

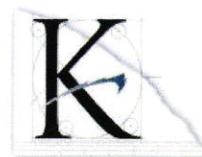
Alfa Laval, Inc.

Minor Amendment to
Planned Unit Development
PUD No. 268

Submitted to:
City of Broken Arrow, Oklahoma

March 19, 2018

Prepared By:



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DEVELOPMENT CONCEPT & CHARACTER

Alfa Laval is a proposed industrial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is located at 1201 S. 9th Street in Broken Arrow, Oklahoma. The western portion of the site is located within the Lynn Lane Industrial Park. The property is bound by A-1 zoning on the east and south side. The area north of the property is zoned IL. The owner will dedicate to the City the street right-of-way on the south side of the property.

The project consists of one development area. Development Area A consists of one lot for light industrial use, and encompasses 661.06 feet of street frontage along Lynn Lane (S. 9th Street). The average depth of Development Area A is 2649 feet. The PUD boundary legal description is included in this document. Although development area A includes the Nashville Street right-of-way all the development standards listed in this PUD only apply to the areas within the lot.

The proposed project consists of constructing new buildings including parking and drives for industrial use. The current zoning of the property is IL. Some of the existing buildings on the property associated with this PUD will remain and some will be removed and replaced. A Conceptual Site Plan for the project is shown on Exhibit "A".

Site lighting will be provided in accordance with the requirements of the City of Broken Arrow.

LANDSCAPING AND SCREENING

The Landscape Plan will be designed in accordance with the Broken Arrow Zoning Ordinance with the following deviations:

- 1- No landscaping shall be required along the west and south boundaries.
- 2- An 8-foot tall screening fence will be installed at least one-foot from the south property line except at driveways. The fence will setback as required for corner sight distance and will extend further east as future development phases occur.
- 3- Within the parking lot, the landscape island width shall not be less than 8.0 feet.
- 4- All internal fencing will be 6-foot tall non-screening chain link fence.

Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance. ~~All mechanical and HVAC equipment will be screened from public view as required by the zoning code.~~ MECHANICAL AND HVAC EQUIPMENT WILL NOT BE SCREENED FROM PUBLIC VIEW. Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides.

DEVELOPMENT AREA "A" STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the IL District, except as noted below:

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Permitted Uses	As permitted within the IL Zoning Districts.
Zoning Classification.....	IL / PUD
Net Development Area.....	39.43 acres
Minimum Lot Area	As permitted within the IL Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the IL Zoning Districts
Minimum Lot Frontage.....	As permitted within the IL Zoning Districts
Minimum Building Setback:	
From R.O.W. line of Lynn Lane.....	50.0 feet
From R.O.W. line of E. Nashville St.....	50.0 feet
East Boundary of PUD	30.0 feet
North Boundary of PUD.....	0.0 feet
Maximum Building Height.....	As permitted within the IL Zoning Districts
Freestanding Signage.....	As permitted within the IL Zoning Districts
Parking Ratio.....	200% in excess of the parking required by the applicable use as set forth within the Broken Arrow Zoning Code.

DETAIL SITE PLAN REVIEW

A Detailed Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permit on this development. The applicant shall submit the site plan to the City and supply all information required.

GRADING & UTILITY PLANS

A Site Grading & Utility Plan will be submitted to the City of Broken Arrow for approval. The Conceptual Drainage Plan is shown on Exhibit C.

The Conceptual Site Utility Plan is shown on Exhibit B. All utilities are available to serve this development. Drainage & utility plans will be prepared in accordance with the City of Broken Arrow requirements.

ACCESS AND CIRCULATION

The main access to the PUD will be from Lynn Lane (S. 9th Street) and from E. Nashville Street as shown on Exhibit A. The minimum separation distance between centerlines of driveways along the Nashville street frontage shall be 85 feet. The maximum driveway width shall not exceed 135 feet, to be approved by a variance process through the Engineering and Construction Department per the Engineering and Design Criteria Manual. Sidewalks along the proposed Nashville Street will not be required. However, an escrow fee will be paid for the sidewalk along Lynn Lane frontage.

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EXTERIOR SITE LIGHTING

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow Development Services Department for approval.

SCHEDULED DEVELOPMENT

It is anticipated that phased construction may commence as soon as an earth change permit is obtained from the City of Broken Arrow.

LEGAL DESCRIPTION

ALL OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 S/2 NW/4) OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

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END OF PUD

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