

## PUD 205C DESIGN STATEMENT

PUD 205B was approved by the Broken Arrow City Council on June 20, 2011, subject to the property being platted. The plat, Tiger Hill Plaza, was recorded in Tulsa County on December 12, 2012.

PUD 205B divided the 38.15-acre parcel into three Development Areas – A, B, and C. Development Area A was for light industrial uses. Today, Flight Safety leases most of the property associated with Development Area A. Development Area B was for commercial uses, of which a portion is in the process of being sold. Development Area C was for the water tanks and towers.

The City of Broken Arrow is in the process of selling a portion of Lot 2, Block 1. On November 3, 2016, the Planning Commission approved BAL 2003. With BAL 2003, a 30.24-acre portion of the site was split into five tracts to accommodate the sale of the commercial tract and for construction of a retaining wall.

With PUD 205C, the centerline of driveways maybe redacted beyond the standard two hundred fifty feet (250') away from the centerline of the intersecting street. In addition all curb cuts may be reduced from the standard spaced at least two hundred fifty feet (250') apart, centerline-to-centerline. Also, the centerline of the access point may be reduced from the standard two hundred feet (200') from any access points on the opposite side of the arterial street when a raised center median within the arterial is not present. The number of driveways along collector frontage may be limited to one (1) per one hundred fifty feet (150') of lot width.

This language is to allow for one additional access point off of Kenosha Street only.