

# ELM CREEK COMMUNITY DEVELOPMENT

Amended Planned Unit Development No. 130B

December 3, 2007

OWNER:  
Broken Arrow Development, LLC  
P.O. Box 7712  
Edmond Ok 73083-7712

PREPARED BY:  
Cook & Associates Engineering, Inc.  
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CA #4479 Exp 06.30.08

APPROVED By City Council  
DATE 12-17-2007  
BROKEN ARROW PLANNING DEPT.

DECEMBER 3 2007

**Engineering Surveying Geotechnical Construction Management**



**COOK & ASSOCIATES  
ENGINEERING INC.**

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**BROKEN ARROW (918)258-9442**      **FORT GIBSON (918)478-3930**



## **PUD REVISION DESCRIPTION**

The intent of this PUD amendment is to modify the development standards of PARCEL 1 only in PUD 130A, dated May 2004. This amendment also is intended to include an additional 2.33 acre tract located on North Elm Place into the PUD Boundary. Within Parcel 1, there shall be no more than six points of access to Albany Street (61<sup>st</sup> Street) and no more than three points of access to Elm Place (161<sup>st</sup> East Avenue). (Six curb cuts were permitted in the existing PUD, however, it should be noted that based on the topography near the west side of this property and based on 300 ft. separation, only 4 curb cuts may be possible). All access points on Albany Street and Elm Place shall be spaced at least 300 feet apart, centerline to centerline.

PARCEL 1's intended usage will be a mixture of commercial, retail, office, hotel, and hospital. The central focus of the development will be a Hospital Campus with the customary surrounding facilities that may consist of, but are not limited to medical offices, helipad, supporting commercial retail, restaurants, and hotels.

The following sections of PUD 130A are hereby modified for Parcel 1 only through this amendment.

**STATISTICAL SUMMARY  
DEVELOPMENT STANDARDS  
SITE PLAN REVIEW  
PLATTING REQUIREMENTS  
EXPECTED SCHEDULE OF DEVELOPMENT (DELETED)**

**ALL REMAINING SECTIONS OF PUD 130A ARE STILL IN EFFECT AFTER THE  
APPROVAL OF THIS DOCUMENT BY THE BROKEN ARROW PLANNING  
COMMISSION AND THE CITY COUNCIL**



**STATISTICAL SUMMARY  
FOR PARCEL 1**

Project Area	±68.3 acres
Total Office Floor Area	725,927 sq. ft.
Total Commercial Floor Area	544,500 sq. ft.
Development Areas:	

**Tract A: General or Corporate Office/Commercial Shopping/Hotel Conference**

Total Tract Area	±68.3 acres (Includes 2.33 acre tract)
Maximum Allowable Floor Area	1,270,000 sq. ft.

**NOTES:**

1. Total allowable office and commercial floor area as well as total residential density are based on and less than permitted under the proposed underlying zoning.
2. Actual floor area to be determined by parking, building setback and landscaping requirements.
3. Upon completion/build out of the Elm Creek Development, all open space requirements as defined in Article VII, Section 3: PUD and TPUD of the zoning Ordinance of the City of Broken Arrow will be satisfied.



## DEVELOPMENT STANDARDS

### PARCEL 1: Office, Commercial, Shopping, Hotel/Conference Center

Parcel 1 shall be governed by the use and development regulations of the C-5 Zoning District except as follows:

The following uses are not permitted in Parcel 1:

- Agricultural implements, sales, repair and service
- Amusement Park
- Armored car service, office and garage
- Auctioneer Auditorium
- Auctioneer Office
- Baseball Park
- Bingo Hall/Parlor
- Armory
- Concrete and cement product sales
- Concrete and cement retail (small scale)
- Construction company office with storage and equipment
- Delivery service department/warehouse
- Dry goods and apparel wholesale
- Equipment rental (general light and used equipment)
- Fence sales
- Firewood Retail
- Furniture cleaning, repair and restoration
- Golf driving range
- Miniature golf (indoors/outdoors)
- Kennel and animal training
- Lawn and garden maintenance and installation service
- Machine shop
- Machinery rental
- Mini-storage
- Monument sales, including incidental recessing but not shaping
- Motor freight terminal
- Open air/flea market
- Recreation vehicles, manufacture and storage
- Sexually oriented businesses
- Souvenirs
- Roadside stand
- Theater, motion picture (drive-in)
- Tractor rental (heavy equipment)
- Trailer rental
- All wholesaler uses
- Outdoor storage of non-retail equipment



Minimum Internal Landscaped Open Space*	15%
Minimum Building Setbacks:	
From Abutting Public Street	50 ft.
From Abutting Residential Development or Zoned Area (single story building)	50 ft.
From Abutting Residential Development or Zoned Area (buildings above one story)	75 ft.
Rear Yards	30 ft.
Side Yards	20 ft. (Minimum for fire lane)

\*Required internal landscaped open space shall include perimeter landscaping within the development area boundaries, parking islands and landscape plazas, but shall exclude walkways which solely provide minimum pedestrian circulation.

**Sign Standards:**

All signs will conform to Article IX of the Zoning Ordinance for the City of Broken Arrow, Oklahoma. Signs on lots containing less than 2.5 acres shall not exceed 14 feet in height. All signs shall have a monument base. No portable signs or banners of any type shall be allowed

**Lighting:**

Lighting shall be in accordance with the City of Broken Arrow Zoning Ordinance.

**Landscaping:**

Landscaping will be provided in Parcel 1 in accordance with Article VIII, Section 19 of the City of Broken Arrow Zoning Ordinance except as follows:

- A landscape area of at least 20 feet in width shall be provided along Albany Street and along Elm Place. In this landscape area, at least 1 tree shall be planted per 40 lineal feet of frontage.
- Where Parcel 1 directly abuts Parcel 2, a landscaped edge of at least 20 feet shall be provided. In this 20 foot wide open space area, at least one tree shall be provided for every 25 linear feet. At least 50% of the trees shall be evergreens.
- Trees shall be planted along all collector streets, as tracts are developed that front and/or border the collector street. The number of trees required along the collector streets shall be the same as that required along an arterial street in the Zoning Ordinance.

**Buffer:**

PUD 130A buffered the out parcel fronting Elm. This parcel is now included in Parcel 1 of this PUD, so the buffered is no longer needed.

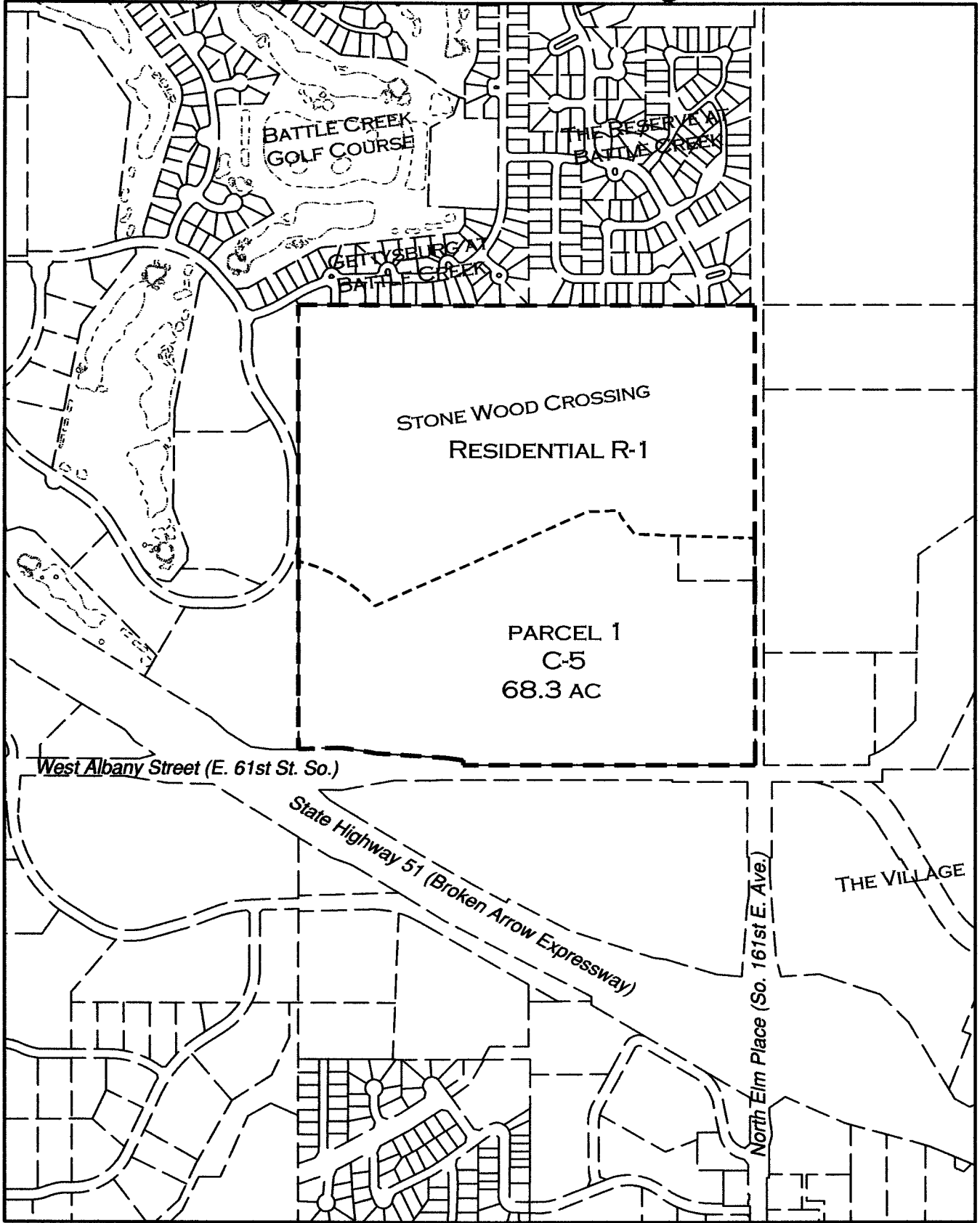


## **SITE PLAN REVIEW**

In an effort to accommodate the fast development pace of the nature of this project, the project will be developed under the guidelines of the Broken Arrow Expedited Permit Program, allowing construction to start in a phased program, prior to the site plan and a final plat being completely approved.

## **PLATTING REQUIREMENTS**

In an effort to accommodate the fast development pace of the nature of this project, the project will be developed under the guidelines of the Broken Arrow Expedited Permit Program, allowing construction to start in a phased program, prior to the site plan and a final plat being completely approved.



**COOK & ASSOCIATES ENGINEERING INC.**  
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 Expires June 30, 2008

**ELM CREEK  
 COMMUNITY DEVELOPMENT  
 PUD130B EXHIBIT**