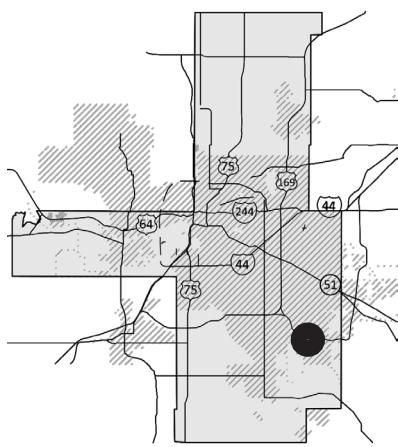


# SoundMind

APPROXIMATELY 14.157 ACRES  
NORTHWEST CORNER OF  
CREEK TURNPIKE & SOUTH ASPEN AVENUE  
BROKEN ARROW, OKLAHOMA



JULY 2018

**OWNER:**  
BROKEN ARROW ECONOMIC  
DEVELOPMENT AUTHORITY  
P.O. BOX 610  
BROKEN ARROW, OK 74012

**APPLICANT/CONSULTANT:**  
TANNER CONSULTING LLC  
c/o RICKY JONES  
5323 S LEWIS AVE  
TULSA, OK 74105  
RICKY@TANNERBAITSHOP.COM

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## I. PROPERTY DESCRIPTION

**SoundMind** consists of 14.157 acres located at the northwest corner of the Creek Turnpike and South Aspen Avenue in the City of Broken Arrow, Tulsa County, Oklahoma, and is more particularly described within the following statement:

AS PROVIDED:

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COMER OF SOUTHEAST QUARTER OF SAID SECTION THIRTY-THREE (33); THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, N01°18'33"W A DISTANCE OF 2574.83 FEET; THENCE S88°41'27"W A DISTANCE OF 42.72 FEET TO A POINT ON THE RIGHT OF WAY FOR THE OKLAHOMA TURNPIKE AUTHORITY AS RECORDED IN BOOK 6305, PAGE 1920 AT THE OFFICE OF THE TULSA COUNTY CLERK BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF WEST NORFOLK DRIVE, DEDICATED BY "ASPEN CREEK TOWNE CENTRE I", PLAT #6475 AS FILED AT THE OFFICE OF THE TULSA COUNTY CLERK, S88°34'50"W A DISTANCE OF 17.29 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, N46°21'44"W A DISTANCE OF 35.32 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, S88°34'50"W A DISTANCE OF 166.32 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 263.77 FEET, A CENTRAL ANGLE OF 48°45'02", A CHORD BEARING OF S64°12'19"W, AND A CHORD LENGTH OF 255.88 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID "ASPEN CREEK TOWNE CENTRE I", N50°10'12"W A DISTANCE OF 234.77 FEET TO THE NORTHWEST COMER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 NE/4 SE/4) OF SAID SECTION THIRTY-THREE (33); THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SAID SECTION THIRTY-THREE (33), S88°36'00"W A DISTANCE OF 48.45 FEET; THENCE S51°56'46"W A DISTANCE OF 337.17 FEET; THENCE S16°07'11"W A DISTANCE OF 528.32 FEET; THENCE S78°45'41"W A DISTANCE OF 178.59 FEET; THENCE N88°49'30"W A DISTANCE OF 8.61 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SAID SECTION THIRTY-THREE (33); THENCE ALONG SAID WEST LINE, S01°16'42"E A DISTANCE OF 80.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID OKLAHOMA TURNPIKE AUTHORITY; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S88°49'30"E A DISTANCE OF 13.89 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N78°45'41"E A DISTANCE OF 860.65 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N82°52'35"E A DISTANCE OF 350.14 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N05°47'20"E A DISTANCE OF 564.41 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 616676 SQUARE FEET, 14.1569 ACRES

BEARINGS BASED ON THE OKLAHOMA STATE PLANE NORTH ZONE GRID.

SAID TRACT WHOLLY CONTAINED WITHIN A TRACT OF LAND DESCRIBED IN CORRECTION GENERAL WARRANTY DEED, DOCUMENT# 2009066088 RECORDED 06/29/2009, TULSA COUNTY.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

## II. DEVELOPMENT CONCEPT

**SoundMind** is a proposed health care facility and commercial development of 14.157 acres located at the northwest corner of the Creek Turnpike and South Aspen Avenue in the City of Broken Arrow, Tulsa County, Oklahoma. The first phase of the development includes a 72-bed, freestanding adult and geriatric psychiatric hospital designated to serve those fifty-five (55) years of age and older, and its related improvements, including an acute evaluation center (emergency room) and an area for intensive outpatient services. Additional land with frontage on South Aspen Avenue will be developed with a complimentary use in a future phase.

The Economic Development Agreement ("Agreement") between Broken Arrow Economic Development Authority ("Authority") and SoundMind Behavioral Health Hospital, LLC ("SMBHH, LLC") effective January 2, 2018 provides for the sale of the subject property to SMBHH, LLC and specifies certain performance terms, including, among other things, the requirement to secure approval of a Planned Unit Development (PUD) excluding certain land uses and excluding, for the first phase, all uses other than health services contemplated by contract and shown on the site plan attached thereto.

As a part of the SoundMind development and per the Agreement, West Norfolk Drive will be extended by SMBHH, LLC to a point just southeast of the southeast building corner. Per the latest site plan, the extension will be approximately 500 feet with a temporary cul-de-sac turnaround. The required subdivision plat will provide right-of-way extending southwesterly from this point and along the north side of the Creek Turnpike for a future frontage road extension by others. Parking lots are not allowed by right within the dedicated right-of-way area.

As outlined in the Broken Arrow Zoning Ordinance, this PUD is intended to provide a unified design and function of the development possibilities of the project site, to permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to encourage the provision and preservation of meaningful open space, and to encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility. Further, this PUD intends to achieve a continuity of function and design within the development.

The subject property is presently zoned A-1 Agricultural District. On July 20, 2010, the Broken Arrow City Council approved BAZ 1848, a request to change the zoning on 25.48 acres, including the subject property, land to the northeast later platted as "Aspen Creek Towne Centre I," and a remainder area to the west of the subject property, from A-1 to CG, subject to the property being platted. Except for the area platted as "Aspen Creek Towne Centre I", the rest of the property has not been platted and, as a result, the A-1 zoning remains on the property. The subject property will be rezoned to CG and this PUD upon platting of the subject property.

The Land Use Intensity Classification System (Luis) of the Broken Arrow Comprehensive Plan indicates that the approved CG zoning would be consistent with the Luis Level 6 designation of the Broken Arrow Comprehensive Plan.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the Development Areas and design features is provided on Exhibit B "Conceptual Site Plan." This PUD shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CG Commercial General District, except as otherwise specified herein.

# SoundMind

## EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION  
WITH ADJACENT DEVELOPMENTS LABELED

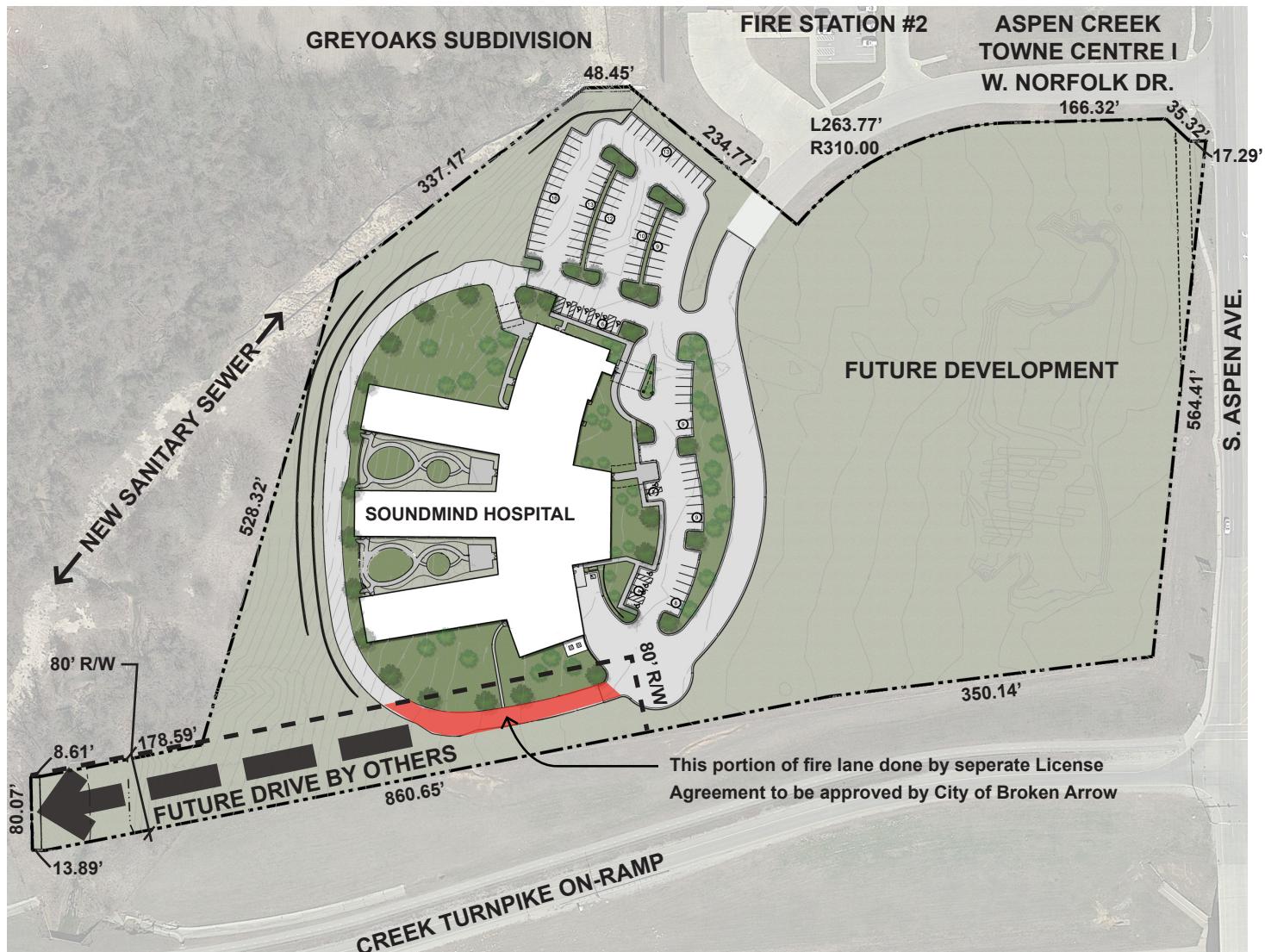


# SoundMind

## EXHIBIT B

### CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT RECEIVED FROM DEWBERRY MAY 23, 2018



### III. DEVELOPMENT STANDARDS

<b>Gross Land Area:</b>	683,232 SF	15.685 AC
<b>Net Land Area:</b>	616,676 SF	14.157 AC
<b>Permitted Uses:</b> Uses permitted as a matter of right in the CG Zoning District; provided, however, the following uses shall be excluded: hospitals or other health care facilities exclusively providing drug and/or alcohol treatment or rehabilitation.		
<b>Maximum Floor Area Ratio:</b>	N/A	
<b>Maximum Building Height:</b>	50 FT OR 4 STORIES	
<b>Minimum Public or Private Street Frontage:</b>	100 FT *	
<b>Minimum Building Setbacks:</b>		
From Arterial Street or Highway Right-of-Way:	50 FT	
From Non-Arterial Street Right-of-Way:	30 FT	
Abutting R Zoning:	50 FT	
From All Other Lot Boundaries:	0 FT **	
<b>Minimum Landscaping:</b>	10% of Lot Area ***	
<b>Minimum Parking Ratio:</b>	As per Broken Arrow Zoning Ordinance	
<b>Maximum Parking Restriction:</b>	N/A	
<b>Other Bulk and Area Requirements:</b>	As required within CG District	

\* Any interior lot having no frontage shall be provided access to a public street by access easement(s) approved by the City of Broken Arrow during platting review.

\*\* No building shall be constructed over a utility easement.

\*\*\* Landscaping shall also comply with the Broken Arrow Zoning Ordinance; see also Section IV.H.

## IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

### IV.A. ACCESS AND CIRCULATION:

Access to the site is provided by West Norfolk Drive as will be extended partially through the site as a part of this development. No direct access to South Aspen Avenue is allowed. As indicated on "Conceptual Site Plan" Exhibit B, the current cul-de-sac turnaround of West Norfolk Drive will be replaced by a slightly-realigned street extension for approximately 500 feet to a point just southeast of the southeast building corner, where a new, temporary turnaround will be constructed until the street is extended by others, per the Agreement. The West Norfolk Drive street extension, including the temporary turnaround, shall be designed and constructed in accordance with the City of Broken Arrow Subdivision Regulations and Engineering Design Criteria Manual. Final plans for access will be determined upon approval of the PUD subdivision plat.

A sidewalk has been constructed along the South Aspen Avenue frontage. Sidewalks along West Norfolk Drive shall be constructed by the developer of each lot at the time of development in accordance with the Broken Arrow Subdivision Regulations. Sidewalks shall be a minimum of five (5) feet in width, shall be ADA compliant, shall be approved by the City of Broken Arrow, and shall tie in to other sidewalks abutting site boundaries. Any sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement.

The Preliminary Plat of "Aspen Creek Towne Center" included Limits of No Access (LNA) along the South Aspen Avenue frontage. The final plat will keep this requirement and no access will be allowed to Aspen Avenue from a platted lot.

**IV.B. SIGNS:** In addition to ground signage as allowed by the Broken Arrow Zoning Ordinance, one (1) freestanding "Integrated Development Identification" sign, not to exceed 20 feet in height or 150 square feet in display surface area, shall be permitted by right at the intersection of West Norfolk Drive and South Aspen Avenue, which may contain signage serving uses anywhere within the site. Directional signage, appropriate in number and scale, shall be permitted within the site. All other freestanding signage on a lot shall comply with Section 5.7.D.3.b of the Broken Arrow Zoning Ordinance. In addition, no portable signs or banners shall be placed on the property. Freestanding signs may be permitted within a utility easement only if approval is granted by all franchised utility companies. All freestanding signs, including the Integrated Development Identification sign shall have a monument type base that covers support structures. Except for the Integrated Development Identification sign, the base of ground signs shall match the materials or otherwise be architecturally compatible with the principal building on the lot.

Information on the location, size, and height of all freestanding signs shall be shown on the required site plan for City of Broken Arrow review and approval. Additional detail information regarding the design of the sign will be submitted with the applications for sign permits.

**IV.C. UTILITIES AND DRAINAGE:** Existing and conceptual plans for water and sanitary sewer are shown on Exhibit "C" of this PUD. Along the west side of the subject property, a sanitary sewer was recently installed along Aspen Creek (or tributary thereof). Per the latest site plan, a waterline will be looped around the first phase hospital site by extension of the waterline along the south side of West Norfolk Drive and by connection to the waterline along the west side of the Fire Station #2 lot. Fire hydrant locations shall be installed per the City of Broken Arrow Design Criteria Manual and the City of Broken Arrow Fire Code.

The majority of the site is moderately sloped, but the slope increases significantly along the west side upon approach to Aspen Creek (or tributary thereof). The site will be designed to drain west to Aspen Creek (or tributary thereof).

Final drainage and utility design will be performed during the permitting and platting stage.

**IV.D. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** As represented on Exhibit "E" FEMA Floodplain Map, the southwest corner of the subject property is located within the 100-year (1% Annual Chance) Special Flood Hazard Area (SFHA, the Regulatory Floodplain), in the area corresponding with the frontage road extension right-of-way. Development of the subject property will be subject to compliance with City of Broken Arrow floodplain and stormwater regulations.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site primarily contains Okay loam with slopes ranging from 1% to 5%, followed by Tullahassee fine loam (0 to 1 percent slopes) and Glenpool loamy fine sand silt loam (3 to 15 percent slopes).

Development constraints associated with these soil types will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report should be performed to recommend paving sections and subgrade design. Soil types and associated topography are shown on Exhibit "D" of this PUD.

**IV.E. EXISTING ZONING AND LAND USE:** The property associated with this PUD is zoned A-1 Agricultural District and is vacant and partially wooded. On July 20, 2010, the Broken Arrow City Council approved BAZ 1848, a request to change the zoning on 25.48 acres, including the subject property, land to the northeast later platted as "Aspen Creek Towne Centre I," and a remainder area to the west of the subject property, from A-1 to CG, subject to the property being platted. Except for the area platted as "Aspen Creek Towne Centre I" the rest of the property has not been platted and, as a result, the A-1 zoning remains on the property. The subject property will be rezoned to CG and this PUD upon platting of the subject property. The area that has been platted as Aspen Creek Towne Centre I is excluded from this PUD.

**IV.F. PLATTING AND SITE PLAN REQUIREMENTS:** The required subdivision plat shall be in compliance with City of Broken Arrow Codes and Regulations. The plat shall include covenants of record implementing the development standards of the approved PUD and the City of Broken Arrow shall be a beneficiary thereof. Upon platting, no building permit shall be issued for any lot until a site plan has been submitted to and approved by the City of Broken Arrow as being in compliance with this PUD and all other applicable building and development codes. The proposed hospital will utilize the expedited building permit process. A site plan is required to be submitted and approved prior to the release of an approved building permit. The plat shall be submitted and approved by the Planning Commission and City Council and filed prior to any final building inspections or certificate of occupancy.

**IV.G. PARKING AND LOADING REQUIREMENTS:** "Conceptual Site Plan" Exhibit B indicates the proposed first phase hospital campus within the development site. Exhibit B reflects the hospital facility and associated parking and drives and other significant site features. Site designs continue to be modified and ultimate site plans may vary from those indicated on Exhibit B. All development within the PUD shall meet minimum requirements for parking and loading, except that the one (1) required loading berth may have geometric designs varying from Zoning Ordinance requirements upon City of Broken Arrow review and approval of the site plan.

**IV.H. LANDSCAPING, SCREENING, AND LIGHTING REQUIREMENTS:** The site is bounded on the south and west by Oklahoma Turnpike Authority right-of-way associated with the Creek Turnpike, on the east by South Aspen Avenue, with Broken Arrow Economic Development Authority (“Authority”) land across the street to the east, and on the north by West Norfolk Drive, the Broken Arrow Fire Station #2, and another commercial lot in Aspen Creek Towne Center I, and by Reserve C in Greyoaks, a single-family residential subdivision. Reserves A and C of Greyoaks and the unplatted Authority property to the west of the site contain wooded, floodplain areas which help buffer the nonresidential development proposed by this PUD. The north line of the subject property abutting Reserve C of Greyoaks, zoned RE residential, is subject to a 50' setback, providing an additional buffer. Recognizing these conditions, as a part of this PUD, no screening fence shall be required along Oklahoma Turnpike Authority right-of-way associated with the Creek Turnpike, zoned A-1, the remaining property to the west zoned A-1 (but approved for CG per BAZ 1848), or Reserve C of Greyoaks (zoned RE). Any screening or other fences proposed shall be included on the site plan submitted to the City of Broken Arrow for review and approval.

Refuse collection receptacles and outdoor mechanical equipment shall be screened as required by the Broken Arrow Zoning Ordinance and plans for same shall be submitted as a part of the required site plan for City of Broken Arrow review and approval. All refuse collection receptacles shall be located behind the front building line and at least 100 feet away from Greyoaks.

All lots within the PUD shall maintain a minimum of 10% of lot area as landscaped open space. At a minimum, landscaping shall be installed and maintained as required by the Broken Arrow Zoning Ordinance. A landscape plan shall be submitted as a part of the required site plan for City of Broken Arrow review and approval.

All outdoor lighting shall comply with requirements for same per the Broken Arrow Zoning Ordinance and lighting plans shall be submitted as a part of the required site plan for City of Broken Arrow review and approval.

**IV.I. EXTERIOR BUILDING MATERIALS:** The street-facing sides of all buildings within the PUD shall meet the building façade requirements of Section 5.8 of the Broken Arrow Zoning Ordinance. Building elevations shall be submitted as a part of the required site plan for City of Broken Arrow review and approval.

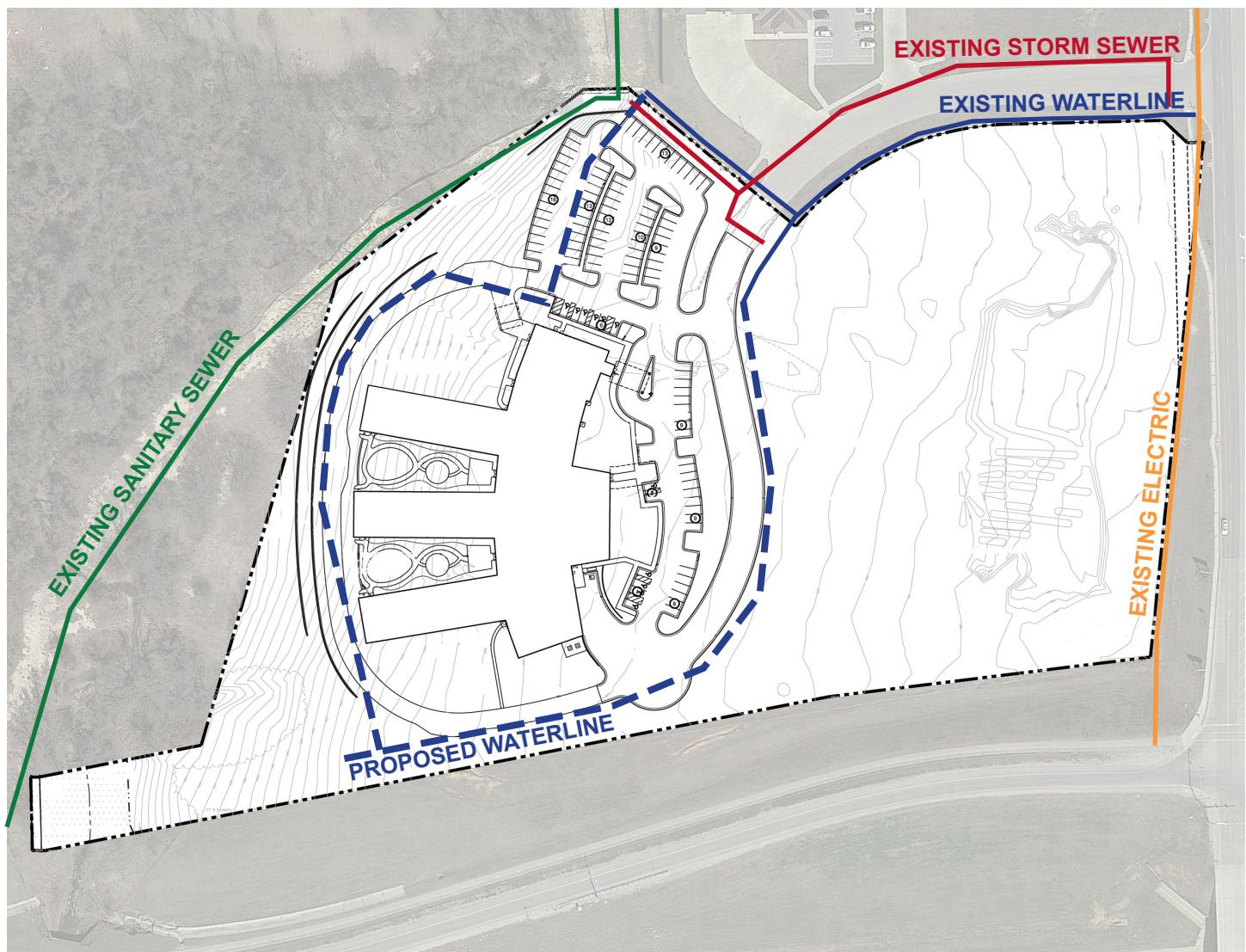
**IV.J. SCHEDULE OF DEVELOPMENT:** Development of the project is expected to commence and be phased and completed upon approval of the PUD, conveyance of the subject property from the Authority to SMBHH, LLC, and finalization of design and permitting.

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## EXHIBIT C

### EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT RECEIVED FROM DEWBERRY MAY 23, 2018

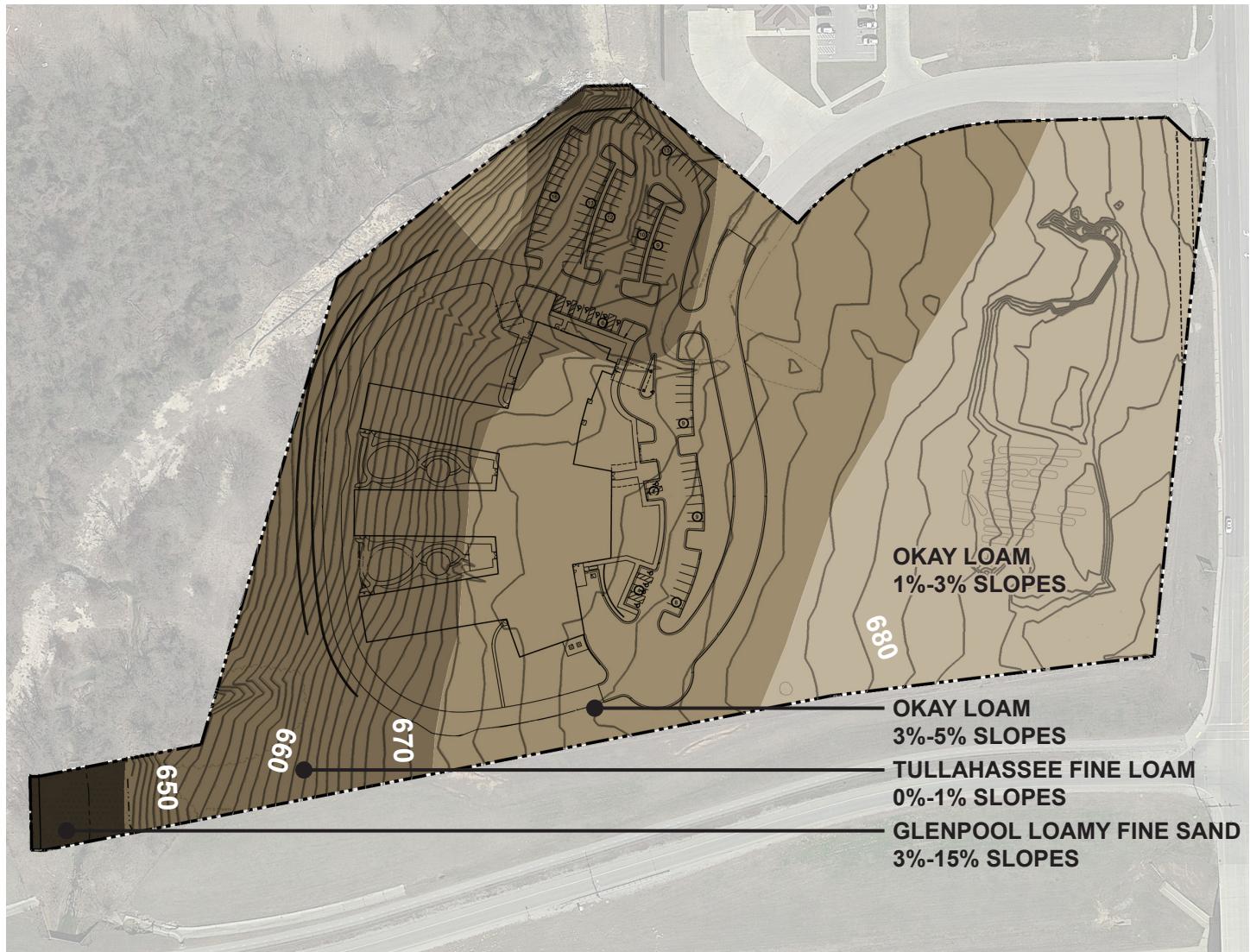


# SoundMind

## EXHIBIT D

### EXISTING TOPOGRAPHY & SOILS

CONCEPTUAL LAYOUT AND ELEVATION DATA RECEIVED FROM DEWBERRY MAY 23, 2018  
SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 13, 2018

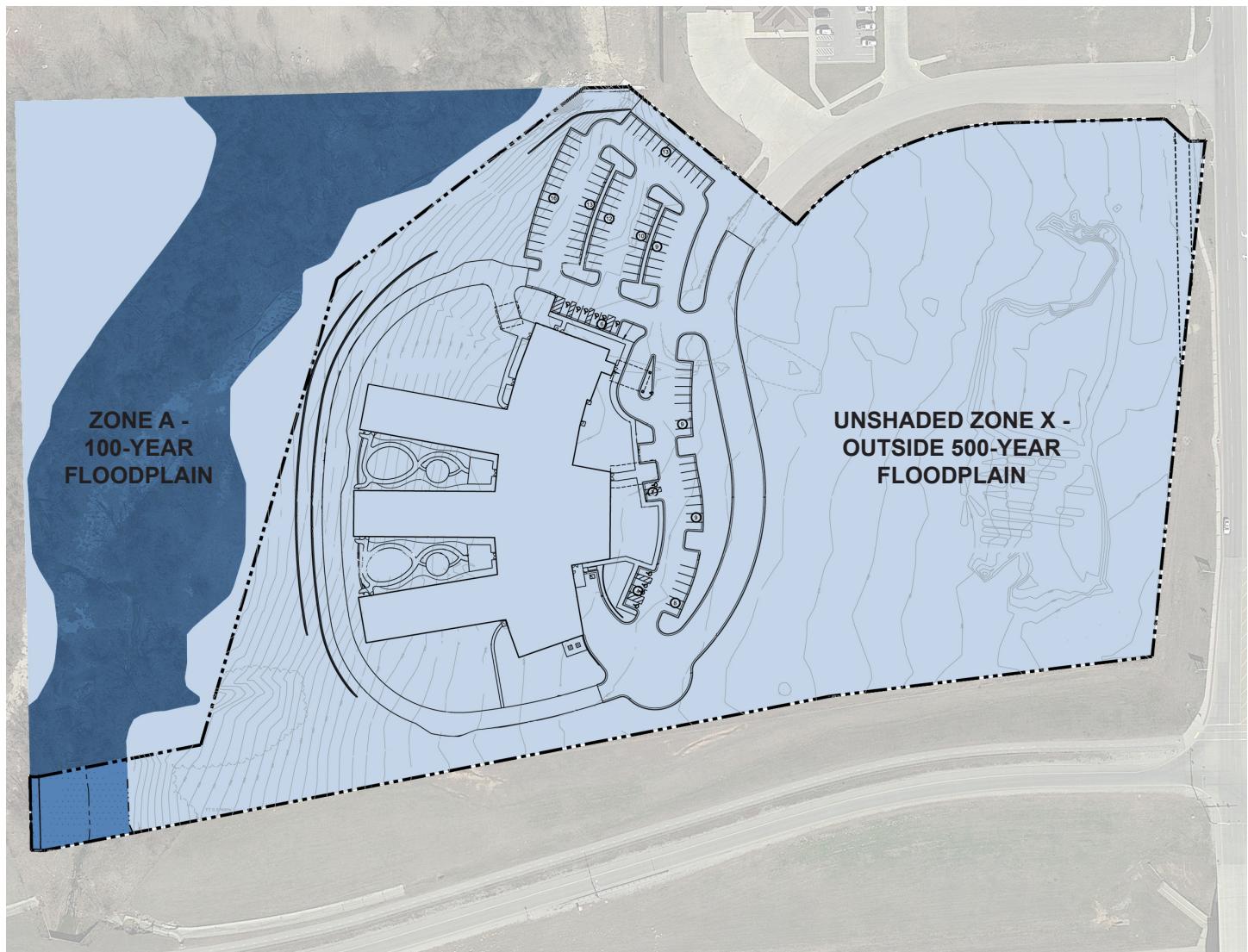


# SoundMind

## EXHIBIT E

### FEMA FLOODPLAIN MAP

CONCEPTUAL LAYOUT RECEIVED FROM DEWBERRY MAY 23, 2018  
FEMA DATA REFLECTS FEMA FIRM PANEL NO. 40143C0452L, EFFECTIVE 10/16/2012

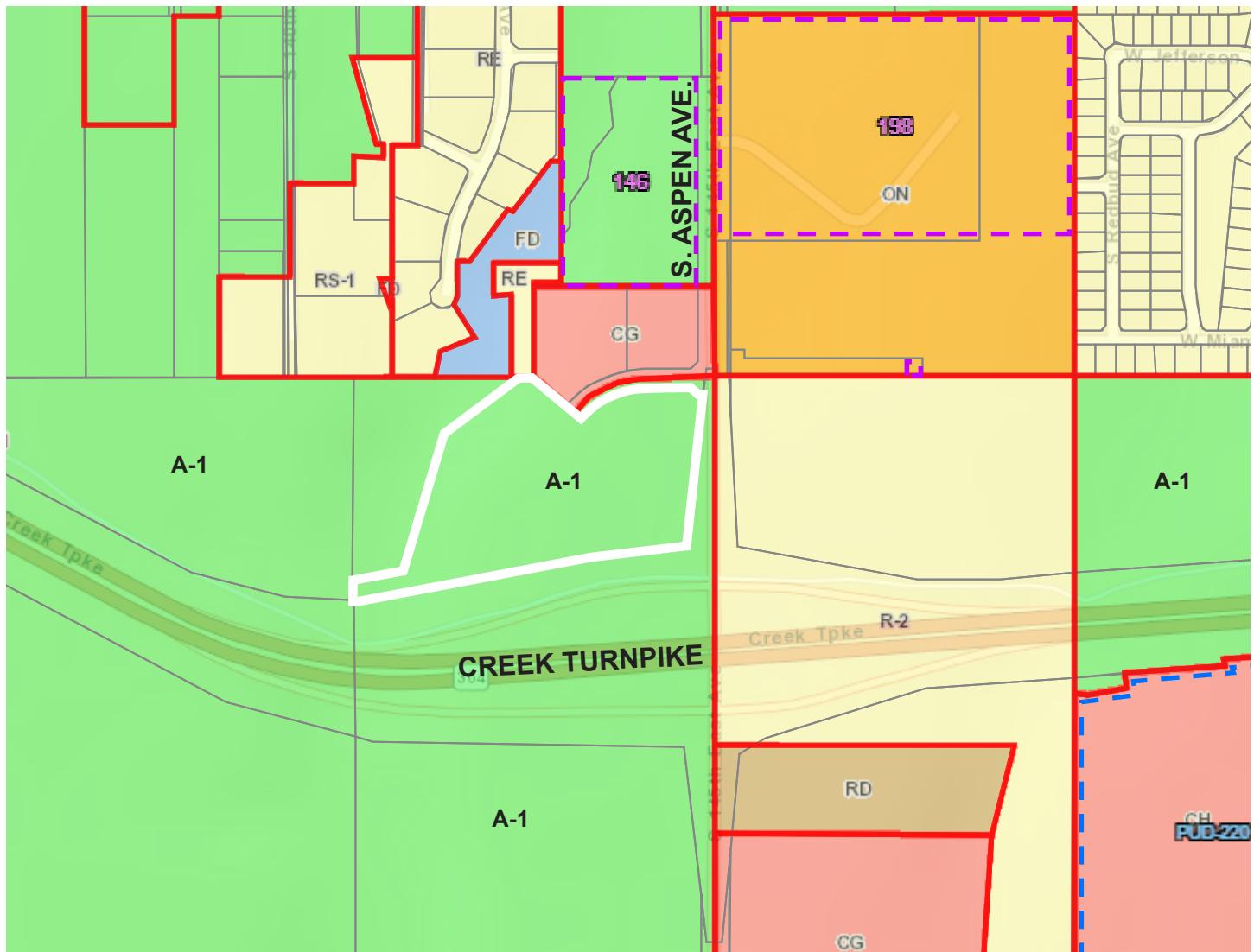


# SoundMind

## EXHIBIT F

### EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JUNE 15, 2018

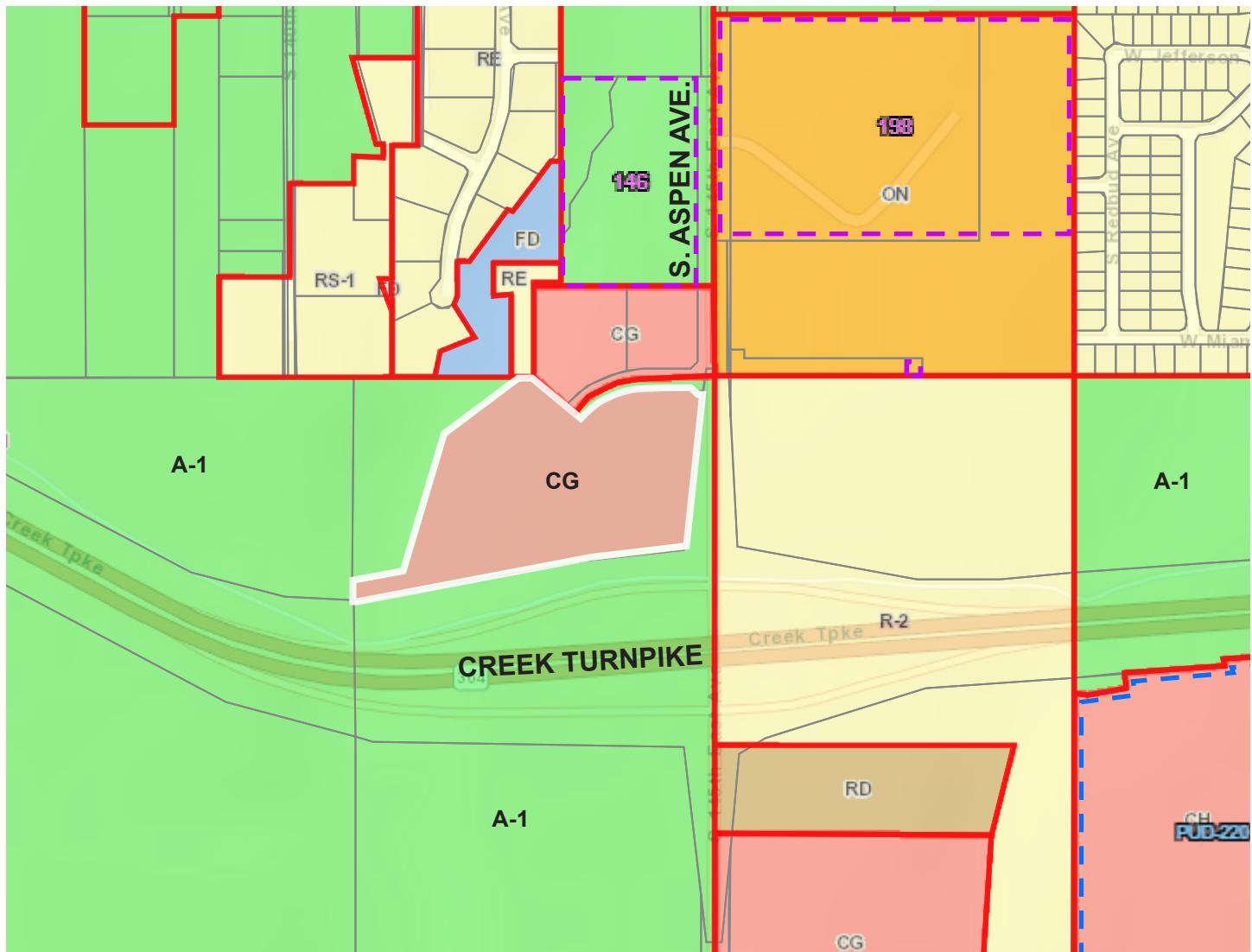


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## EXHIBIT G

### PROPOSED ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG GIS, ACCESSED JUNE 15, 2018



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## EXHIBIT H

### COMPREHENSIVE PLAN MAP

DATA OBTAINED FROM BROKEN ARROW FUTURE DEVELOPMENT GUIDE, EFFECTIVE 2012

