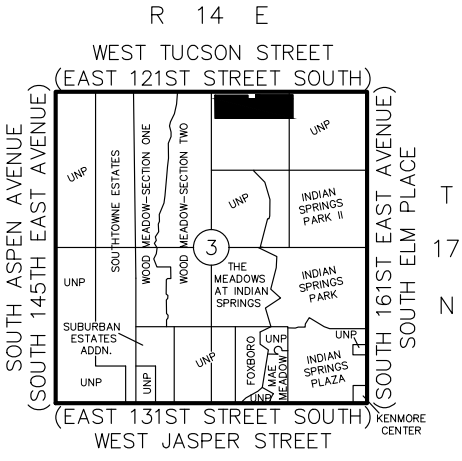
PUD-XXXXXX-2025

Aequitas Tuscon Development
Planned Unit Development

THE EAST 1321.6 FEET OF THE WEST 1381.6 FEET OF THE NORTH 450 FEET OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SUBJECT TO THAT PART DEEDED TO THE CITY OF BROKEN ARROW AS PERMANENT RIGHT OF WAY, AND SUBJECT TO THAT PART LYING WITHIN THE 24.75 FOOT STATUTORY RIGHT OF WAY RUNNING ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4)





Location Map

OWNER

AEQUITAS HOLDINGS LLC
824 W JASPER ST
BROKEN ARROW, OK 74011

APPLICANT

WALLACE DESIGN COLLECTIVE, PC
123 N MARTIN LUTHER KING JR BLVD
TULSA, OK 74103

NORTH

MARCH 2025
MAY 2025

wallace design collective

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I. LEGAL DESCRIPTION:

The East 1321.6 feet of the West 1381.6 feet of the North 450 feet of the Northeast Quarter (NE/4) of Section Three (3), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, subject to that part deeded to the City Of Broken Arrow as permanent Right of Way, and subject to that part lying within the 24.75 foot statutory Right of Way running along the North line of said Northeast Quarter (NE/4), said parts being more particularly described as follows:

Commencing at the Northwest corner of Said Northeast Quarter (NE/4); Thence North 88°37'29" East along the North line of said Northeast Quarter (NE/4) a distance of 60.00 feet to the Point Of Beginning; Thence North 88°37’29" East along the North line of said North East Quarter (NE/4) a distance of 1321.11 feet; Thence South 01°31’54" East a distance of 55.00 feet; Thence South 88°37'29" West Parallel to the North line of said Northeast Quarter (NE/4) a distance of 631.26 feet; Thence South 01°22'31" East perpendicular to the North line of said Northeast Quarter (NE/4) a distance of 65.00 feet; Thence South 88°37’29" West parallel to the North line of said Northeast Quarter (NE/4) a distance of 130.00 feet; Thence North 01°22'31" West perpendicular to the North line of said North East Quarter (NE/4) a distance of 60.00 feet; Thence South 88°37’29" West parallel to the north line of said North East Quarter (NE/4) a distance of 559.80 feet; Thence North 01°33’53" West a distance of 60.00 feet to the Point Of Beginning.

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II. DEVELOPMENT CONCEPT:

Aequitas Tucson Development is a proposed mixed-use development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Broken Arrow Zoning Code. The site consists of 11.72 acres, located approximately one quarter mile west of the intersection of West Tucson Street (E 121st Street South). The site is bounded on the east by undeveloped land zoned A-1 (Agriculture); to the west is the Wood Meadow residential development, zoned R-2 (Single Family Residential); to the north is a commercial area known as The Shops at Aspen Creek.

The proposed Aequitas Tucson PUD is designated as a Level 2, Urban Residential, and Level 3, Transitional Area, in the City of Broken Arrow Comprehensive Plan. Prior to the submission of this PUD a change in the Comprehensive Plan Land Use will be submitted to request a Level 3 and Level 6 designation. The PUD site currently has an underlying zoning of A-1 (Agriculture); submitted concurrently with this PUD application is a rezoning request from A-1 (Agriculture) to RM (Residential Multi-Family), CH (Commercial Heavy Industrial), and I-L (Industrial Light District) to allow for a development of row houses/townhomes for individuals 55 years and old, "executive garage/storage" mini-storage, retail, office/warehouse, and traditional mini-storage development.

The site will be split in two Development Areas, A and B, on each side of the floodplain that runs through the middle of the site. Development Area A will include the office/warehouse and mini storage uses. The row houses/townhome and "executive garage/storage" will be within Development Area B. There are a maximum of 55 row homes/townhomes proposed and a maximum of 32,000 square feet of executive garage/storage space. There are several stormwater detention facilities proposed on the site. The PUD will also include a buffer along the western and southern boundary adjacent to the residential uses. The buffers and stormwater detention facilities will all be placed in reserve areas. The total reserve area provided in Development Area B exceeds 18 percent.

As mentioned above, the PUD site is split through the middle by a floodplain and a USGS blue line. This gives the site significant elevation change with the western half having over a 30-foot change in grade over approximately 625 feet. The existing drainage patterns will be maintained with the proposed development. The soil types for the project are typical for the area and should create no unusual developmental problems.

The PUD will be served by private drives, with 5 access points off of West Tucson Street. There will be cross access within the Development Areas; however, they are not cross connected due to the floodplain and USGS blue line.

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III. DEVELOPMENT STANDARDS

III.A DEVELOPMENT AREA "A" STANDARDS:

Net Land Area:	3.51 acres
Underlaying Zoning:	Unless otherwise specified, the C-H District standards and regulations shall apply.
Permitted Uses:	○ Government administration & civic buildings ○ Places of assembly ○ Public safety facility ○ Art gallery or museum, public ○ Library, public ○ Medical office or clinic ○ Broadcasting or recording studio (no tower) ○ Veterinary clinic/animal hospital ○ Financial institution, without drive-thru ○ Catering service ○ Micro food or beverage production ○ Office, business or professional ○ Research laboratory ○ Art gallery or museum, private ○ Fitness & recreational sports center ○ General indoor recreation ○ Dry cleaning & laundry service ○ General personal services ○ Instructional services ○ Retail, general ○ Office warehouse ○ Storage yard ○ Warehouse ○ Wholesale establishment
Lot Area:	None
PUD Minimum Frontage along West Tucson Street:	100 feet Note: This is the PUD minimum frontage. Individual lots with the development do not have a minimum lot frontage.
Maximum Building Coverage:	None
Maximum Building Height:	○ 4 stories or 50 feet for buildings not abutting residential uses. 2 stories or 35 feet for buildings abutting residential uses.
Minimum Yard Setbacks: Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code.	

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From West Tucson Street:	50 feet (from West Tucson Street)
Southern Boundary of Development Area A:	0 feet
Eastern Boundary of Development Area A:	15 feet
Western Boundary of Development Area A:	0 feet
Off-street Parking:	As required for the applicable use type as set forth within the City of Broken Arrow Code. Cross parking will be allowed within Development Area A and B.
Other Bulk and Area Requirements:	As required within the C-H District
Exterior Materials:	All structures along West Tucson shall have vertical exteriors that are facing the arterial street constructed of but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), stucco, or architectural metal. EIFS, however, shall not be used as the primary exterior building material. All other structure shall be constructed of masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), stucco, or architectural metal.
Screening:	Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six feet and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure.
Signage:	All signage shall meet the requirements of the City of Broken Arrow Code. Lots within this PUD that do not have frontage along West Tucson shall be permitted an off-premise sign along West Tucson within Development Area A frontage. This sign shall not exceed 100 square feet. A maximum of 5 signs shall be permitted along the West Tucson frontage of the PUD.
Landscape Buffer:	There shall be no landscape buffers required within Development Area A.

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III.B DEVELOPMENT AREA "B" STANDARDS:

Net Land Area:	4.74 acres
Underlaying Zoning:	Unless otherwise specified, the I-L District standards and regulations shall apply.
Permitted Uses:	○ Government administration & civic buildings ○ Places of assembly ○ Public safety facility ○ Art gallery or museum, public ○ Library, public ○ Medical office or clinic ○ Broadcasting or recording studio (no tower) ○ Veterinary clinic/animal hospital ○ Financial institution, without drive-thru ○ Catering service ○ Micro food or beverage production ○ Office, business or professional ○ Research laboratory ○ Art gallery or museum, private ○ Fitness & recreational sports center ○ General indoor recreation ○ Dry cleaning & laundry service ○ General personal services ○ Instructional services ○ Retail, general ○ Mini-storage ○ Office warehouse ○ Storage yard ○ Warehouse ○ Wholesale establishment ○ "Executive garage/storage" mini-storage – this use will be restricted to luxury garage units/storage with potential loft space but restrictions to overnight stays in the space. These units may be available for rent or purchase and will include options for temperature controls and utilities, such as water, sewer, gas, electricity, cable & internet. *See Exhibit A concept images of this use unit.*
Lot Area:	None
PUD Minimum Frontage along West Tucson Street:	100 feet Note: This is the PUD minimum frontage. Individual lots with the development do not have a minimum lot frontage.
Maximum Building Coverage:	None

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Maximum Number Square Footage:	○ "Executive garage/storage" mini-storage: maximum of 32,000 square feet. ○ No maximum for all other uses in this Development Area.
Maximum Building Height:	○ 4 stories or 50 feet for buildings not abutting residential uses. ○ 2 stories or 35 feet for buildings abutting residential uses.
Minimum Yard Setbacks: Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code.	
From West Tucson Street:	20 feet (from West Tucson Street)
Southern Boundary of Development Area A:	20 feet
Eastern Boundary of Development Area A:	15 feet
Western Boundary of Development Area A:	0 feet
Off-street Parking:	As required for the applicable use type as set forth within the City of Broken Arrow Code. Cross parking will be allowed within Development Area A and B. There shall be no minimum parking requirement for the "executive garage/storage" mini-storage use.
Other Bulk and Area Requirements:	As required within the I-L District
Exterior Materials:	All structures along West Tucson shall have vertical exteriors that are facing the arterial street constructed of but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), stucco, or architectural metal. EIFS, however, shall not be used as the primary exterior building material. All other structure shall be constructed of masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), stucco, or architectural metal.
Screening:	○ Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six feet and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. ○ A brick or other masonry perimeter wall of no less than six feet in height shall be provided along the southern and eastern boundary of the mini-storage facility.

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Signage:	All signage shall meet the requirements of the City of Broken Arrow Code. Lots within this PUD that do not have frontage along West Tucson shall be permitted an off-premise sign along West Tucson within Development Area A frontage. This sign shall not exceed 100 square feet. A maximum of 5 signs shall be permitted along the West Tucson frontage of the PUD.
Landscape Buffer:	A 20-foot landscape buffer shall be provided along the southern boundary of Development Area B.

III.C DEVELOPMENT AREA "C" STANDARDS:

Net Land Area:	3.47 acres
Underlaying Zoning:	Unless otherwise specified, the R-M District standards and regulations shall apply.
Permitted Uses:	○ Dwelling, duplex - – this use will be restricted to row houses/ townhomes for individuals aged 55 years and over. ○ Dwelling, multi-family – this use will be restricted to row houses/townhomes for individuals aged 55 years and over.
Lot Area:	None
PUD Minimum Frontage along West Tucson Street:	100 feet Note: This is the PUD minimum frontage. Individual lots with the development do not have a minimum lot frontage.
Maximum Building Coverage:	None
Maximum Number of Units:	○ Dwelling, duplex and/or multi-family: maximum of 55 units.
Maximum Building Height:	2 stories or 35 feet
Minimum Yard Setbacks: Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code. Mechanical equipment and screening shall be permitted within the setbacks listed below.	
From West Tucson Street:	20 feet (from West Tucson Street)
Southern Boundary of Development Area B:	20 feet
Eastern Boundary of Development Area B:	0 feet
Western Boundary of Development Area B:	20 feet

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Off-street Parking:	As required for the applicable use type as set forth within the City of Broken Arrow Code for dwelling uses.
Other Bulk and Area Requirements:	As required within the R-M District
Exterior Materials:	At least sixty percent (60%) of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete panels, Exterior Insulated Finished Systems, and/or stucco. In addition, twenty percent (20%) of the street facing facade shall be constructed of natural brick or masonry rock.
Screening:	○ An opaque fence or wall between six feet and eight feet in height shall be provided along the southern and western boundary of Development Area C.
Signage:	All signage shall meet the requirements of the City of Broken Arrow Code. Lots within this PUD that do not have frontage along West Tucson shall be permitted an off-premise sign along West Tucson within Development Area B frontage. This sign shall not exceed 100 square feet. A maximum of 5 signs shall be permitted along the West Tucson frontage of the PUD.
Landscape Buffer:	A 20-foot landscape buffer shall be provided along the western and southern boundary of Development Area C.

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IV. ACCESS AND CIRCULATION:

The subject property has frontage along West Tucson Street and five curb cuts are proposed along the 1,191-foot frontage. The eastern three curb cuts will serve Development Area A and the western two curb cuts will serve Development Area B. Cross-access from the proposed curb cuts will be provided within Development Area A; whereas, Development Area B shall have an emergency access connection between the proposed uses. There is no cross access between the two Development Areas, as a floodplain separates the two. Limits of No Access (LNA) will be provided along West Tucson Street outside of the proposed entrances to the development.

All Development Areas will be served by private drives that will meet fire access requirements.

V. SIDEWALKS:

A sidewalk will be constructed along the West Tucson Street frontage of this PUD and shall be provided in accordance with the City of Broken Arrow Subdivision Regulations.

Sidewalks shall be provided internally, as shown on the Conceptual Site Plan.

VI. PRIVATE AMENITIES:

Not less than 18% of the net land area shall be preserved as common open space for the enjoyment of the residents of this Development Area B. These areas may include, but are not limited to, the onsite stormwater detention pond reserve areas and landscape buffer areas. All City of Broken Arrow engineering standards shall be met for the detention pond reserve areas.

VII. TOPOGRAPHY, UTILITIES, AND DRAINAGE:

The property is split by a USGS blue line stream and Flood Zone A through the middle of the site, creating an eastern (Development Area A) and western (Development Area B) divide. The eastern portion of the site is fairly flat and slopes to the west towards the floodplain. The western portion of the site slopes eastward with a difference of elevation of approximately 30 feet. The same drainage patterns will be maintained with the proposed development. An internal storm water collection system will be constructed and piped to the proposed detention areas throughout the property in accordance with the City of Broken Arrow design standards. A detailed hydraulic analysis report will be submitted to the City of Broken Arrow for approval during the engineering process.

VIII. SCHEDULE OF DEVELOPMENT AND PHASING:

Initial site development is anticipated to commence in 2025, market conditions permitting.

Phasing shall be permitted within this PUD and shall be determined during the platting process.

IX. PLATTING:

No building permit shall be issued until the PUD project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

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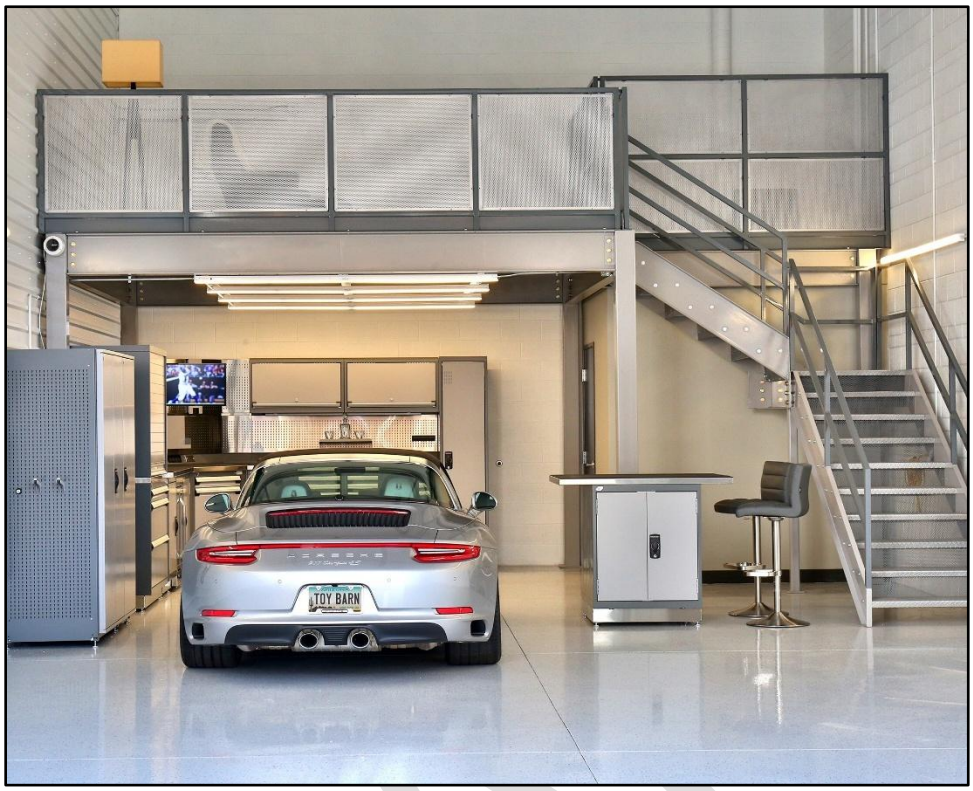
X. **EXHIBITS**:

The following exhibit are hereby attached and incorporated into this PUD. These exhibits are:

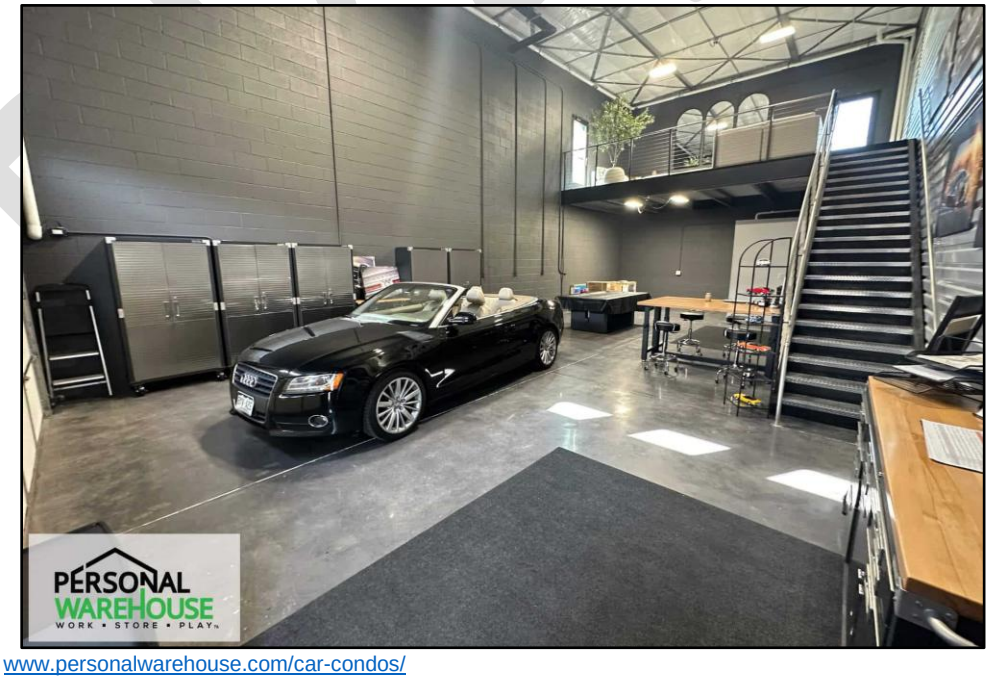
- Exhibit A: Concept images for “executive garage/storage” mini-storage
- Exhibit B: Aerial Photography and Boundary Depiction
- Exhibit C: Conceptual Site Plan
- Exhibit D: Existing Zoning Map

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Exhibit A – ““Executive garage/storage” mini-storage” Concept Images



Source: www.toybarnstorage.com



Source: www.personalwarehouse.com/car-condos/



Source: www.personalwarehouse.com/play



Source: www.vehiclevault.com/garage-condos/



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918.584.5858
oklahoma ca1460
exp: 6-30-25

EXHIBIT 'B'

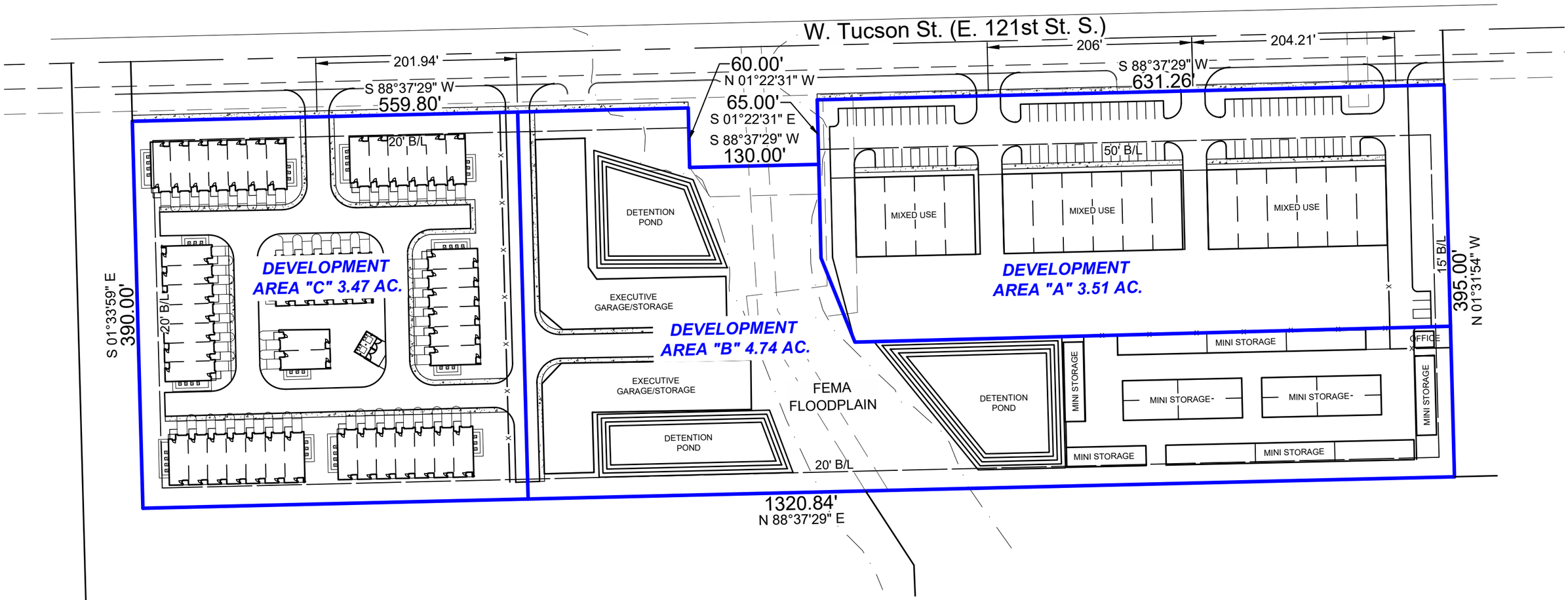
AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION

AEQUITAS TUCSON DEVELOPMENT

PUD-XXXXXX-2025

Date: March 14, 2025

\\civil-server\projects\2440418 Aequitas Development - BA\04 Production\01 Design Drawings\03 PUD Exhibits\2440418 Exhibit B-Aerial & Boundary.dwg



\\CIVIL-SERVER\Projects\2440418 Aequitas Development - BA\04 Production\01 Design Drawings\03 PUD Exhibits\2025.05.08 2440418 Exhibit C-Site Plan.dwg

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1" = 100'

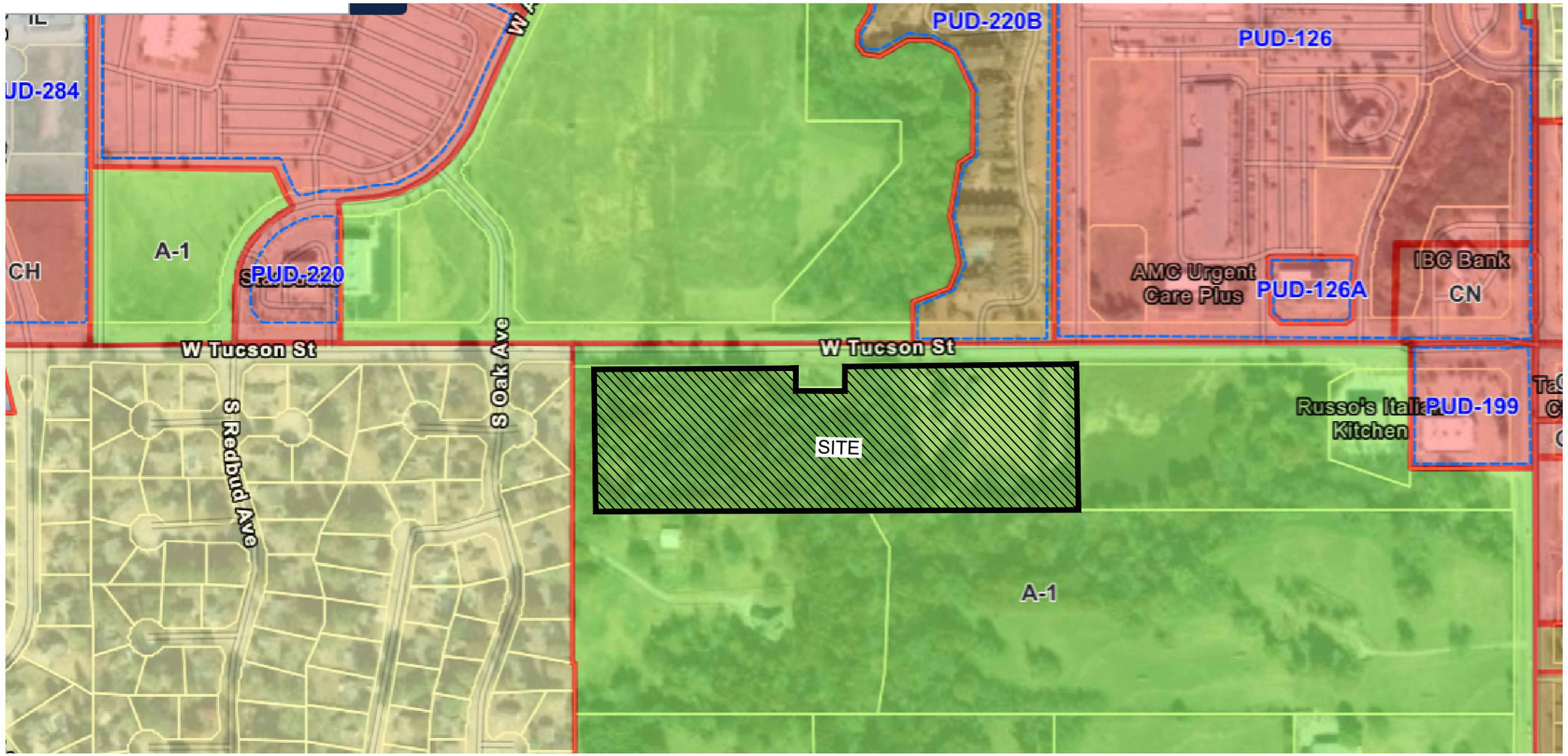
EXHIBIT 'C'

CONCEPTUAL SITE PLAN

AEQUITAS TUCSON DEVELOPMENT

PUD-XXXXXX-2025

Date: May 9, 2025



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EXHIBIT 'D'

EXISTING ZONING MAP

AEQUITAS TUCSON DEVELOPMENT

PUD-XXXXXX-2025

Date: March 14, 2025

\\civil-server\projects\2440418 Aequitas Development - BA\04 Production\01 Design Drawings\03 PUD Exhibits\2440418 Exhibit D-Zoning.dwg