

Aspen Ridge Business Park North  
Planned Unit Development  
PUD-001405-2024

Submitted to:

**City of Broken Arrow, Oklahoma**

March 15<sup>th</sup>, 2024

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## **DEVELOPMENT CONCEPT & CHARACTER**

*Aspen Ridge Business Park North* is a proposed commercial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is approximately 8.99 acres located on South Aspen Avenue and north of the Creek Turnpike. It is bounded on the North by the Core Church at Aspen Creek, on the West by a South Aspen Avenue, on the South by Commercial uses within Aspen Ridge Business Park and on the East by multifamily residential.

The PUD West boundary has 583.91 feet of street frontage along South Aspen Avenue. The PUD boundary legal description is included in this document.

The property is presently zoned CG – Commercial General and this zoning will remain unchanged.

A Conceptual Site Plan for the project is shown on Exhibit "A".

## **LANDSCAPING AND SCREENING**

The *Aspen Ridge Business Park North* Landscaping Plan will be designed in accordance with the Broken Arrow Zoning Ordinance except as noted herein. 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.

Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall of between six feet (6') and eight feet (8') in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

## DEVELOPMENT STANDARDS

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

Permitted Uses	As permitted within the CG Zoning District.
Zoning Classification	CG / PUD
Net Development Area	8.99 acres
Minimum Lot Area	As permitted within the CG Zoning Districts
Minimum Building Coverage (%)	As permitted within the CG Zoning Districts
Minimum Lot Frontage	100 linear feet
Minimum Building Setback:	
From R.O.W. line of South Aspen Avenue	As permitted within the CG Zoning Districts
South Boundary of PUD	As permitted within the CG Zoning Districts
East Boundary of PUD	As permitted within the CG Zoning Districts
North Boundary of PUD	As permitted within the CG Zoning Districts
Maximum Building Height	As permitted within the CG Zoning Districts
Parking Ratio	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

## EXTERIOR BUILDING MATERIALS

As permitted within the Broken Arrow Zoning Code.

## SUBDIVISION PLAT

This project shall be included within a subdivision plat submitted to and approved by the City of Broken Arrow Planning Commission and Broken Arrow City Council, and duly filed of record in the Tulsa County Clerk's office.

## **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.

## **CONCEPTUAL UTILITY PLAN**

The Conceptual Site Utility Plan is shown on Exhibit B. All public and franchise utilities are available at the site. An extension to the sanitary sewer is required along the South Aspen Avenue frontage lots. Drainage & utility plans will be prepared in accordance with the City of Broken Arrow requirements.

## **ACCESS AND CIRCULATION**

Access to the site is from South Aspen Avenue and through mutual access easements with Aspen Ridge Business Park to the south. The access will be as shown on Exhibit A. A shared mutual access easement between the lots will be indicated on the new plat. A twenty-six foot wide private road runs along the north side of the PUD and in front of the Eastern most lot within the PUD. This private road connects to the mutual access easement to Aspen Ridge Business Park on the south. The private road will be jointly maintained to meet the city of Broken Arrow standards by the owners of Lot 1 Block 2 and Lot 1 Block 3 of Aspen Ridge Business Park North. The two existing curb cuts from South Aspen Avenue will remain in place. Any future drives would need to meet City of Broken Engineering Design Criteria.

## **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**

Following approval of this PUD, it is anticipated that construction may commence as soon as all required permits are obtained.

## **LEGAL DESCRIPTION – PUD BOUNDARY**

A part of Lot One (1) of Block One (1) of "CORE Church at Aspen Creek", an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, filed as Plat #6573 at the office of the Tulsa County Clerk, being more particularly described as follows; Beginning at the Southwest Corner of said Lot One (1); thence along the West line of said Lot One (1), N00°05'22"E a distance of 583.50 feet; thence S89°54'38"E a distance of 193.40 feet; thence S51°58'21"E a distance of 542.70 feet; thence N37°56'17"E a distance of 145.50 feet; thence S89°54'38"E a distance of 200.00 feet; thence along the East line of said Lot One (1), S00°05'22"W a distance of 365.00 feet; thence along the South line of said Lot One (1), N89°53'38"W a distance of 910.69 feet to the Point of Beginning.

Having an area of 391691 Square Feet or 8.9920 Acres.

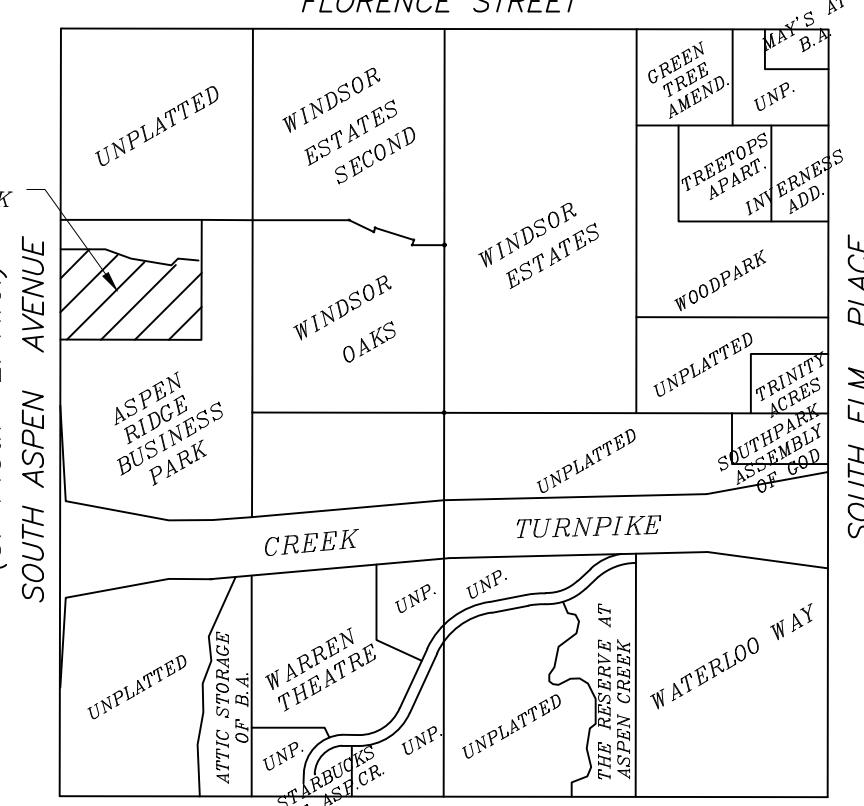
Bearings Based on the platted lines of "CORE Church at Aspen Creek", an Addition to the City of Broken Arrow, filed as Plat #6573 at the office of the Tulsa County Clerk.

## **EXHIBIT A**

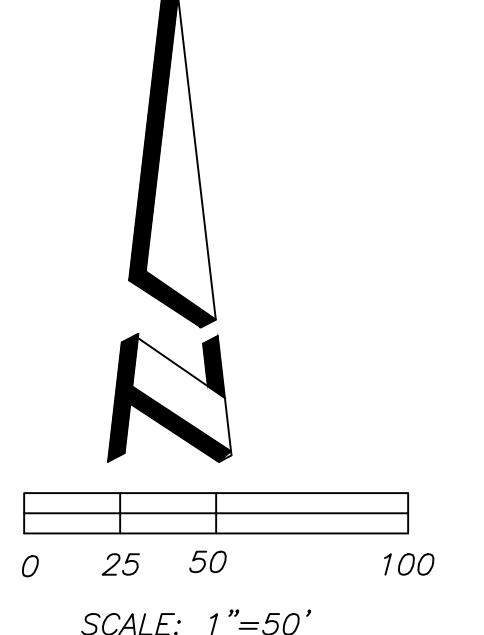
### **CONCEPTUAL SITE PLAN**



R-14-E  
(E. 111th St. So.)  
FLORENCE STREET



SECTION 34  
LOCATION MAP  
SCALE: 1"=.25 mile

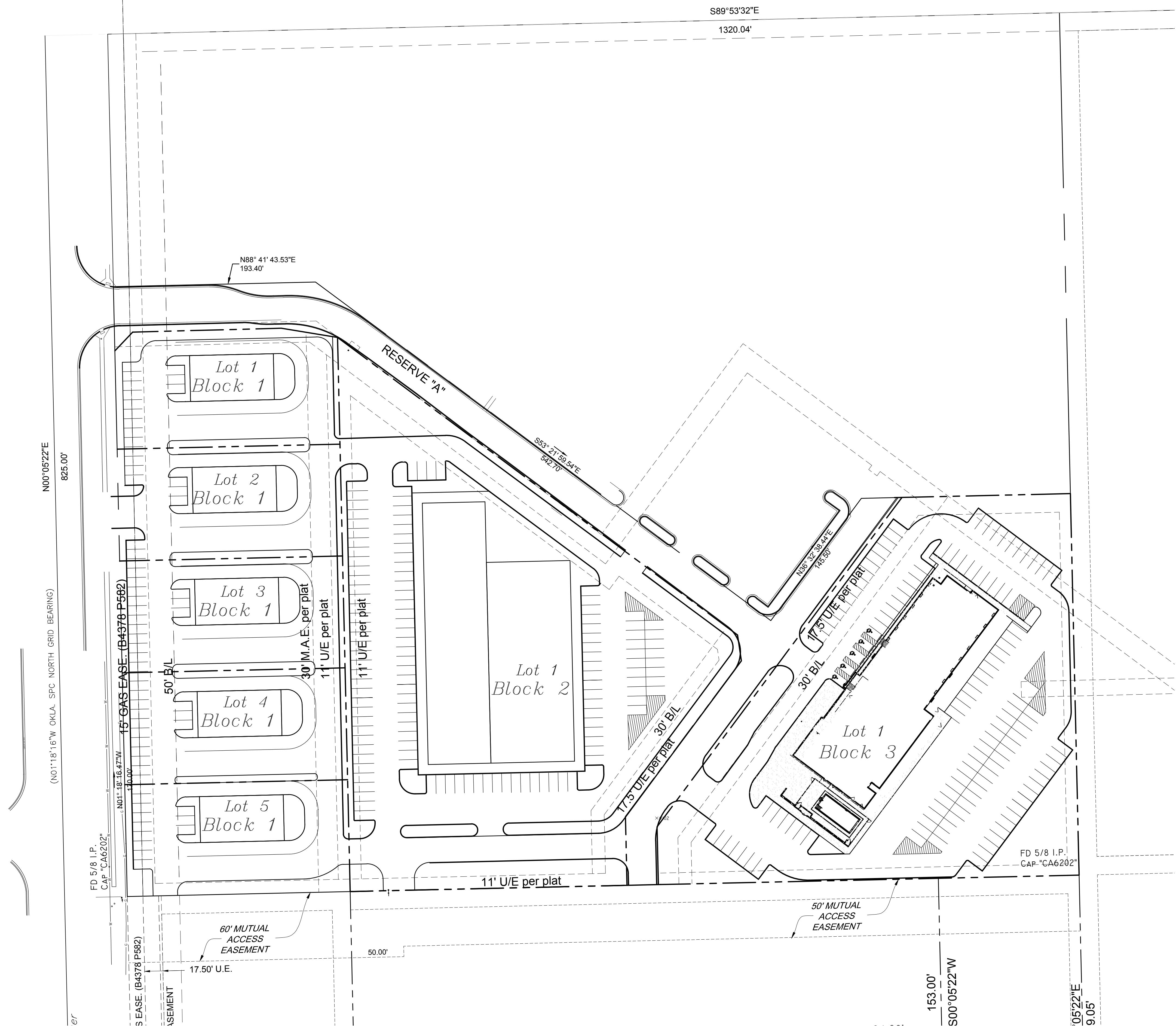


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OVERALL SITE PLAN

ASPEN RIDGE BUSINESS PARK NORTH  
"CORE CHURCH AT ASPEN CREEK"  
BROKEN ARROW, OKLAHOMA

EX-A



## **EXHIBIT B**

### **CONCEPTUAL UTILITY PLAN**



**END OF PUD**