

Design Guidelines for RDS Business Park Planned Unit Development

**Block 1, Lot 2 RDS Business Park Addition
City of Broken Arrow, Wagoner County, Oklahoma
PUD-000951-2023**

August 22, 2023

Submitted to:

The City of Broken Arrow, Oklahoma

APPLICANT / OWNER:

Mike Wise, Creeks Health Services

CONSULTANT:



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
wallace.design

TABLE OF CONTENTS

I.	Legal Description.....	2
II.	Development Concept.....	2
III.	Development Standards, Development Area “A”	2
IV.	Access and Traffic Circulation.....	3
V.	Landscape, Screening, and Open Space.....	3
VI.	Lighting.....	3
VII.	Trash, Mechanical and Equipment Areas.....	3
VIII.	Topography, Utilities, Drainage.....	3
IX.	Mutual Access Agreement.....	3
X.	Site Plan Review.....	4
XI.	Anticipated Development Schedule.....	4
XII.	Exhibits.....	4
	a. Exhibit A – Existing Zoning.....	5
	b. Exhibit B – Aerial Photograph.....	6
	c. Exhibit C – Topography & Existing Utilities.....	7
	d. Exhibit D – Conceptuel Site Plan.....	8

I. LEGAL DESCRIPTION

The entirety of this property consists of 1.07 acres located on the east side of 193rd East Avenue and north of East Hillside Drive, in Broken Arrow, Oklahoma, and is more particularly described within the following statement:

Block 1, Lot 2 RDS Business Park Addition.

II. DEVELOPMENT CONCEPT

The original RDS Business Park Planned Unit Development (PUD #287) was approved by City Council on April 16th, 2019 and the subsequent plat was approved on June 2nd, 2020. The PUD is comprised of eight (8) lots on 19.70 acres of land located east of South 193rd East Avenue and north of East Hillside Drive. The PUD allows for mixed use commercial development, including commercial retail and office uses. Exhibit A is a Concept Illustration of the Site, including a Location Map insert. There is one Development Area and it will be referred to as Development Area “A”.

The requested PUD amendment is contained to Block 1, Lot 2 which is approximately 1.07 acres in size. The proposed use for this site is medical office or clinic, which is in conformance with the existing PUD and the city’s comprehensive plan. The requested amendment is to decrease the frontage landscape yard from 25’ to 10’, which is the current city standard. Lastly, a mutual access easement will be established on the western portion of this site to allow the owner of Block 1, Lot 1 code compliant access to their property.

III. DEVELOPMENT STANDARDS, Development Area “A”

Development Area “A” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial Neighborhood (CN) District, except as follows.

Land Area	1.07 acres	46,609.20 sf
Zoning	PUD (CN)	
Land Use	Level 4	Commercial / Employment Nodes

Standard	Subject Property
Min. lot width	100 feet
Min. lot size	0.75 acres
Floor area ratio (max)	0.75
Min. Building Setbacks:	
- From R.O.W. line of Hillside Drive	25 feet
- From north property line abutting CN zoning	0 feet
- Side yard abutting CN zoning	30 feet
Max Height	50 feet, or 3-stories
Other Bulk Area Requirements	As provided within the CN District
Off-street parking	As required by the City of Broken Arrow Zoning Code

IV. ACCESS AND TRAFFIC CIRCULATION

Vehicular access shall be derived from Hillside Drive via South 193rd E. Ave. Hillside Drive is a public road and drive lanes on the subject lot will be private and built to City of Broken Arrow standards.

V. LANDSCAPE, SCREENING, AND OPEN SPACE

Except as modified herein, landscaping shall be provided in accordance with “Section 5.2 – Landscaping, Trees, Screening, and Fencing” of the City of Broken Arrow Zoning Ordinance. The landscaped edge requirement has been modified from the original PUD. Instead of a 25’ landscaped edge, we are requesting 10’, which is the required amount for this use per Section 5.2.B.a.i of the City of Broken Arrow Zoning Code.

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.

VI. LIGHTING

Lighting shall be installed in accordance with “Section 5.6 – Exterior Lighting” of the City of Broken Arrow Zoning Code.

VII. TRASH, MECHANICAL AND EQUIPMENT AREAS

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened in accordance with the Broken Arrow Zoning Ordinance.

VIII. TOPOGRAPHY, UTILITIES, AND DRAINAGE

Water and sewer are available and adjacent to the property. An 8” public water line is located along the south side of Hillside Drive while an 8” sanitary sewer line adjacent to the property on the west and east side. In addition, there is a 36” stormwater line located along the west property line. There is minimal slope to the property, which drains north-west. According to FIRM Flood Insurance Rate Map by FEMA, there are no floodplain areas on this site. The public road (Hillside Drive) and utility improvements have already been installed.

IX. MUTUAL ACCESS AGREEMENT

A mutual access easement between the property owner and the neighboring Block 1, Lot 1 will be created to ensure both properties have public access.

X. SITE PLAN REVIEW

No building permit will 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 development standards. No certificate of occupancy will be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City of Broken Arrow.

XI. ANTICIPATED DEVELOPMENT SCHEDULE

Construction is expected to begin in early 2024.

XII. EXHIBITS

Exhibit A – Existing Zoning

Exhibit B – Aerial Photograph

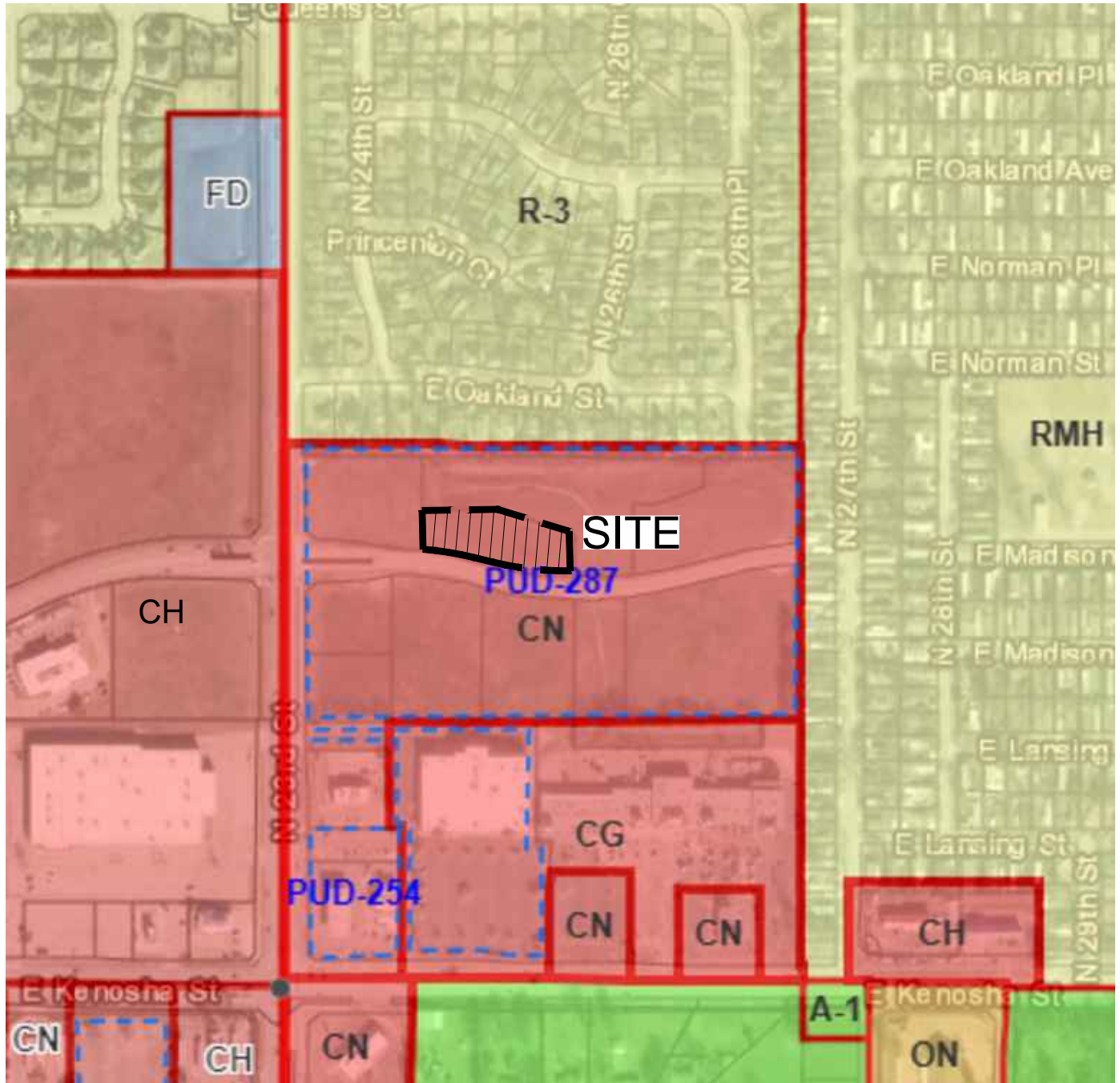
Exhibit C – Topography & Existing Utilities

Exhibit D – Conceptual Site Plan

PUD 000951-2023

CREOKS-BA

Exhibit "A"
Existing Zoning



wallace
design
collective

PUD 000951-2023
July 17, 2023



PUD 000951-2023

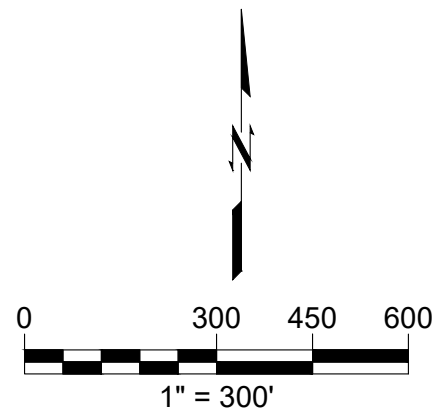
CREOKS-BA

Exhibit "B" Aerial Photograph



wallace
design
collective

PUD 000951-2023
July 17, 2023

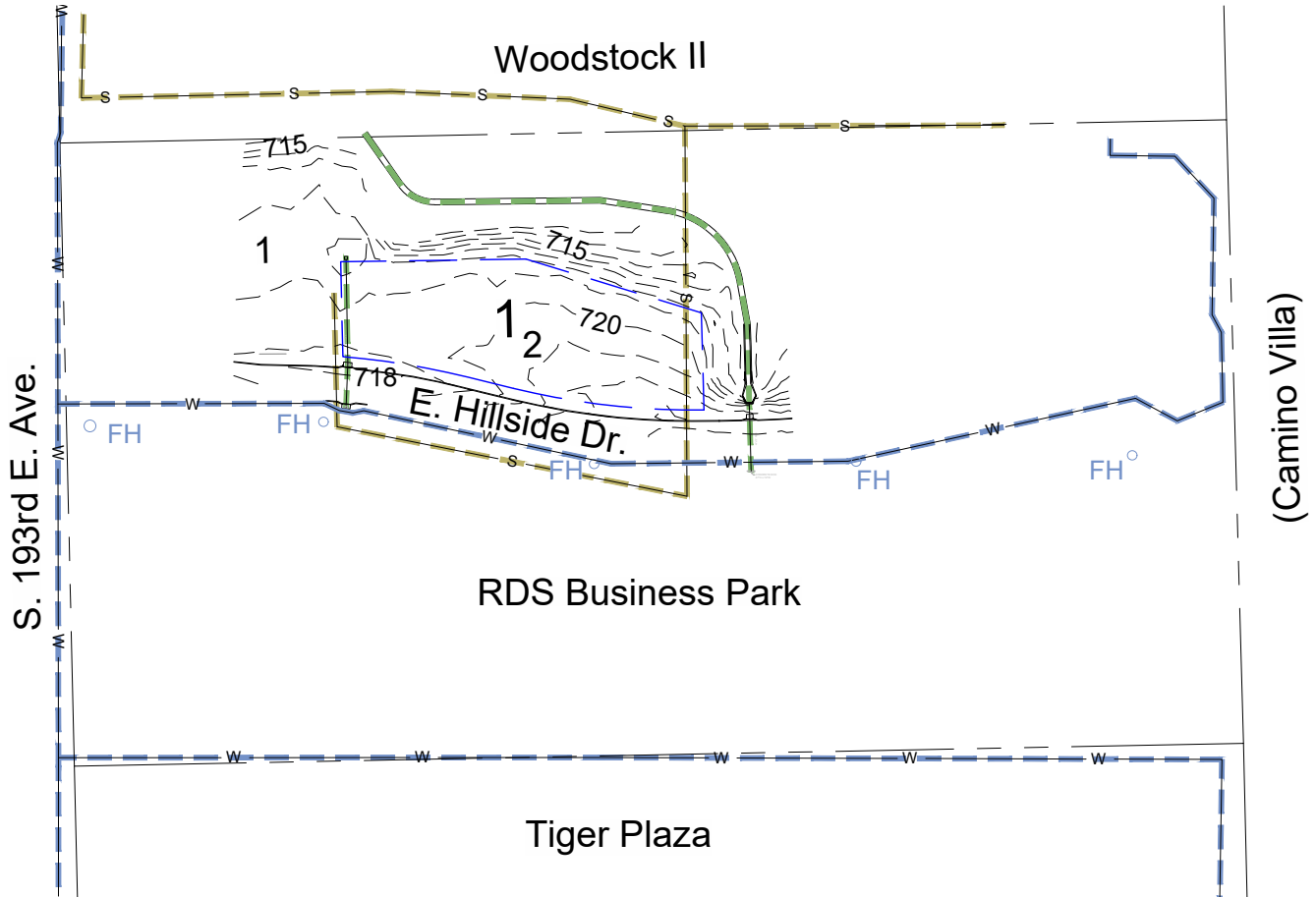


PUD 000951-2023

CREOKS-BA

Exhibit "C"

Topography & Existing Utilities



LEGEND

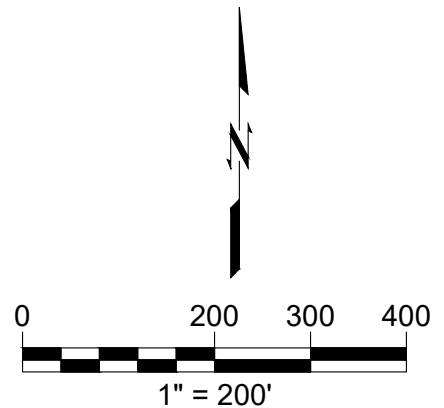
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER



wallace
design
collective

PUD 000951-2023

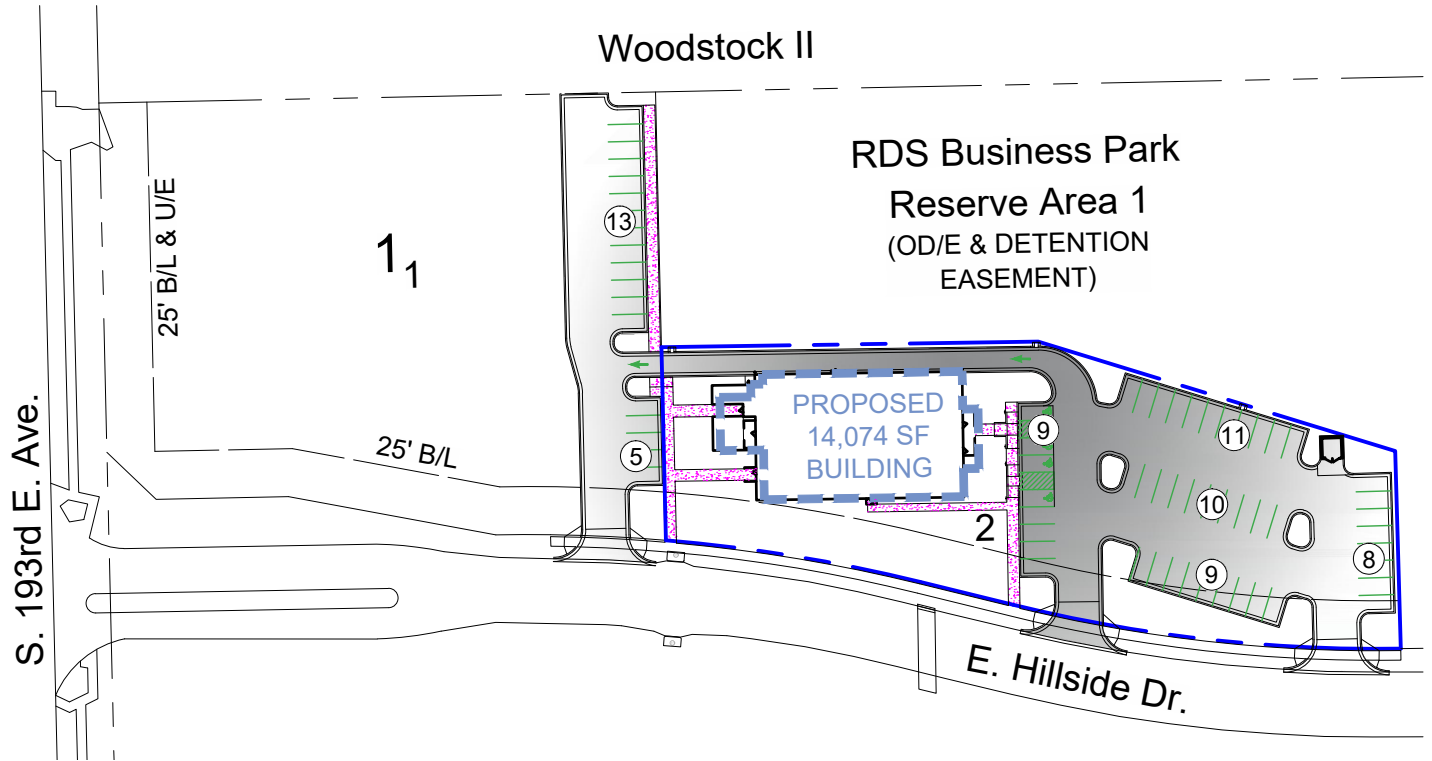
July 17, 2023



PUD 000951-2023

CREOKS-BA

Exhibit "D" Conceptual Site Plan



LEGEND

- PROPOSED PARKING
- PROPOSED PAVING
- PROPOSED SIDEWALK



wallace
design
collective

PUD 000951-2023
July 17, 2023

