



2642 E. 21st St., Suite 195
Tulsa, Oklahoma 74114
918.933.4324

Proposed PUD

809 E. Jackson Place
Broken Arrow, OK 74012

Tulsa County Parcel ID: 80370-84-14-11200

May 14, 2026

Submitted to:

City of Broken Arrow

On Behalf of:

Advanced Alarms

Prepared by:



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1. CURRENT SITE DETAILS

Tulsa County Parcel ID: 80370-84-14-11200

Legal Description:

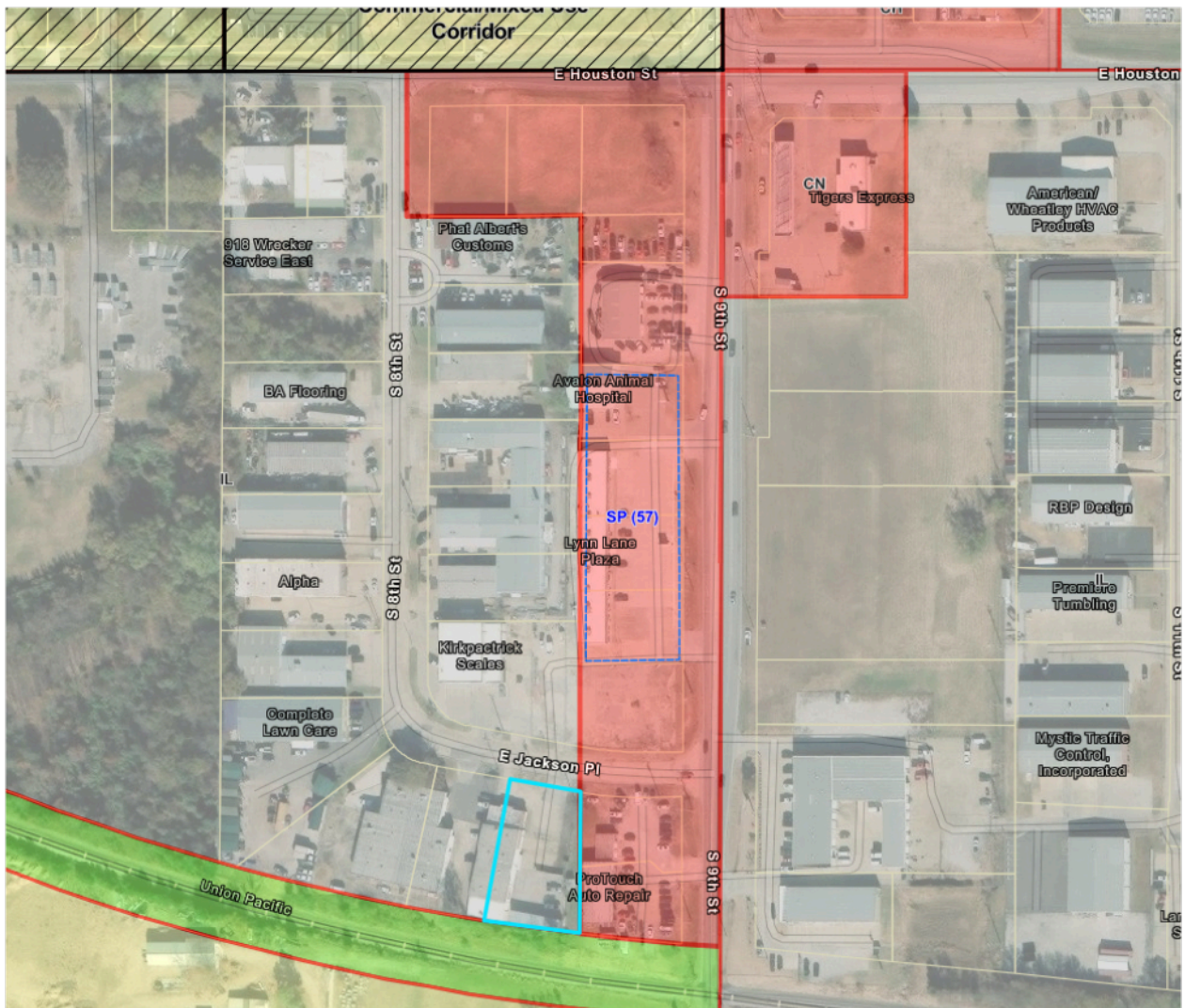
Subdivision: LYNN LANE PLAZA (80370)

Legal: LT 13 BLK 2

Section: 14 Township: 18 Range: 14

Total Acreage: 0.52 acres / 22,651 sq ft

The current zoning development is IL (industrial). The zoning surrounding the site consists of CN and agriculture.



2. DEVELOPMENT CONCEPT AND CHARACTER

On behalf of Advance Alarms, Quinnelly Architecture would like to apply for a PUD for their anticipated accessory building located at 809 E. Jackson Place. After attending the pre-development meeting, it was discussed that a PUD would be the best way to apply for variances on the building setbacks for the South and East sides of the property.

Accessory building will be used for storage of electrical equipment, some offices and associated restrooms. Floor plan A1.0 has been uploaded to portal as well as the exterior elevations. Building materials have been selected to meet the zoning requirements. All four facades will have a wainscot of thin set stone with board and batten cementitious siding above. Front entry will have a stone accent wall with metal canopy. Metal canopies will also be over the new overhead doors. Cream and black color scheme is designed to match existing building architecture. Parapets are high enough to hide the rooftop equipment from view. A new dumpster enclosure has been added between the existing building and the new accessory building. Refer to uploaded site plan for more information.

The purpose of this PUD is to establish building set backs on the South and East sides. The site is zoned IL. The Neighbor to the South is the railroad right of way which is zoned AG. We are requesting that the setback be changed from 30' to 5'. The existing building that is being demolished is 3.64' from the property line. The neighbor to the East is zoned SP, and according to discussion from the pre-development meeting, the existing Pro Touch Auto Repair is not an approved use for that zone. Consequently, reducing the setback requirement from 30' to 10' would be plausible considering the use would not be in conflict. West side does not have a setback requirement since abutting property is in the same district.

Uploaded to portal are exhibits for floor plan, exterior elevations, site plan and landscape plan. Also uploaded is a radius report.

3. ZONING ORDINANCE VARIANCES

Per city zoning ordinance Sec. 3-3-5: Industrail Light (IL), states that setbacks from the rear be 30ft (min.) and 30ft (min.) from side abutting property in a different nonresidential district. We are requesting that our the setback from the rear be 5ft and 10ft from side abutting property in a different nonresidential district.

Per city zoning ordinance Table 4-3-7-1, Bufferyard Classifications states the bufferyard be 10ft for landscaped buffer and 5ft for a screen buffer, we are requesting a variance to not have a lanscaped buffer for the south side abutting to a AG zone.

We are requesting landscape plan approval per drawing below.

4. EXTERIOR BUILDING MATERIALS

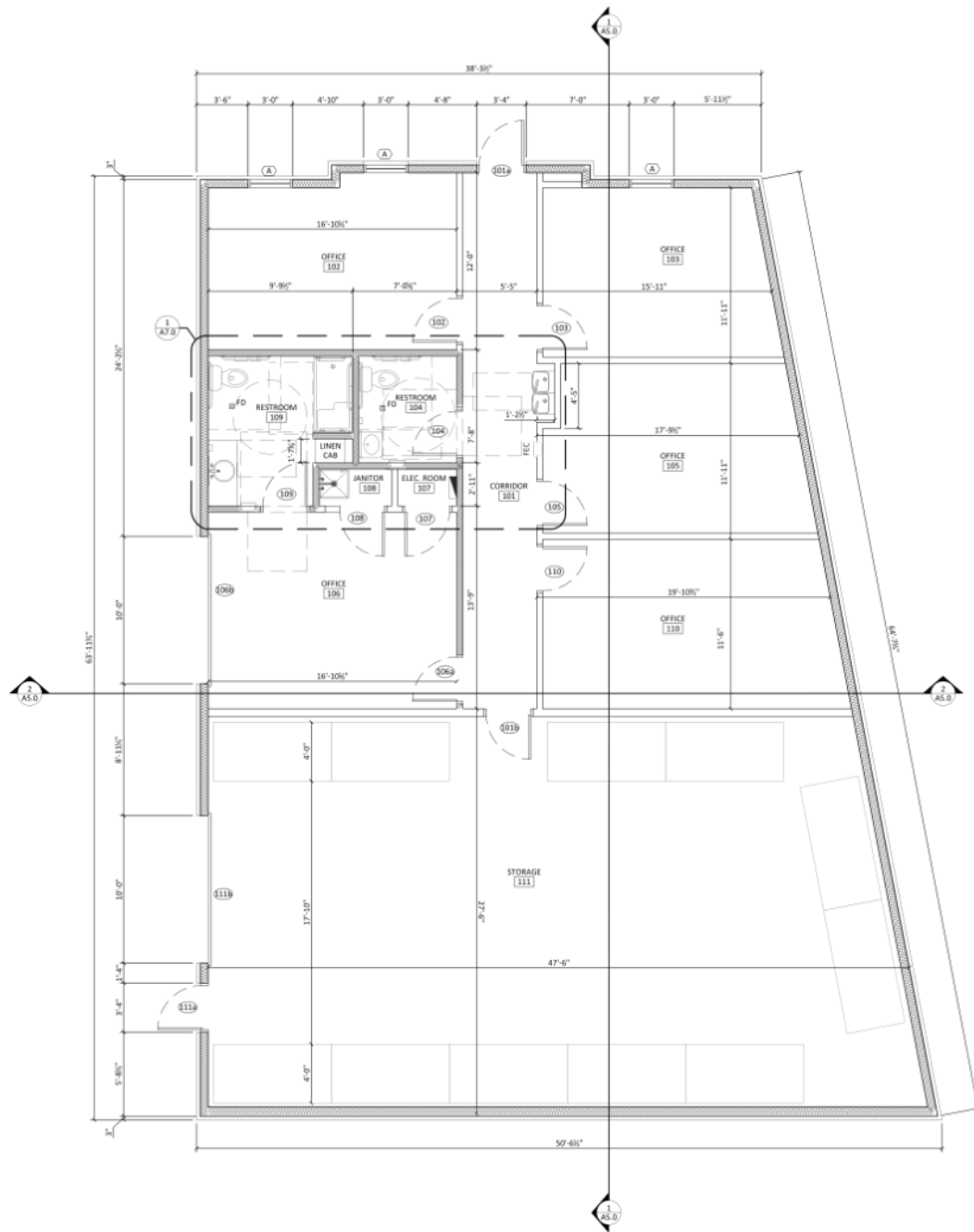
The materials of the new building for Advanced Alarms will be stone and cementitious siding with aluminum storefront windows and the roof will be a single ply membrane. There will be overhead doors with metal awnings.

5. FACILITY EXAMPLE RENDERING

The plans and renderings below are of the current proposed project for Advanced Alarms and are intended to represent the anticipated product.

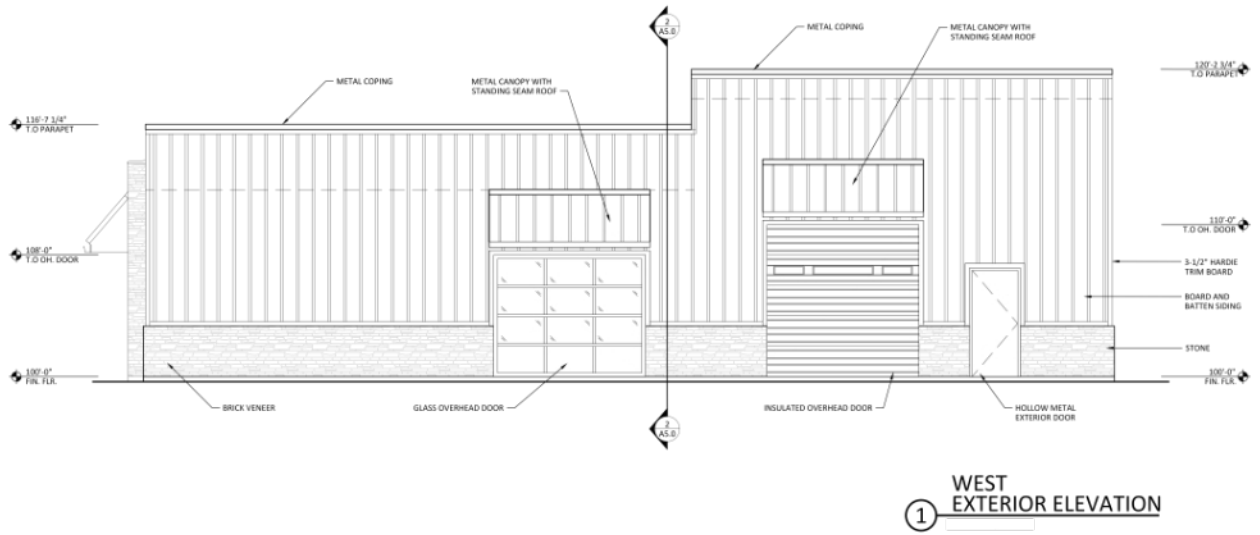
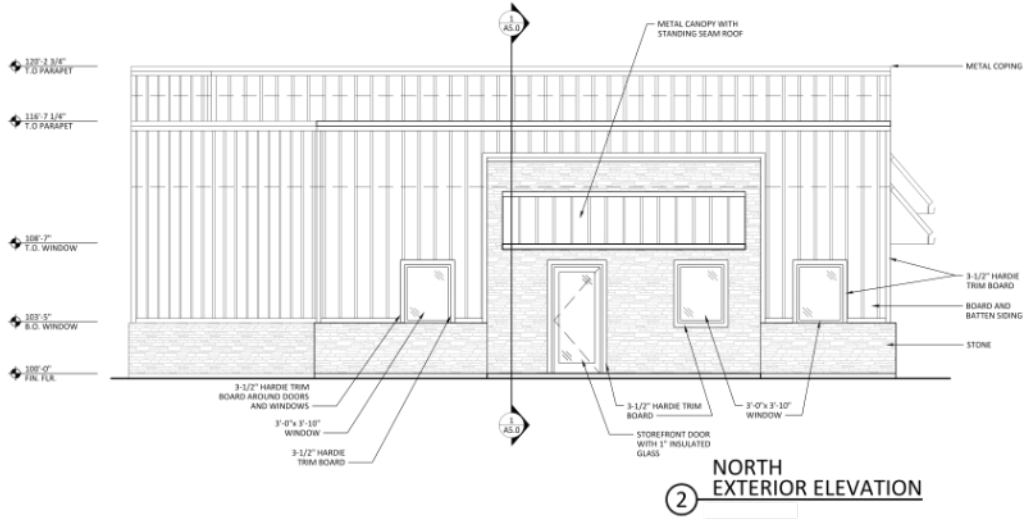




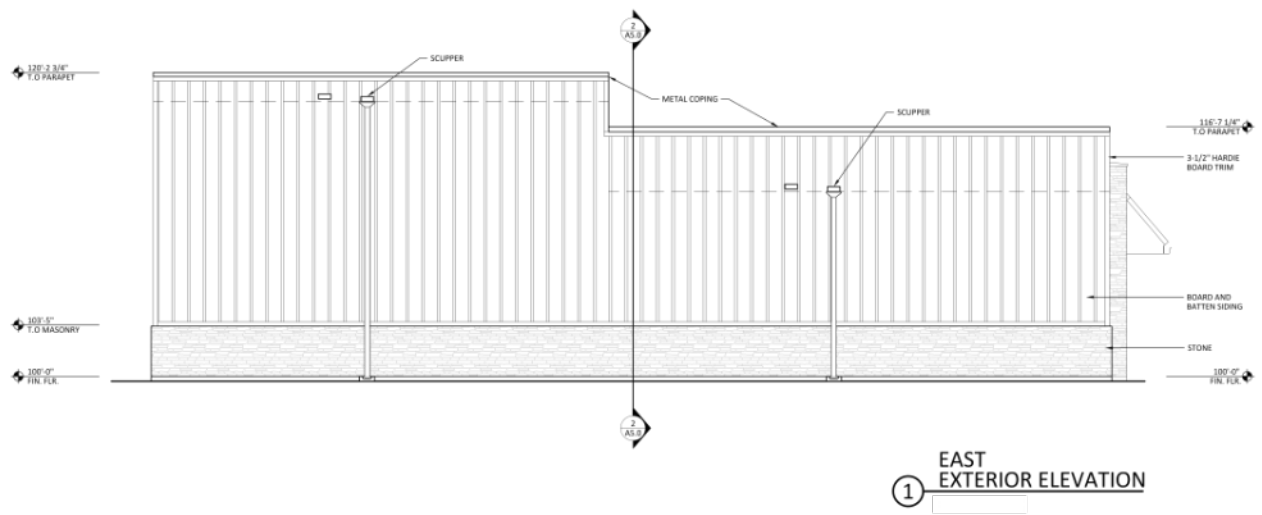
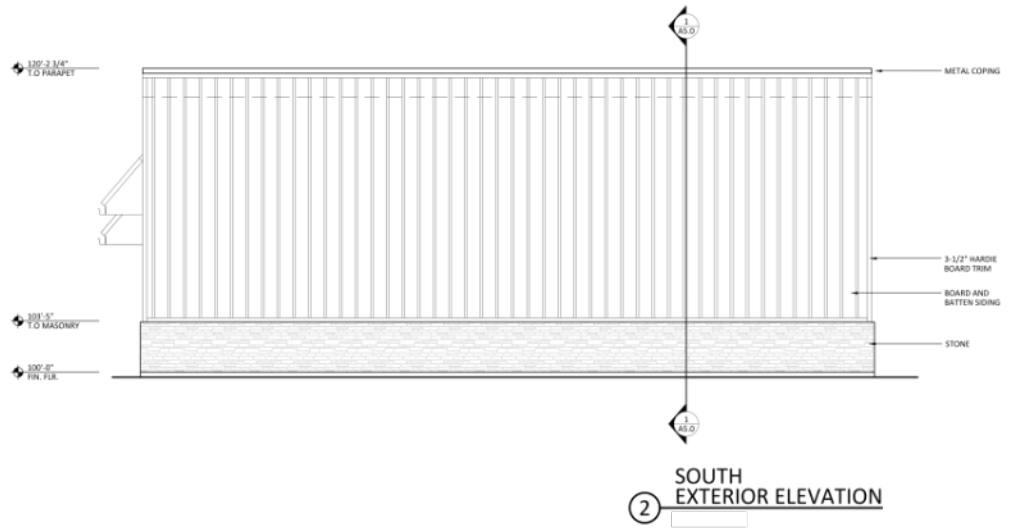


① FLOOR PLAN 

NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



PROPERTY



MISSOURI KANSAS AND TEXAS RAILWAY

1 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'



PLANTING LEGEND
ALL PLANTS ARE DROUGHT RESISTANT

- TREES**
- 1** OKLAHOMA REDBUD
CERCIS CANADENSIS VAR TEXENSIS OKLAHOMA
MATURE HEIGHT 20-35'
2" CALIPER
 - 2** THORNLESS HONEYLOCUST
GLEDITSIA TRIANCANTHUS VAR INERMIS
MATURE HEIGHT 20-50'
2" CALIPER

- SHRUBS**
- A** BIG BLUESTEM
ANDROPOGON GERARDII
MATURE HEIGHT 36-48" - 3 GALLON
 - B** LOVE GRASS
ERAGROSTIS ELLIOTII
MATURE HEIGHT 24-36" - 3 GALLON
 - C** MAIDEN GRASS
MISCANTHUS SINENSIS
MATURE HEIGHT 36-48" - 3 GALLON

PLANT SUMMARY

TREES

TYPE 1	1 ea
TYPE 2	1 ea

SHRUBS

TYPE A	4 ea
TYPE B	3 ea
TYPE C	3 ea

LANDSCAPE NOTES

- CONTACT OKIE811 PRIOR TO DIGGING.
- PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND COMPLETELY REMOVE THE TOP HALF OF THE WIRE BASKET AND BURLAP FROM THE ROOTBALL. CAREFULLY REMOVE ANY EXCESS SOIL FROM THE TOP OF THE ROOTBALL TO EXPOSE THE ROOT FLARES.
- EACH TREE SHALL RECEIVE THREE (3) CUBIC FEET OF "BACK TO NATURE" SOIL. APPLY ROOTS TRANSPLANT I-STEP AT THE RATE OF 4 OZ PER 1" CALIPER. INCORPORATED I-STEP INTO THE TOP 3-4" OF SOIL BACKFILL.
- MULCH ALL TREE WELLS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE. SOD THE AREAS SHOWN WITH U-3 SOLID SOD. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE. PRIOR TO SODDING, APPLY LADY BUG FERTILIZER 8-2-4 AT THE RATE OF 10 POUNDS PER 1,000 SF. CONTACTS GROGGS GREEN BARN 918-944-4222. MOISTEN SOIL PRIOR TO THE PLACEMENT OF THE SOD.
- IF AUTOMATIC LAWN SPRINKLER SYSTEM IS USED INSTALL TOP OF IRRIGATION SLEEVES 18" BELOW TOP OF PAVEMENT. EXTEND SLEEVES 18" BEYOND BACK OF CURB AND CAP. STAKE THE LOCATION OF THE SLEEVES WITH T-POSTS AND FLAGS

LANDSCAPE REQUIREMENTS

BUILDING FOUNDATION ZONE
BUILDING PERIMETER = 460 LF
FOUNDATION LANDSCAPING = 150 LF = 33%

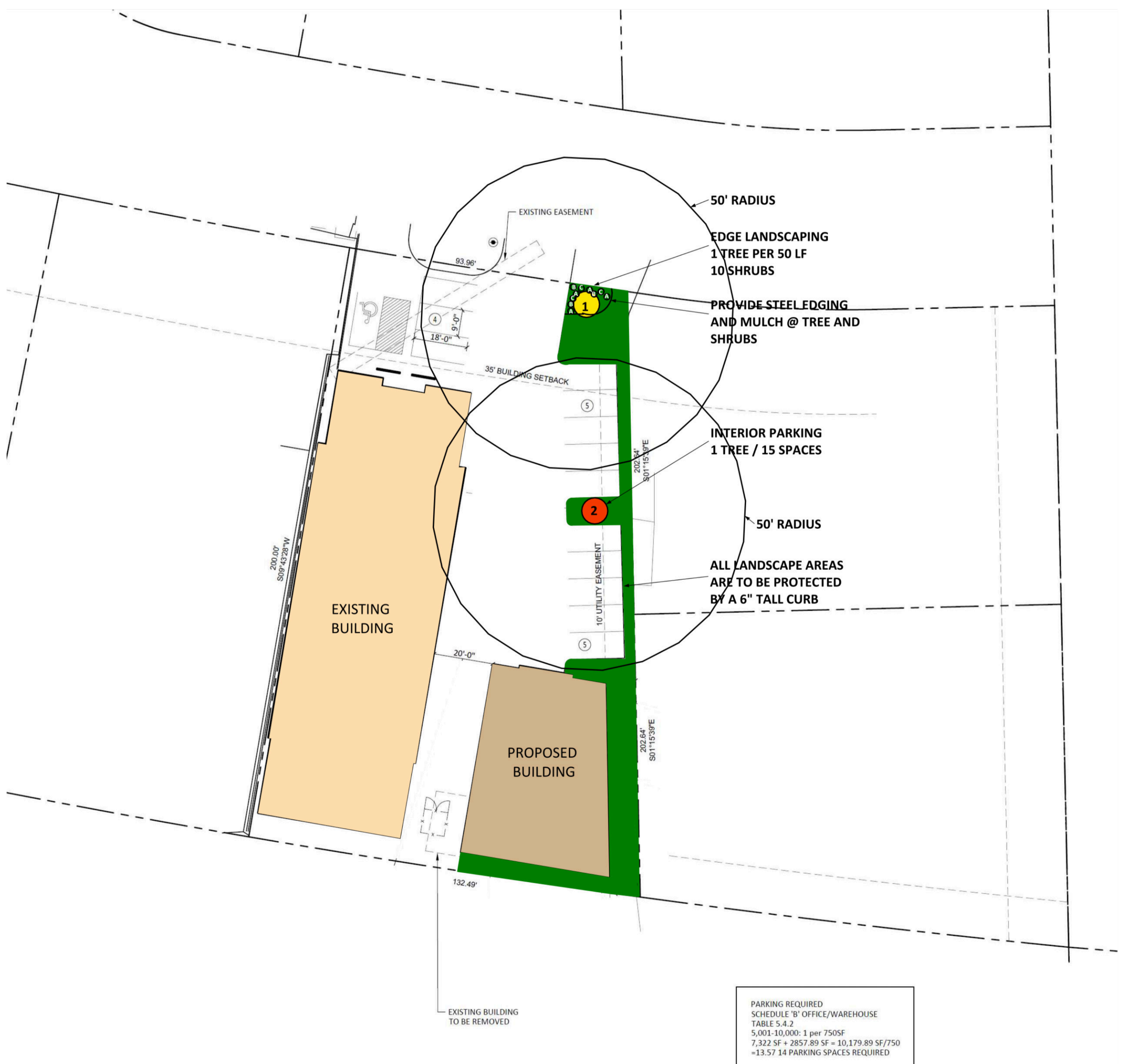
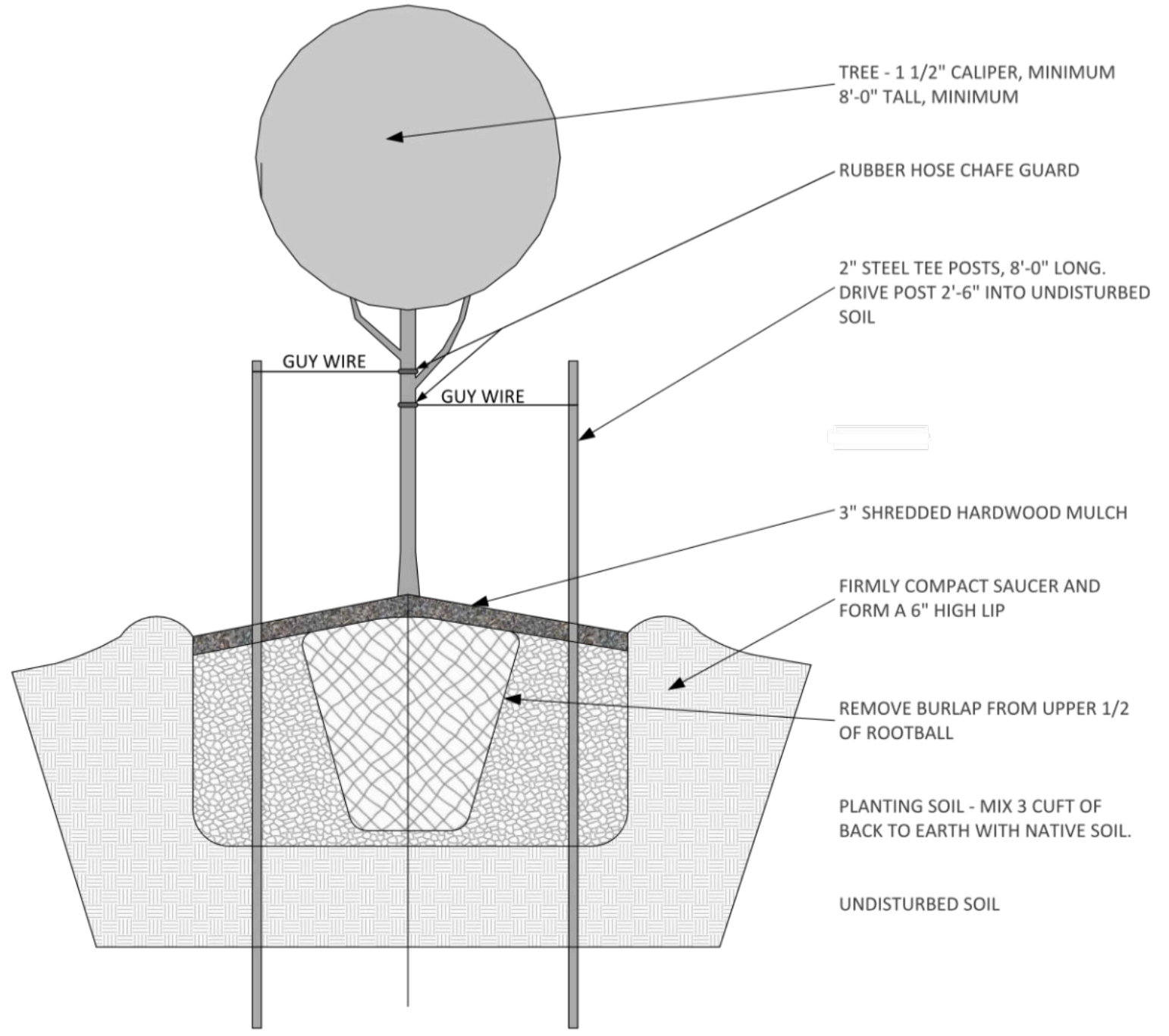
PARKING AREA PERIMETER ZONE
NATIVE GRASS AT 4'-0" O.C.

PARKING AREA INTERIOR ZONE
END CAPS WITH 1 TREE + 3 NATIVE GRASS + 75% GROUNDCOVER

TRANSITION ZONE (ADJACENT ZONING CG)
TYPE "A" 4 TREES PER 100'

IRRIGATION NOTES

- ALL LANDSCAPED AREAS ARE TO BE IRRIGATED BY ONE OF THE OPTIONS LISTED BELOW:
- FULLY AUTOMATIC LAWN SPRINKLER SYSTEM.
 - DRIP LINE.
 - FROST PROOF HOSE BIB LOCATED WITHIN 100' OF ALL PLANTING AREAS.



PARKING REQUIRED
SCHEDULE "B" OFFICE/WAREHOUSE
TABLE 5.4.2
5,001-10,000: 1 per 750SF
7,322 SF + 2857.89 SF = 10,179.89 SF/750
=13.57 14 PARKING SPACES REQUIRED