

# Bill Knight Collision

## Planned Unit Development PUD No. 271A

Submitted to:  
City of Broken Arrow  
Oklahoma

Revised June 4, 2018

*Prepared By:*



***Khoury Engineering, Inc.***

*1435 East 41<sup>st</sup> Street, Tulsa, OK 74105  
Tel (918) 712-8768 • Fax (918) 712-1069*

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## DEVELOPMENT CONCEPT & CHARACTER

*Bill Knight Collision* is a proposed commercial and light industrial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is approximately 2.74 acres located at the NEC of N. 6<sup>th</sup> Street and E. Kenosha Street. It is bounded on the South by Kenosha Street, on the East by Andy's Frozen Custard, on the North by Lynn Lane Terrace Amended and on the West by N. 6<sup>th</sup> Street.

The project consists of two development areas. Development Area A consists of one lot for light industrial use, and encompasses approximately 1.633 acres of land. Development Area B consists of one lot for commercial use and encompasses approximately 1.105 acres of land.

The PUD South boundary has 284.48 feet of street frontage along Kenosha Street. The average depth of Development Area A is 398.62 feet, and Development Area B is 276.52 feet. The PUD boundary legal description is included in this document.

The proposed project in Development Area A consists of constructing approximately 12,000 SF building including parking and drives for major auto collision repairs. The current zoning of the property is CH. According to the B.A. zoning code major auto repairs use is not permitted in the CH zoning. This PUD and the re-zoning to IL, if approved by the City Council, will permit the major auto repairs use on this property.

Development Area B is presently zoned CH and this zoning will remain unchanged.

A new building for *Bill Knight Collision* will be constructed in Development Area A, while the area within Development Area B will be developed by others in the future. The most likely use would be a fast food restaurant.

A Conceptual Site Plan for the project is shown on Exhibit "A".

Site lighting will be provided in accordance with the requirements of the City of Broken Arrow.

## LANDSCAPING AND SCREENING

The *Bill Knight Collision* Landscaping Plan will be designed in accordance with the Broken Arrow Zoning Ordinance except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance.

At least one (1) tree shall be provided per 30 linear feet of frontage along Kenosha Street and one (1) tree per 50 linear feet along 6<sup>th</sup> street. A minimum of 10 feet wide landscape edge is required along Kenosha Street and 6<sup>th</sup> street frontage. All trees will be selected from the approved tree list contained in the Broken Arrow Zoning Code; trees required by code will be planted at a minimum size of 2" caliper. At least 50 percent of the required trees will be large trees as identified in the Zoning Ordinance. Shrubs required by code will be planted at a minimum 3-gallon container size. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance.

Where abutting the RM zoning district on the North side, an 8 feet tall masonry screening wall will be installed for screening the vehicles awaiting repairs. An elevation for the wall is shown on Exhibit A. All damaged vehicles awaiting repair will be parked or stored on paved surfaces inside the building or behind it. No damaged vehicle awaiting repair will be visible from any Streets.

The width of the internal landscaped areas for Development Area B shall be no less than 6 feet measured from the back of curb to the lot line. The landscape buffer along Kenosha Street shall not be less than 10 feet in width.

All mechanical and HVAC equipment will be screened from public view as required by the zoning code.

Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall of between six feet (6') and eight feet (8') in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

## DEVELOPMENT AREA "A" STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the IL District, except as noted below:

Permitted Uses .....	As permitted within the IL Zoning Districts.
Zoning Classification.....	IL / PUD
Net Development Area.....	1.633 acres
Minimum Lot Area .....	As permitted within the IL Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the IL Zoning Districts
Minimum Lot Frontage.....	As permitted within the IL Zoning Districts
Minimum Building Setback:	
From R.O.W. line of Kenosha Street.....	50.0 feet
West boundary of D.A. "A".....	30.0 feet
East Boundary of PUD .....	0.0 feet
North Boundary of PUD.....	30.0 feet
Maximum Building Height.....	As permitted within the IL Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	** As required by the applicable use as set forth within the Broken Arrow Zoning Code.

\* One freestanding sign not exceeding a height of 12-ft and a panel size not exceeding 75 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot. The minimum sign setback shall be comply with the current zoning code.

\*\* The parking spaces within the fenced area will be used for employees and for vehicles awaiting repairs. Space used for vehicles awaiting repairs shall be excluded from the required number of parking spaces.

## DEVELOPMENT AREA “B” STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the CH District, except as noted below:

Permitted Uses .....	As permitted within the CH Zoning Districts, except that sexually oriented business shall not be a permitted use.
Zoning Classification.....	CH / PUD
Net Development Area.....	01.105 acres
Minimum Lot Area .....	As permitted within the CH Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the CH Zoning Districts
Minimum Lot Frontage.....	As permitted within the CH Zoning Districts
Minimum Building Setback:	
From R.O.W. line of Kenosha Street.....	50.0 feet
West boundary of D.A. “B”.....	0.0 feet
East boundary of D.A. “B”.....	0.0 feet
North Boundary of D.A. “B”.....	20.0 feet
Maximum Building Height.....	As permitted within the CH Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

- \* One freestanding sign not exceeding a height of 12-ft and a panel size not exceeding 100 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot.

The following standards apply to both development areas:

## EXTERIOR BUILDING MATERIALS

The building facades facing the public right-of-way, especially Kenosha Street as an arterial street, will be finished with masonry.

## SUBDIVISION PLAT

The project site is subject to a new subdivision plat due to the land use change requested with this Planned Unit Development.

## DETAIL SITE PLAN REVIEW

A Detailed Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permit on this development. The applicant shall submit the site plan to the City and supply all information required.

## **GRADING & UTILITY PLANS**

A Site Grading & Utility Plan will be submitted to the City of Broken Arrow for approval. The Conceptual Drainage Plan is shown on Exhibit C.

The Conceptual Site Utility Plan is shown on Exhibit B. All utilities are available to serve this development. Drainage & utility plans will be prepared in accordance with the City of Broken Arrow requirements. The existing utilities located within development area A will be relocated to allow for the construction of the proposed building.

## **ACCESS AND CIRCULATION**

The main access to the *Bill Knight Collision* PUD will be from one driveway on E. Kenosha Street and two driveways on N. 6<sup>th</sup> Street as shown on Exhibit A. A shared mutual access easement between the lots will be indicated on the new plat. The points of access shall be spaced in accordance with the zoning ordinance.

## **EXTERIOR SITE LIGHTING**

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow Development Services Department for approval.

## **SCHEDULED DEVELOPMENT**

Following approval of this PUD, it is anticipated that construction may commence as soon as all required permits are obtained.

## **LEGAL DESCRIPTION – PUD BOUNDARY**

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°04'42" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 409.01 FEET TO A POINT 25.00FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'51" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 300.83FEET; THENCE SOUTH 00°04'37" WEST PARALLEL WITH EASTERLY LINE OF SAID LOT 1 FOR 388.23 FEET; THENCE SOUTH 86°47'03" WEST FOR 284.48 FEET; THENCE SOUTH 73°25'05" WEST FOR 17.56 FEET TO THE POINT OF BEGINNING SAID TRACT OF LAND.,

HAVING AN AREA OF 119,367.94 SQUARE FEET OR 2.740 ACRES

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE PLATTED BEARINGS OF LYNN LANE TERRACE ADDITION.

## **LEGAL DESCRIPTION – DEVELOPMENT AREA A**

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°04'42" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 409.01 FEET TO A POINT 25.00 FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'51" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 177.83 FEET; THENCE SOUTH 00°04'37" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1 FOR 395.06 FEET; THENCE SOUTH 86°47'03" WEST FOR 161.28 FEET; THENCE SOUTH 73°25'05" WEST FOR 17.56 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 71,168.89 SQUARE FEET OR 1.633 ACRES

## **LEGAL DESCRIPTION – DEVELOPMENT AREA B**

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW:

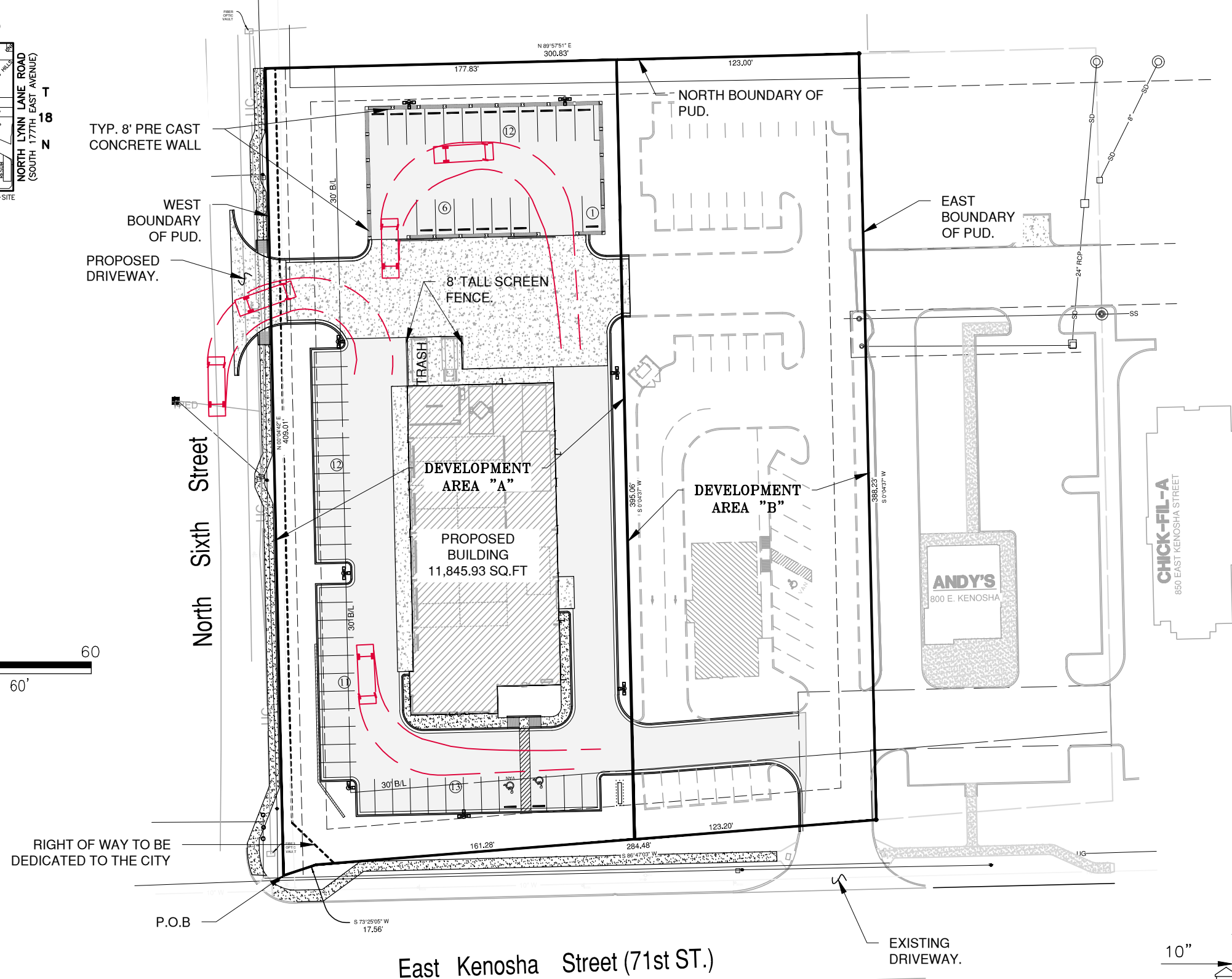
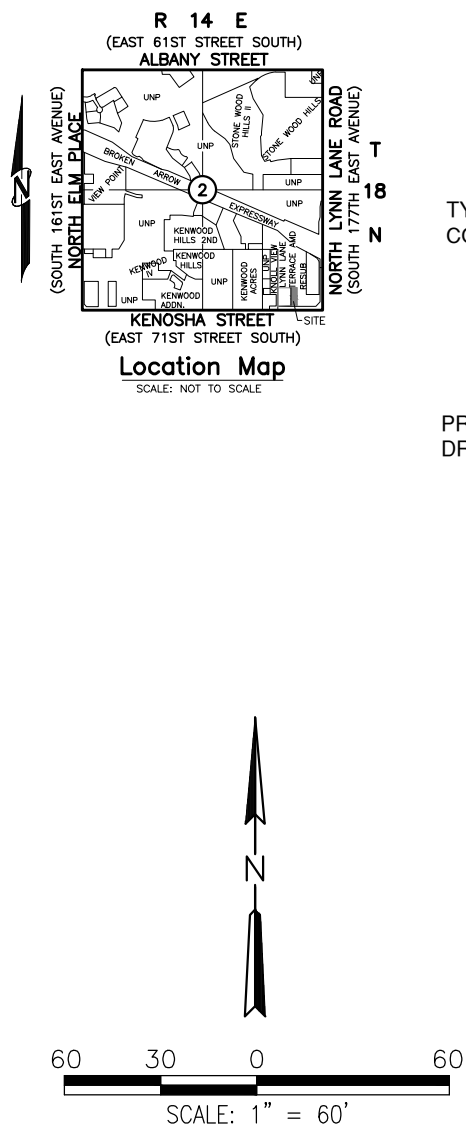
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 73°25'05" EAST FOR 17.56 FEET; THENCE NORTH 86°47'03" EAST FOR 161.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'37" EAST FOR 395.06 FEET; THENCE NORTH 89°57'51" EAST FOR 123.00 FEET; THENCE SOUTH 00°04'37" WEST FOR 388.23 FEET; THENCE SOUTH 86°47'03" WEST FOR 123.20 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 48,170.68 OR 1.105 ACRES.

**EXHIBIT A**

**CONCEPTUAL SITE PLAN**



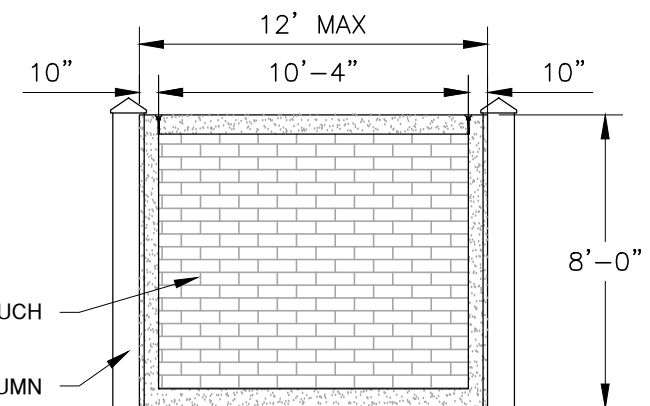


#### LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT 1, BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OK, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00° 04'42" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 409.01 FT TO A POINT 25.00FT NORTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'51" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 300.83 FEET; THENCE SOUTH 00°04'37" WEST PARALLEL WITH EASTERLY LINE OF SAID LOT 1 FOR 388.23 FEET; THENCE SOUTH 86°47'03" WEST FOR 284.48 FEET; THENCE SOUTH 73°25'05" WEST FOR 17.56 FEET TO THE POINT OF BEGINNING SAID TRACT OF LAND.

PRE CAST CONCRETE WALL SUCH AS VERI CRETE OR EQUAL.

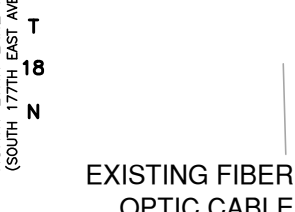
COLUMN



SCREENING WALL ELEVATION

## **EXHIBIT B**

### **CONCEPTUAL UTILITY PLAN**



EXISTING 8"  
WATER LINE

EXISTING SIGN

EXISTING OVERHEAD  
ELECTRIC LINE

EXISTING POWER  
POLE

RIGHT OF WAY TO BE  
DEDICATED TO THE CITY

EXISTING POWER POLE

North Sixth Street

EXISTING FIRE  
HYDRANT

BOUNDARY LINE

EXIST. SANITARY SEWER MANHOLE

— EXIST. INLET

PROPOSED SANITARY  
SEWER MANHOLE.

**ANDY'S**  
800 E. KENOSHA

**CHICK-FIL-A**  
150 EAST KENOSHA STREET

EXISTING FIRE  
HYDRANT

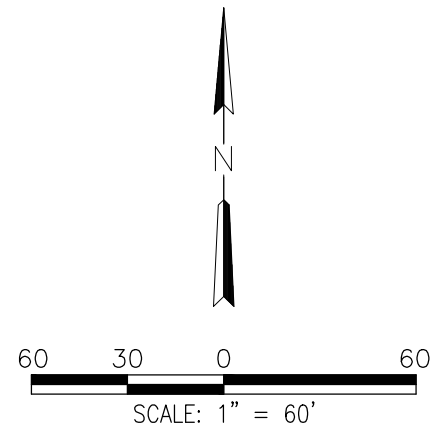
EXISTING POWER  
POLE

EXISTING 10" WATER LINE

East Kenosha Street (71st ST.)

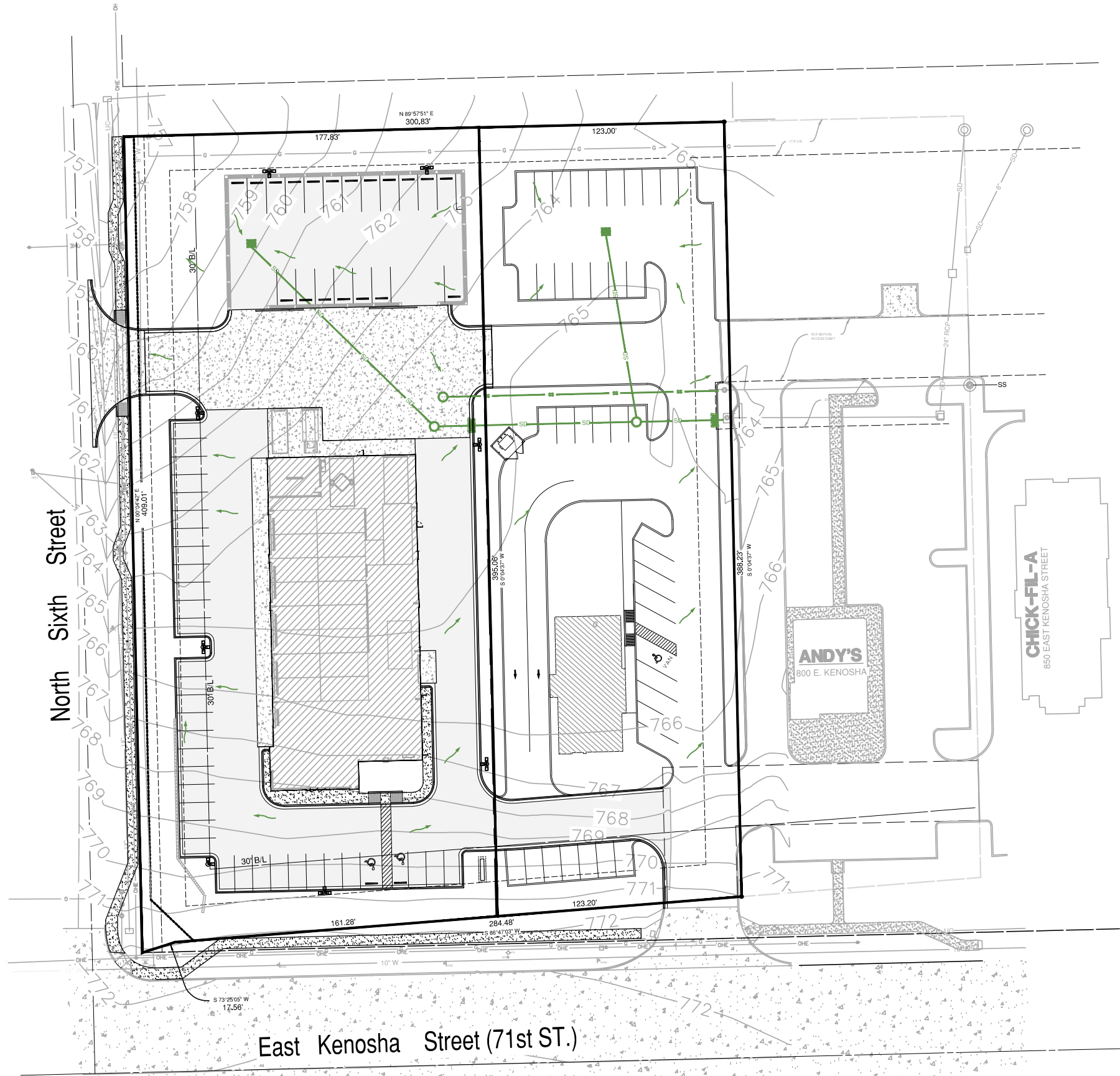
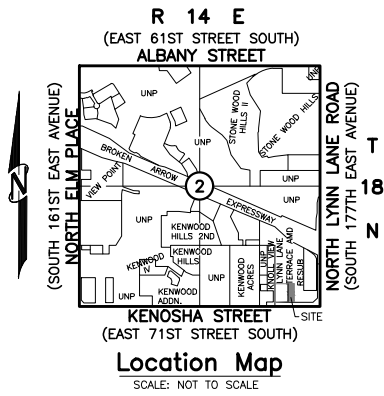
## LEGEND - SYMBOLS

P.O.B.	POINT OF BEGINING
U/E	UTILITY EASEMENT
B/L	BUILDING LINE SETBACK
MAE	MUTUAL ACCESS EASEMENT
P.O.C	POINT OF COMMENCEMENT



## **EXHIBIT C**

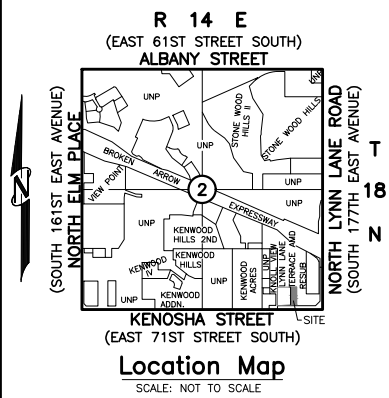
### **CONCEPTUAL GRADING & DRAINAGE PLAN**



## **EXHIBIT D**

### **USDA NRCS SOIL MAP**

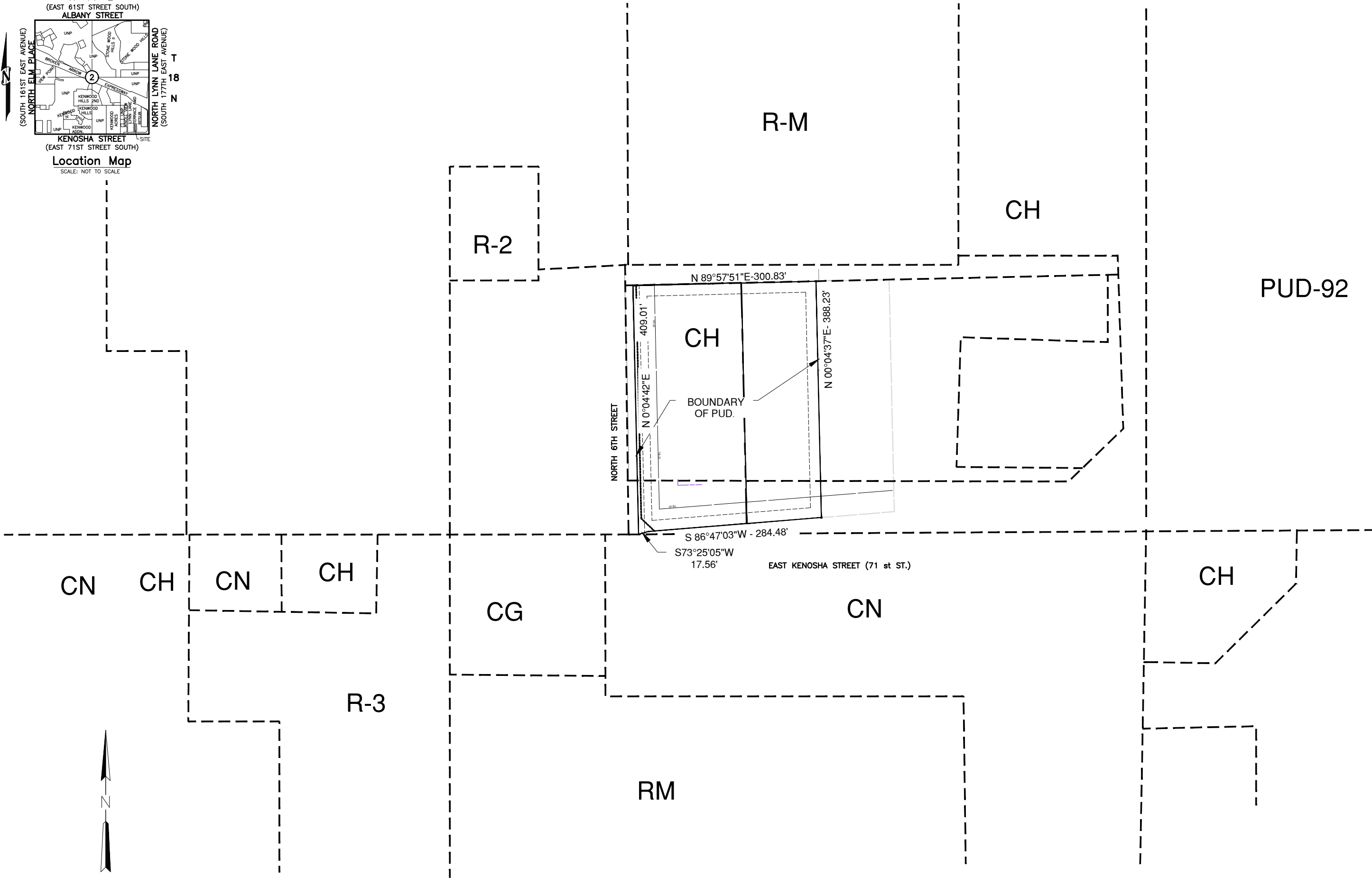
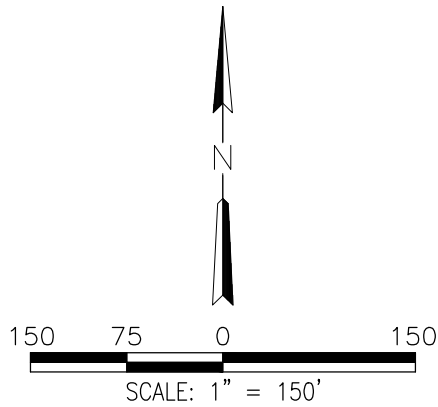
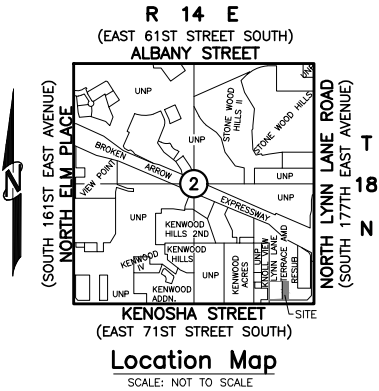




**EXHIBIT E**

**ZONING MAP**





**END OF PUD**