

ELECTRONIC LABEL TECHNOLOGY

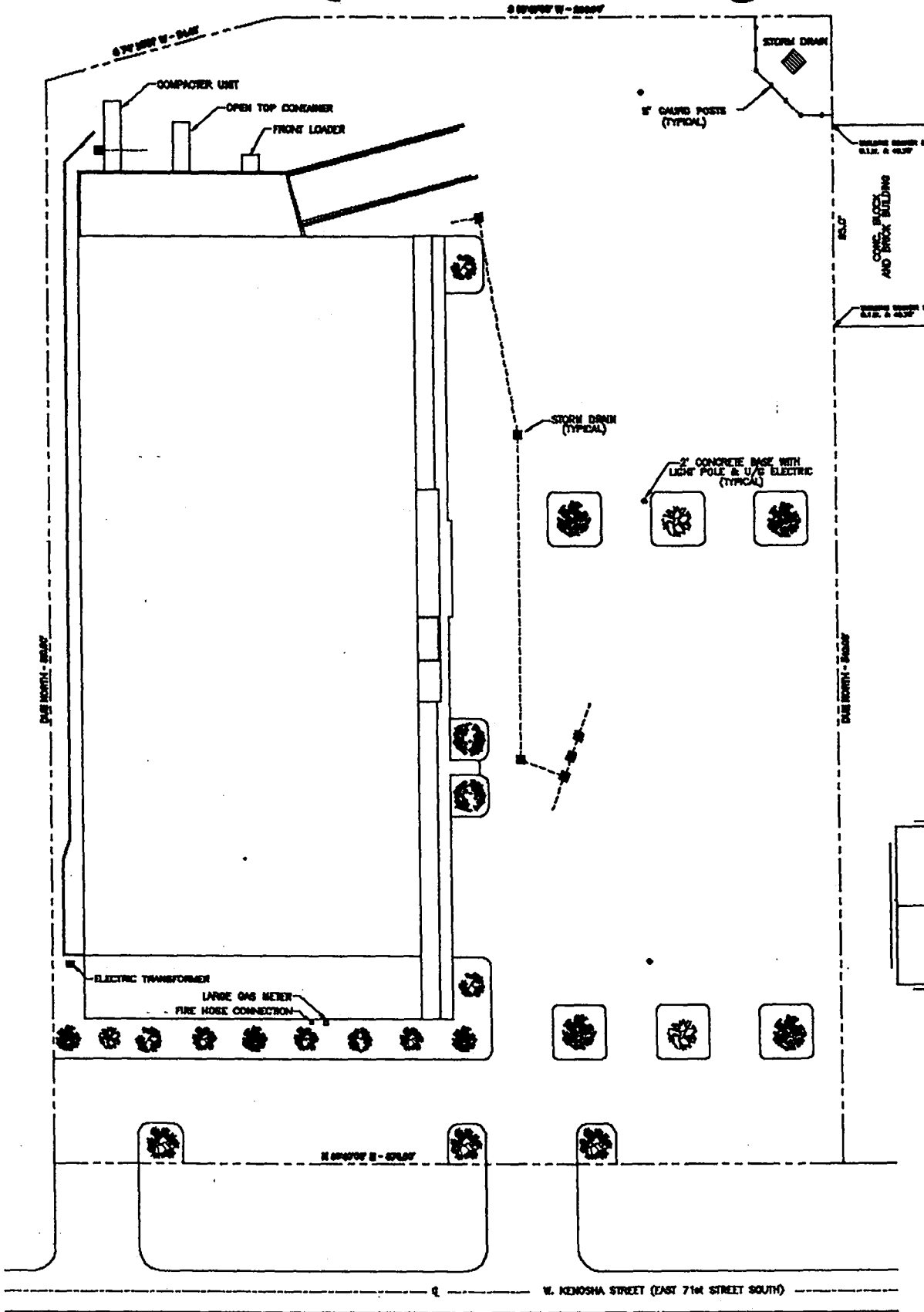
BAZ 1176

PUD No. 79

Outline: Development Plan Text
June 28, 1993

SUBMITTED By Roy Johnson 6-28-93

APPROVED P.C. 7-22-93
C.L. 8-2-93



SITE PLAN
ELT

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SHEET
S-1

DATE:
8-24-83

Interior Architecture

DEVELOPMENT CONCEPT

The Electronic Label Technology site consists of 4.6 acres situated West of the Northwest corner of Kenosha (71st) and Elm Place (161st), and is presently zoned C-2. The property is developed and there is an existing free-standing vacant discount retail building (previously Wal-Mart) containing 60,000 square feet of floor area.

The planned unit development application and the accompanying rezoning application for IS Industrial Service District will permit the occupancy of the existing building for a high technology commercial/industrial service facility providing electronic labeling systems which include the labels (on-site printing) and a computer software system for use by various retail establishments.

DEVELOPMENT STANDARDS

Net Area	4.6 acres
Permitted Uses	As permitted within an IS Industrial Service District including a facility providing electronic labeling systems which include the labels (on-site printing) and a computer software system.
Maximum Floor Area	
Existing	60,000 sq. ft.
Future expansion	15,000 sq. ft.
Maximum Building Height	1 Story (30 ft.)
Minimum Internal Landscaped Open Space*	5% of net area
Minimum Building Setbacks:	
From Kenosha (71st)	50 feet
From East boundary	150 feet
From North boundary	40 feet
From West boundary	15 feet
Other Bulk and Area Requirements:	As required within an IS District

*Internal required landscaped open space shall include perimeter landscape area within the development area boundaries, parking islands and plazas, but excludes walkways which solely provide minimum pedestrian circulation.

Enclosure

All uses shall be conducted within enclosed buildings.

Signs

Signs accessory to uses within the project shall comply with the restrictions of the Planned Unit Development Ordinance and the following additional restrictions:

Ground Signs

Maximum number of ground signs	1
Maximum display surface area	128 sq. ft.
Maximum height above grade of abutting street	25 feet

Wall or Canopy Signs

Aggregate display surface area for wall or canopy signs shall be limited to 1-1/2 sq. ft. per each lineal foot of the building wall to which the sign or signs are affixed. Wall or canopy signs shall not exceed the height of the building.

SITE PLAN REVIEW

No building permit shall issue for the construction of additional floor area or buildings until a detailed site plan has been submitted to and approved by the Broken Arrow Planning Commission as being in compliance with the development concept and the development standards. Separate detailed site plans may be submitted, and construction may proceed in phases.

COVENANT REQUIREMENT

No building permit shall issue until a Declaration of Covenants has been submitted to and approved by the Broken Arrow Planning Commission and duly filed of record which implements of record the development concept and development standards of the planned unit development, and the City of Broken Arrow shall be made a beneficiary thereof.

EXHIBIT A

A tract of land lying in the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Three (3), Township 18 North, Range 14 East of the Indian Base and Meridian in the County of Tulsa, State of Oklahoma, more particularly described as follows:

Commencing at the Southeast Corner of said Section 3; thence due North along the East line thereof a distance of 600.00 feet to a point; thence South $89^{\circ}40'05''$ West a distance of 304.00 feet to the point of beginning; thence continuing South $89^{\circ}40'05''$ West a distance of 266.00 feet to a point; thence South $74^{\circ}28'31''$ West a distance of 114.48 feet to a point; thence due South a distance of 510.00 feet to a point 60 feet North of the South line of said Section; thence North $89^{\circ}40'05''$ East a distance of 376.30 feet to a point; thence due North a distance of 540.00 feet to the point of beginning.