

***The Shops at Broken Arrow II Amended  
Planned Unit Development***

***September 6, 2016***

*Submitted to:*

***The City of Broken Arrow Planning Commission  
Broken Arrow, Oklahoma***

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**RECEIVED**  
Sept. 6, 2016  
**BROKEN ARROW  
DEVELOPMENT SERVICES**

**TABLE OF CONTENTS**

	<u>Page</u>
DEVELOPMENT CONCEPT	1
DEVELOPMENT STANDARDS	3
PLATTING REQUIREMENTS	4
ANTICIPATED DEVELOPMENT SCHEDULE	4
PUD LEGAL DESCRIPTION	5
PUD EXHIBITS:	
<i>Exhibit "A": Conceptual Site Plan</i>	

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**DEVELOPMENT CONCEPT**

The Shops at Broken Arrow was originally proposed as a commercial development and was platted in 2007. The subject tract of land was platted again as part of The Shops at Broken Arrow II. The property is zoned CH (Commercial Heavy) and the proposed development plan has not significantly altered. Much of the property has been developed as planned.

However, the developers of Lots 4 and 8 of Block 1 of The Shops at Broken Arrow II would like to have the opportunity to divide the subject property in a way that would create tracts of land that do not meet the minimum frontage requirements set forth by the City of Broken Arrow zoning code. In addition, the developer would like to create tracts that do not have any access to public streets. Access is planned to be provided through the use of shared driveways and mutual cross access and parking agreement.

The sole purpose of this PUD is to allow the developer to create separate tracts of land to convey to other parties without meeting the typical access and frontage requirements. No other exceptions to the zoning code are sought.



**DEVELOPMENT STANDARDS**

The Shops at Broken Arrow II Amended will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulation of the Commercial Heavy (CH) district except as follows:

- LAND AREA: 18.92Ac. (823,872 SF)
- EXISTING ZONING: CH /Commercial-Heavy
- PROPOSED ZONING: CH /Commercial-Heavy
- PERMITTED USES: As by right in  
CH /Commercial-Heavy
- MINIMUM LOT FRONTAGE: None

**ACCESS**

Vehicular and pedestrian access will be provided by internal circulation system. All drives and parking areas will be shared by mutually access easement with the private drives and mutual access and parking across all lots. Lots are not required to front onto a public street.

In addition to the sidewalk along Hillside Drive, a handicapped accessible route shall be provided from the sidewalk on the east side of 15th Street to the south side of the proposed building.

- MAXIMUM BUILDING HEIGHT: As by right in  
CH /Commercial-Heavy

**MINIMUM BUILDING SETBACKS:**

No building shall be constructed nearer to the boundary of a lot abutting East Hillside drive than 50 feet.\*

\*per the original plat private covenants.

**MINIMUM LANDSCAPE REQUIREMENTS:**

As required per standard City of Broken Arrow zoning code.

**LIGHTING:**

As required per standard City of Broken Arrow zoning code.

**OFF-STREET PARKING:**

Per standard City of Broken Arrow zoning code requirements. A cross-parking and cross-access agreement with tract owners shall be executed as part of the proposed development project.

**SIGNAGE:**

As required per Specific Use Permit 223.

**OTHER BULK AND AREA REQUIREMENTS:**

As required per standard City of Broken Arrow zoning code.



**PLATTING REQUIREMENTS**

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

**ANTICIPATED DEVELOPMENT SCHEDULE**

It is the intent of the owner / developer to commence initial site grading activity following zoning and preliminary plat approvals and acquisition of an Earthchange Permit. Following receipt of other required project plan and permit approvals from the city, and recording of the required subdivision plat, it is anticipated that construction will commence in Winter 2016.

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**PUD LEGAL DESCRIPTION**

**TRACT A**

LOT FOUR (4), BLOCK ONE (1), THE SHOPS AT BROKEN ARROW II, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS & EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND THAT IS A PART OF LOT FOUR (4), BLOCK ONE (1), THE SHOPS AT BROKEN ARROW II, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 30°04'32" EAST ALONG AN EASTERLY LINE OF SAID LOT 4 FOR 137.25 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 01°12'56" WEST FOR 26.61 FEET TO A POINT ON AN EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 16°18'06" EAST ALONG SAID EASTERLY LINE FOR 19.09 FEET TO A CORNER OF SAID LOT 4; THENCE SOUTH 30°04'32" WEST ALONG SAID EASTERLY LINE OF LOT 4 FOR 9.57 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND,

AND LESS AND EXCEPT

A TRACT OF LAND THAT IS A PART OF LOT FOUR (4), BLOCK ONE (1), THE SHOPS AT BROKEN ARROW II, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 30°04'32" EAST ALONG AN EASTERLY LINE OF SAID LOT 4 FOR 146.82 FEET TO A CORNER OF SAID LOT 4; THENCE NORTH 16°18'06" WEST ALONG SAID EASTERLY LINE OF LOT 4 FOR 177.67 FEET TO A CORNER OF SAID LOT 4; THENCE NORTH 33°19'23" EAST ALONG AN EASTERLY LINE OF SAID LOT 4 FOR 81.56 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 01°12'56" WEST FOR 225.49 FEET TO A POINT ON AN EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 41°30'35" EAST ALONG SAID EASTERLY LINE OF LOT 4 FOR 21.37 FEET TO A CORNER OF SAID LOT 4; THENCE SOUTH 11°36'05" EAST ALONG AN EASTERLY LINE OF SAID LOT 4 FOR 151.83 FEET TO A CORNER OF SAID LOT 4; THENCE SOUTH 33°19'23" WEST ALONG SAID EASTERLY LINE OF LOT 4 FOR 72.66 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

**TRACT B:**

A TRACT OF LAND THAT IS PART OF RESERVE "F", AMENDED PLAT OF THE PARK AT ADAM'S CREEK - PHASE I, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OKLAHOMA, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID RESERVE "F"; THENCE NORTH 30°04'32" EAST ALONG A WESTERLY LINE OF SAID RESERVE "F" FOR 146.82 FEET TO A CORNER OF SAID RESERVE "F"; THENCE NORTH 16°18'06" WEST ALONG A WESTERLY LINE OF SAID RESERVE "F" FOR 19.09 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 16°18'06" WEST ALONG SAID WESTERLY LINE FOR 177.67 FEET TO A CORNER OF SAID RESERVE "F"; THENCE NORTH 33°19'23" EAST ALONG A WESTERLY LINE OF SAID RESERVE "F" FOR 81.56 FEET; THENCE SOUTH 01°12'56" EAST FOR 238.73 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

**TRACT C**

LOT EIGHT (8), BLOCK ONE (1), THE SHOPS AT BROKEN ARROW II, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

