 FEET; THENCE NORTH 00°00'19" WEST FOR 10.00 FEET; THENCE NORTH 89°59'41" EAST FOR 61.25 FEET; THENCE SOUTH 00°02'42" WEST FOR 239.54 FEET; THENCE SOUTH 07°54'32" WEST FOR 143.53 FEET; THENCE SOUTH 22°54'46" WEST FOR 142.78 FEET; THENCE SOUTH 37°55'00" WEST FOR 142.78 FEET; THENCE SOUTH 52°55'14" WEST FOR 141.78 FEET; THENCE SOUTH 69°02'16" WEST FOR 175.61 FEET TO A POINT IN A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ALBANY DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°02'54" AND A RADIUS OF 390.00 FEET WITH A CHORD BEARING OF NORTH 37°59'11" WEST AND A CHORD LENGTH OF 228.36 FEET FOR AN ARC LENGTH OF 231.76 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID RONDA NORTON CENTER; THENCE NORTH 66°05'04" EAST ALONG SAID EASTERLY LINE FOR 276.02 FEET; THENCE NORTH 30°14'08" EAST CONTINUING ALONG THE EASTERLY LINE FOR 165.29 FEET; THENCE NORTH 02°36'25" EAST CONTINUING ALONG THE EASTERLY LINE FOR 166.14 FEET; THENCE NORTH 00°00'19" WEST CONTINUING ALONG THE EASTERLY LINE FOR 163.49 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 198,269.07 SQUARE FEET OR 4.552 ACRES, MORE OR LESS.

City of Broken Arrow

JUN 19 2017



May 9, 2017

Theodore Sack  
Sack & Associates, Inc.  
3530 East 31<sup>st</sup> street, Suite A  
Tulsa, OK, 74135

**RE: NORTON CHEVOLET EXPANSION, STR 34-19-14, FEE IN LIEU-OF  
DETENTION DETERMINATION, BROKEN ARROW DETERMINATION  
LETTER DD-050917-08**

Mr. Sack:

The Engineering Department has reviewed the request for a fee-in-lieu of detention determination for the above site. This site is classified as an allowed fee-in-lieu of detention site. This site drains into Haikey Creek, which at the present time, fees in lieu of detention is allowed by the City of Broken Arrow.

A fee of \$0.35/ s.f. of net increased impervious area is required. The fee will be due before issuance of the building permit on the project. A reference to this determination number shall be shown on the engineering plans cover sheet and site plan along with the increased impervious area square footage.

The fee in-lieu of detention determination is contingent upon grading and stormwater plans prepared by a professional engineer showing that there is no adverse impact to offsite properties nor public safety hazard created by the increased stormwater flows conveyed from the proposed development.

Attached is a completed copy of the Fee In-Lieu-Of Detention Determination Form for your records. If you require additional information, please contact me at [jbigby@brokenarrowok.gov](mailto:jbigby@brokenarrowok.gov) or at (918) 259-7000 ext. 5241.

Sincerely,  
**CITY OF BROKEN ARROW**

A handwritten signature in black ink, appearing to read "Jeff Bigby".

Jeff Bigby, PE, CFM  
Stormwater Manager

Cc: Michael Skates, PE, CFM, Development Services Director  
John McElhenney, P.E. Development Services Engineer

City of Broken Arrow

JUN 19 2017

Enclosures (1)





# CITY OF BROKEN ARROW

## FEE-IN-LIEU OF DETENTION DETERMINATION FORM

City Staff to complete this section  
Determination Number: DD-050917-08

### FIGURE "G"

Project Name: JIM NORTON CHEVROLET EXPANSION

Project Contact: THEODORE A. SACK Phone Number (918) 592-4111

Mailing Address: 3530 E.31ST ST., SUITE A, TULSA, OK 74135

Legal Description of Property:  
34/19/14 SEE ATTACHED EXHIBIT A  
Section/Township/Range Legal Description (Attach Legal and Vicinity Map if Required)

County Parcel Number: 99434943424000 (PART OF BAL 2019)

Is this property part of a P.U.D. or Plat?  Yes  No  
If yes, provide name and number. PUD 94S-1/PLAT: RONDA NORTON CENTER II

Nature of Proposed Project: (Check All That Apply)  
 Residential Plat  Commercial/Industrial Plat  
 Commercial/Industrial Site Plan  Other (describe) \_\_\_\_\_

Approximate area of site: 4.552 Acres.  
Approximate area of proposed development: 4.552 Acres.

**THE LOCAL ADMINISTRATOR IS TO COMPLETE THE SECTION BELOW:**

Drainage Basin: Haikey Creek  Broken Arrow Creek [ ] Adams Creek [ ]  
Elm Creek [ ] Aspen Creek [ ]

Is there a constructed facility affecting this project?  Yes  No  
Is there a planned facility affecting this project?  Yes  No

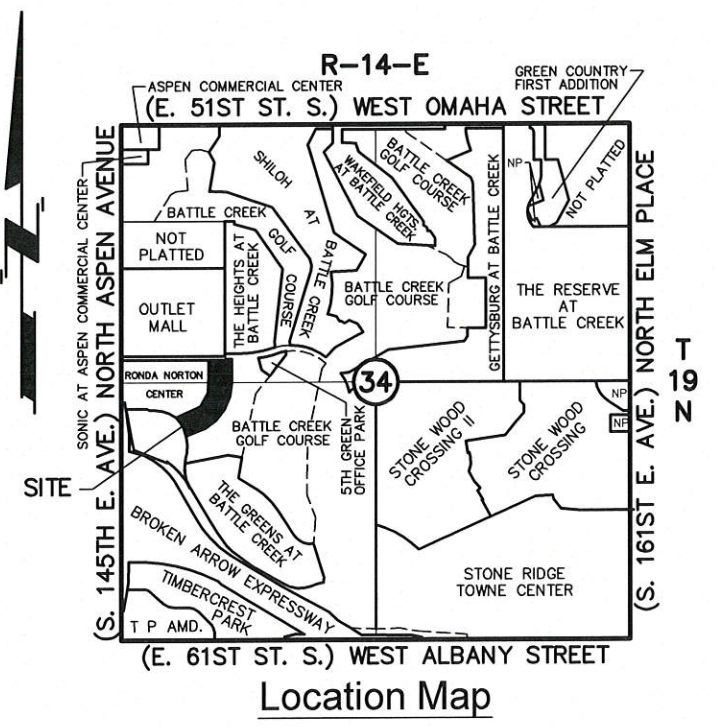
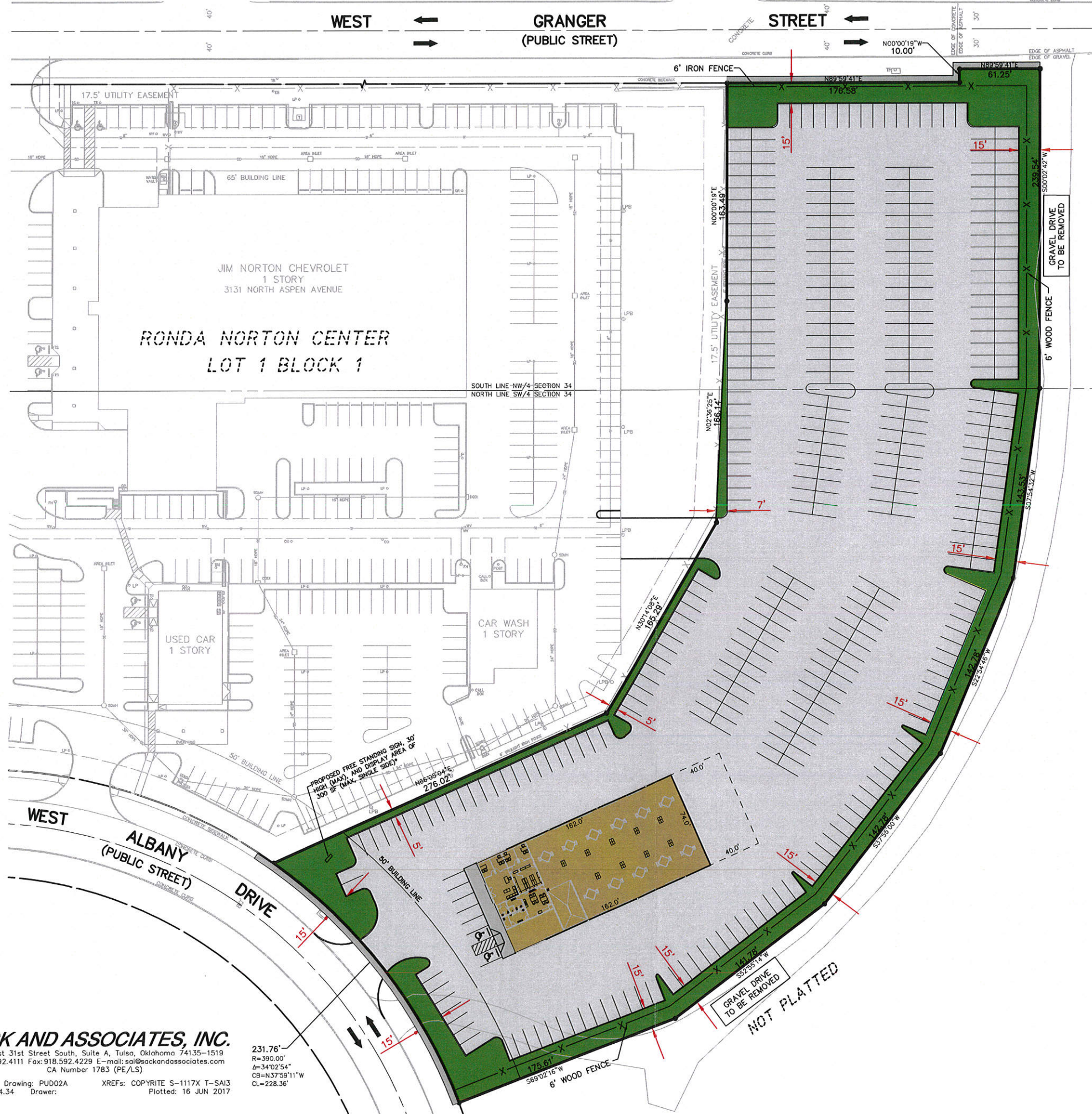
- Fee-In-Lieu of Detention will be required on this project. \*
- Fee-In-Lieu of Detention will be allowed on this project. \*
- On Site Detention will be required on this project.

[Signature] 5-9-17  
LOCAL ADMINISTRATOR DATE

An approved fee-in-lieu of detention determination form is valid for one year after the date signed. If no development plans are submitted within that time frame, a new determination will be required.

\* Developments designated fee-in-lieu of detention must show that stormwater can be conveyed to downstream stormwater drainage systems without adversely impacting offsite properties or creating a public safety hazard.





City of Broken Arrow

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Illustration Concept  
Plan  
EXHIBIT 'A'

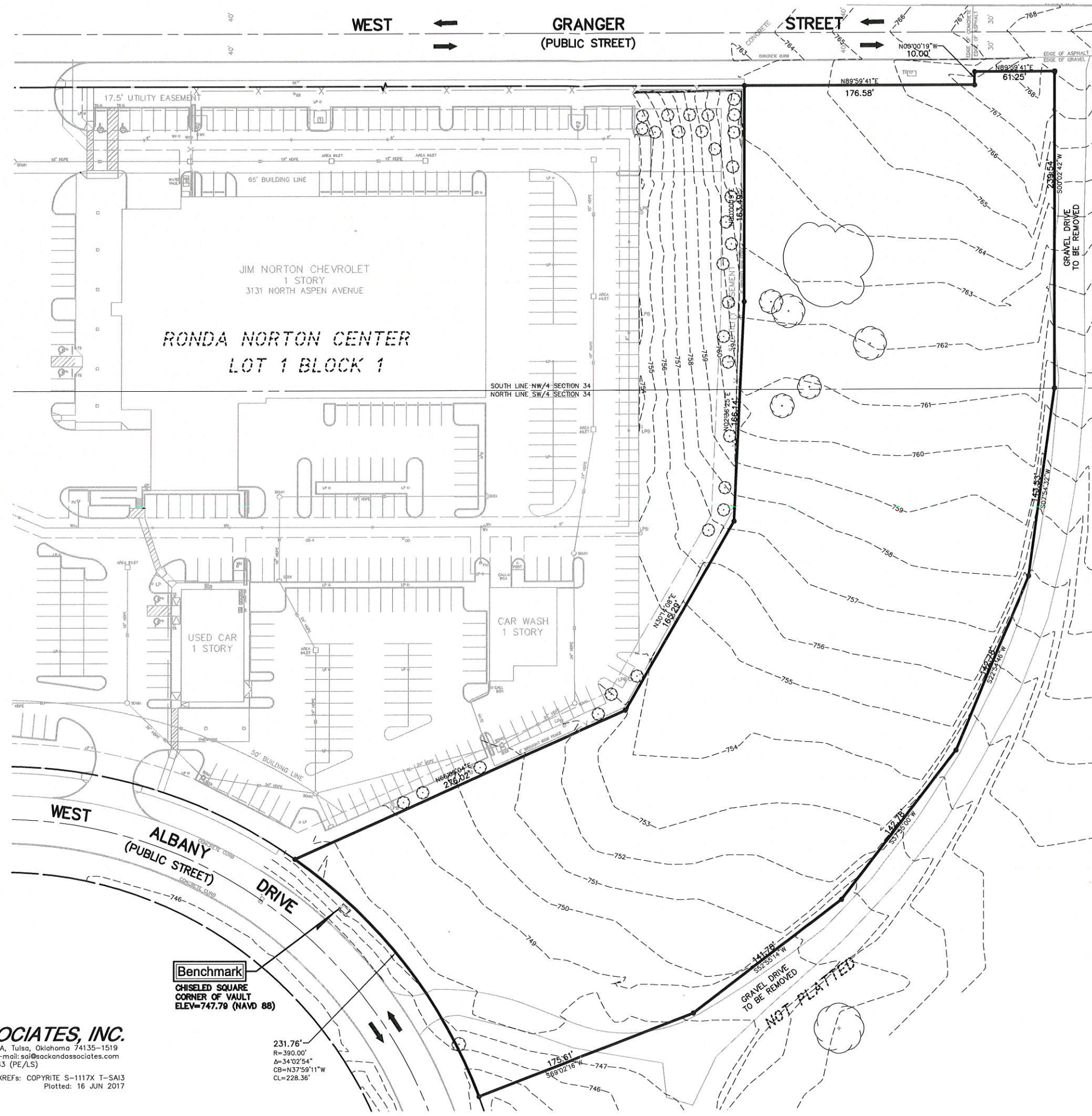
Planned Unit Development No. 94-S-1  
June 19, 2017

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Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com  
CA Number 1783 (PE/LS)

Project: ALBANY AND REDBUD-A Drawing: PUD02A XREFs: COPYRIGHT S-1117X T-SAI3  
Drawn: CDH Order: G313A File: 1914.34 Drawer: Plotted: 16 JUN 2017

231.76'  
R=390.00'  
Δ=34°02'54"  
CB=N137°59'11"W  
CL=228.36'





City of Broken Arrow

JUN 19 2017



Broken Arrow, Oklahoma

Topography and Existing Vegetation Map  
EXHIBIT 'B'

Planned Unit Development No. 94-S-1  
June 16, 2017

**SACK AND ASSOCIATES, INC.**  
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com  
CA Number 1783 (PE/LS)

Project: ALBANY AND REDBUD-A Drawing: PUD02A XREFS: COPYRITE S-1117X T-SAI3  
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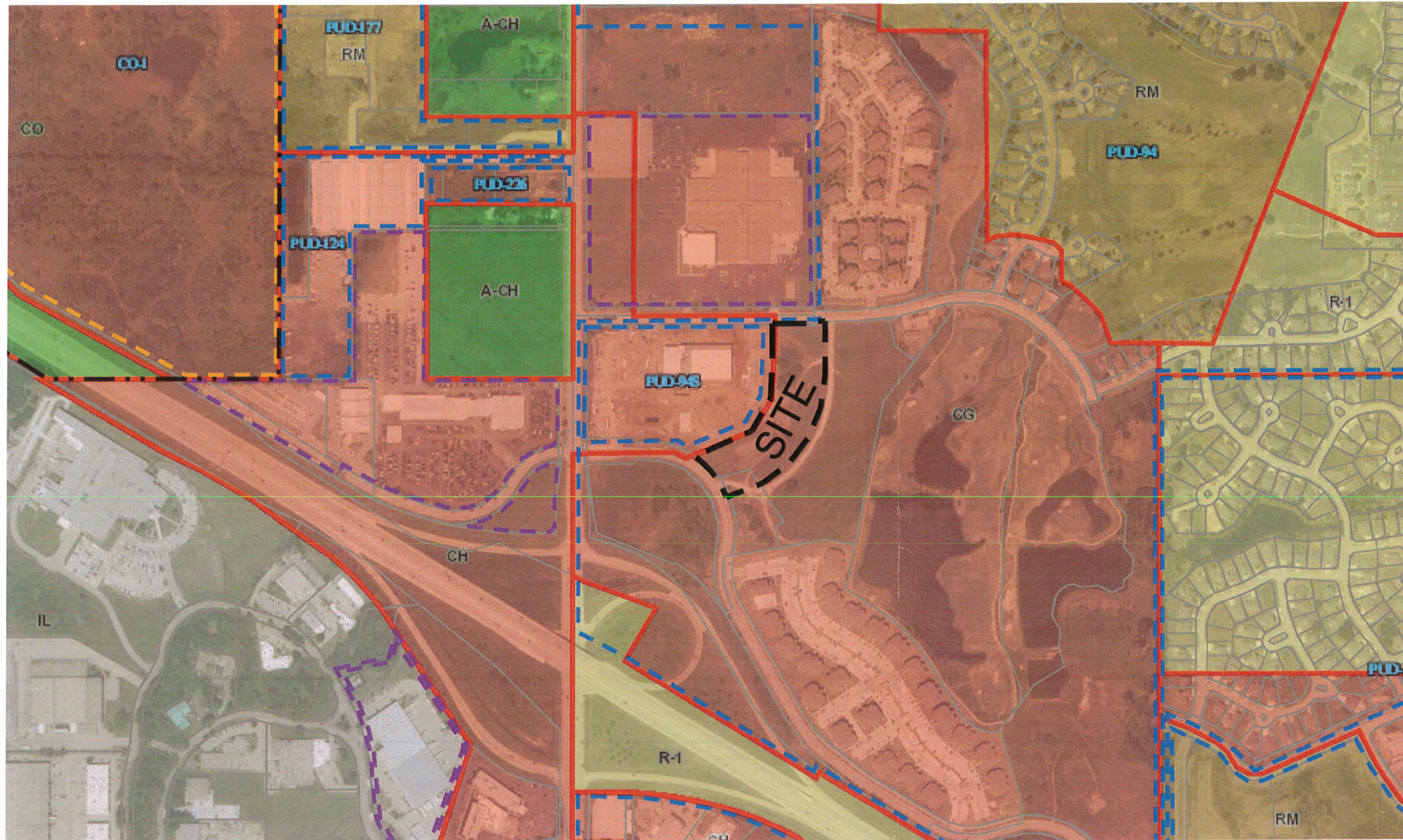
**Benchmark**  
CHISELED SQUARE  
CORNER OF VAULT  
ELEV=747.79 (NAVD 88)

231.76'  
R=390.00'  
Δ=34°02'54"  
CB=N37°59'11"W  
CL=228.36'

06, 11, 09, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



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JUN 19 2017

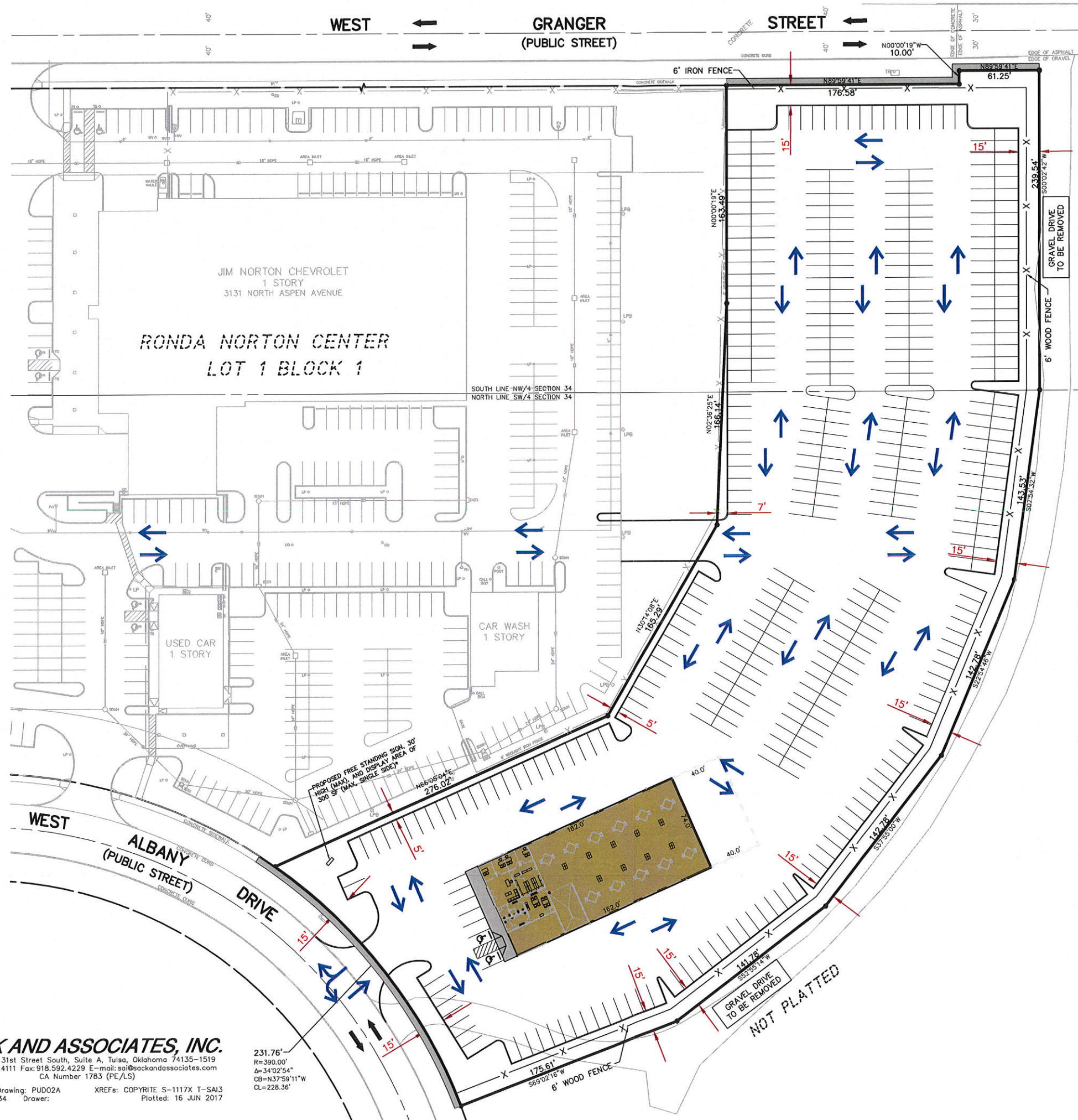


Broken Arrow, Oklahoma


Adjacent Land Use  
and Zoning  
EXHIBIT 'C'


Planned Unit Development No. 94-S-1  
June 16, 2017



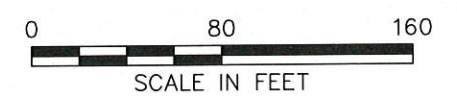


**Legend**


 DIRECTION OF TRAFFIC FLOW

 SIDEWALK

City of Broken Arrow  
 JUN 19 2017



**Circulation and Access Plan**  
**EXHIBIT 'D'**  
 Planned Unit Development No. 94-S-1  
 June 2017



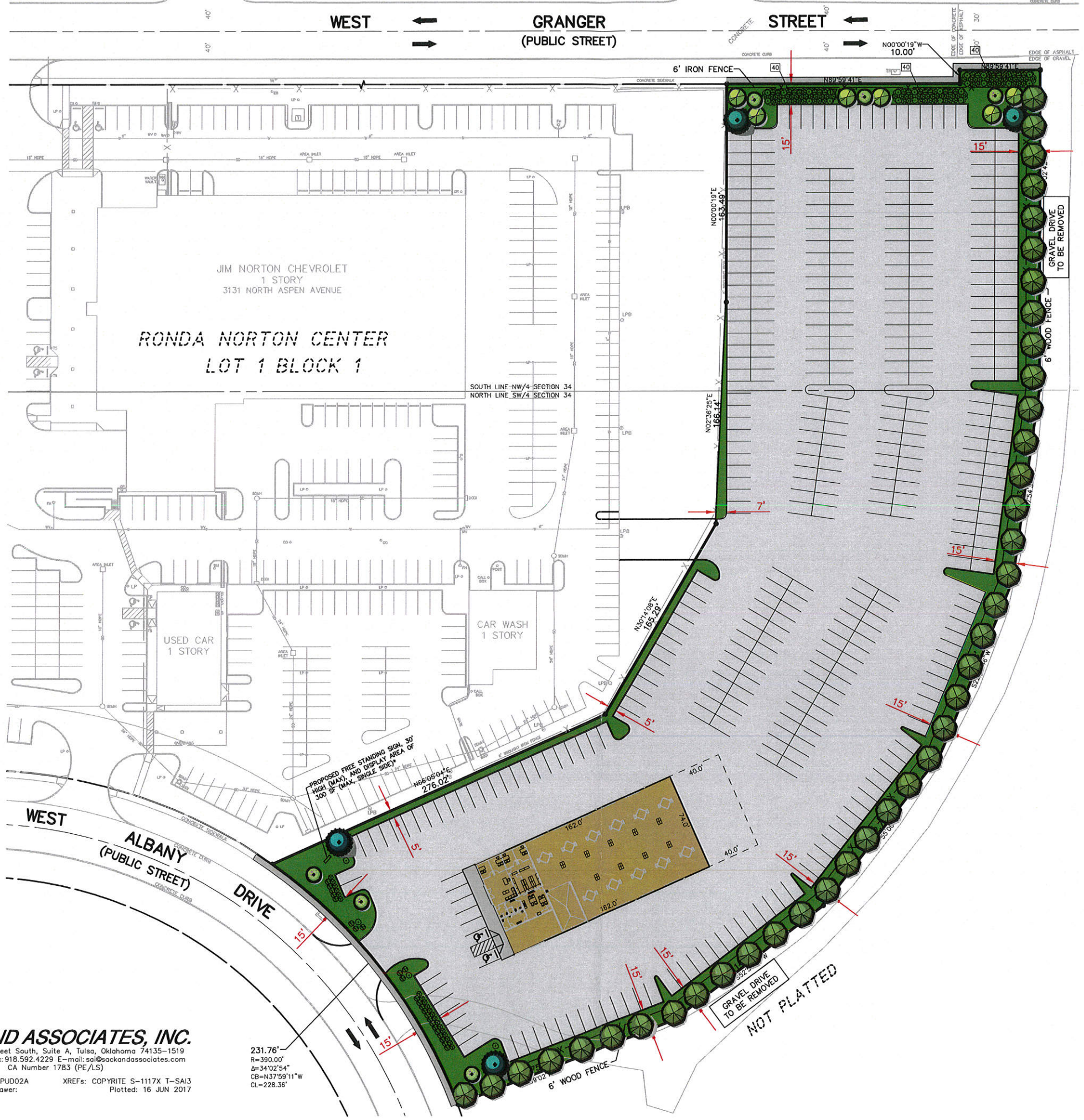
**SACK AND ASSOCIATES, INC.**  
 3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519  
 Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com  
 CA Number 1783 (PE/LS)

Project: ALBANY AND REDBUD-A Drawing: PUD02A XREFs: COPYRITE S-1117X T-SAI3  
 Drawn: CDH Order: G313A File: 1914.34 Drawer: Plotted: 16 JUN 2017





231.76'  
 R=390.00'  
 Δ=34°02'54"  
 CB=N37°59'11"W  
 CL=228.36'



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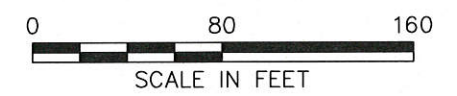


### Legend

-  MEDIUM FLOWERING TREE
-  EVERGREEN TREE
-  SMALL FLOWERING TREE
-  OAK TREE

City of Broken Arrow


JUN 19 2017



## Landscape and Open Space Concept Plan

### EXHIBIT 'E'

Planned Unit Development No. 94-S-1  
June 19, 2017



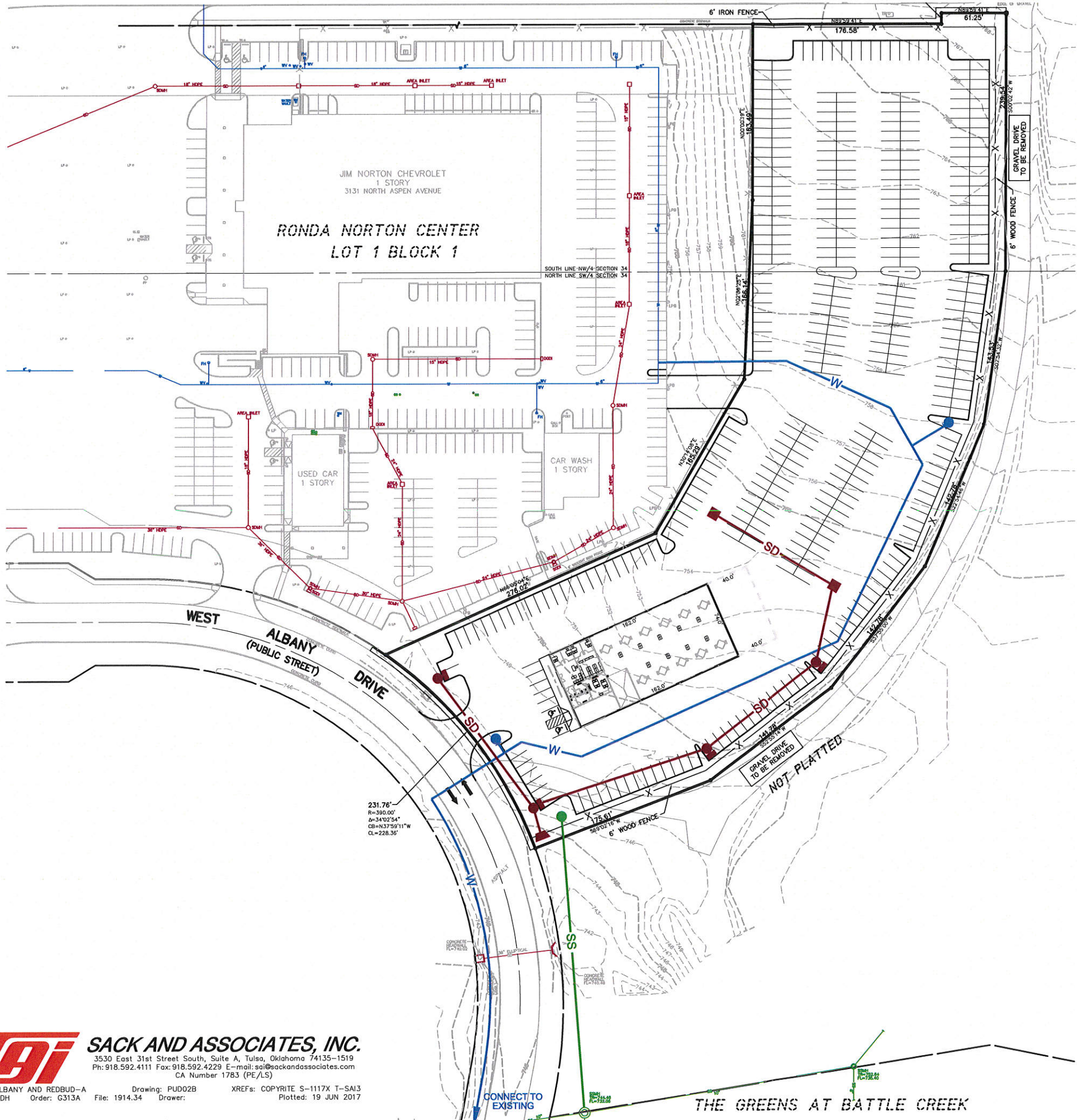
**SACK AND ASSOCIATES, INC.**  
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231.76'  
R=390.00'  
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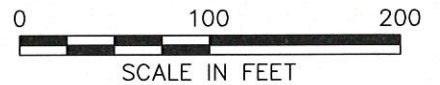


### Legend

-  PROPOSED DRAINAGE FLOW
-  EXISTING FIRE HYDRANT
-  EXISTING WATERLINE
-  EXISTING SANITARY SEWER
-  EXISTING STORM SEWER
-  PROPOSED FIRE HYDRANT
-  PROPOSED SANITARY SEWER MANHOLE
-  PROPOSED WATERLINE
-  PROPOSED SANITARY SEWER
-  PROPOSED STORM SEWER

City of Broken Arrow

JUN 19 2017



**JN** **JIM NORTON**  
CHEVROLET  
**EXPANSION**  
Broken Arrow, Oklahoma

Existing and Proposed  
Utilities Plan  
**EXHIBIT 'F'**

Planned Unit Development No. 94-S-1  
June 19, 2017

**SAI** **SACK AND ASSOCIATES, INC.**  
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com  
CA Number 17B3 (PE/LS)

Project: ALBANY AND REDBUD-A Drawing: PUD02B XREFs: COPYRTE S-1117X T-SAI3  
Drawn: CDH Order: G313A File: 1914.34 Drawer: Plotted: 19 JUN 2017

THE GREENS AT BATTLE CREEK



copy to 191-2... sack and associates, inc.



City of Broken Arrow

JUN 19 2017

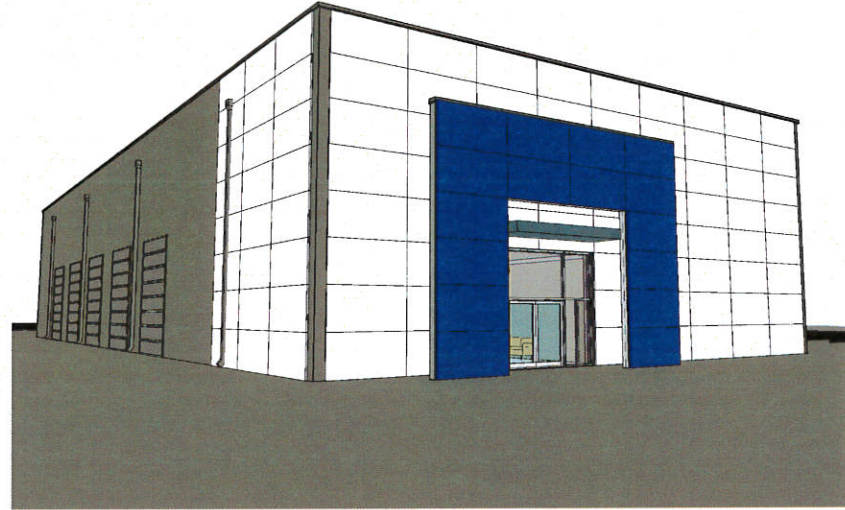


Broken Arrow, Oklahoma

Aerial  
Photograph  
EXHIBIT 'G'

Planned Unit Development No. 94-S-1  
June 16, 2017

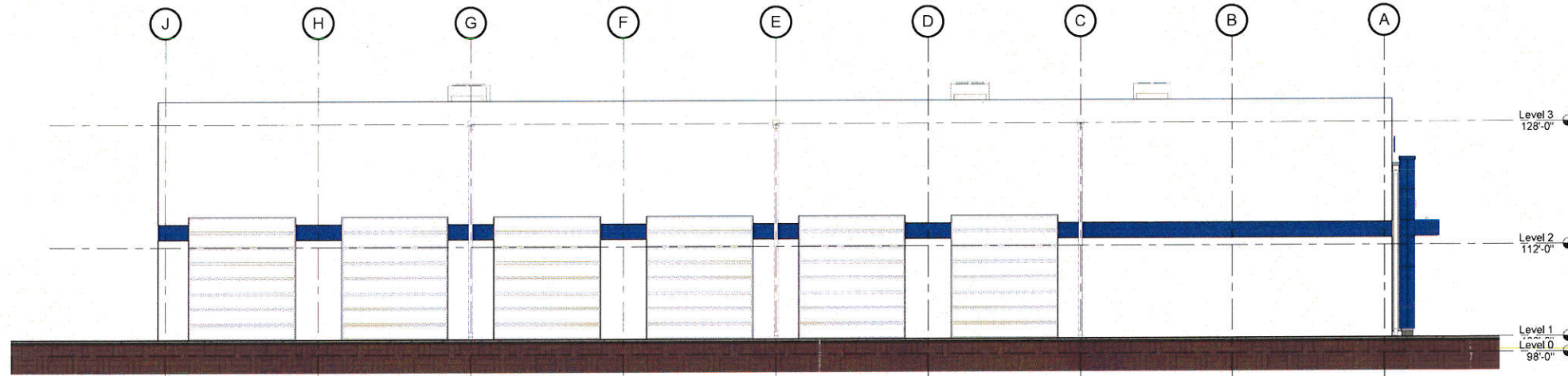




ELEVATION - PERSPECTIVE  
NOT TO SCALE



ELEVATION - WEST  
NOT TO SCALE



ELEVATION - NORTH  
NOT TO SCALE

City of Broken Arrow

JUN 19 2017