

City of Broken Arrow
Meeting Agenda
Planning Commission

City of Broken Arrow
Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Chairperson Ricky Jones
Vice Chair Lee Whelpley
Member Fred Dorrell
Member Mark Jones
Member Pablo Aguirre

Thursday, June 14, 2018

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [18-634](#) Consideration and possible action regarding request for use of metal exterior building material, ST14-118B, Continental Industries, 19.43 acres, IH, 21808 E. Highway 51 (south of Washington Street on the west side of Highway 51)

Attachments: [2-AERIAL.ST14-118B](#)
[3-PROPOSED BUILDING ELEVATIONS](#)
[4-CONCEPTUAL SITE PLAN](#)
[5-LETTER FROM APPLICANT](#)
[6-GOOGLE EARTH PICTURE LOOKING SOUTH](#)

- B. [18-675](#) Approval of BAL-2031, Margaret H. Page Revocable Trust Lot Split, 1 Lot, 2.58 acres, one-quarter mile west of Elm Place, one-third mile north of Jasper Street

Attachments: [2-CASE MAP](#)
[3-AERIAL](#)
[4-LOT SPLIT LEGAL DESCRIPTIONS AND EXHIBIT](#)
[5-APPROXIMATE SETBACK EXHIBIT](#)
[6-AMENDMENT TO PROTECTIVE RESTRICTIONS](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [18-673](#) Public hearing, consideration, and possible action regarding BAZ-2002, Margaret H. Page Revocable Trust, 2.58 acres, A-R-1 to RS-1, one-quarter mile west of Elm Place, one-third mile north of Jasper Street

Attachments: [2-CASE MAP.BAZ-2002](#)
[3-AERIAL](#)
[4-COMPREHENSIVE PLAN](#)
[5-ANNEXATION ORDINANCE 2446](#)
[6-AMENDMENT TO PROTECTIVE RESTRICTIONS](#)

- B. [18-676](#) Public hearing, consideration, and possible action regarding PUD-253A (Planned Unit Development Major Amendment), North Rose Business Park (A.K.A Kenosha-Elm Business Park), 13.20 acres, R-2, RM, CM, and CH to ON, CN, and IL (BAZ-1965)/PUD-253A, north of Kenosha Street, one-quarter mile east of Elm Place

Attachments: [2-CASE MAP PUD-253A](#)
[3-CASE MAP BAZ-1965](#)
[4-CASE MAP BACP-123](#)
[5-AERIAL PHOTO](#)
[6-PUD-253A DESIGN STATEMENT](#)

7. Appeals

8. General Commission Business

- A. [18-601](#) Presentation of Training Material for Planning Commission

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

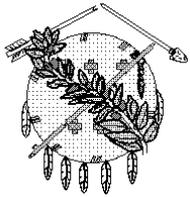
10. Adjournment

NOTICE:

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

POSTED on _____, _____ at _____ am/pm.

City Clerk



City of Broken Arrow

Request for Action

File #: 18-634, Version: 1

**Broken Arrow Planning Commission
06-14-2018**

To: Chairman and Commission Members
From: Development Services Department
Title:

Consideration and possible action regarding request for use of metal exterior building material, ST14-118B, Continental Industries, 19.43 acres, IH, 21808 E. Highway 51 (south of Washington Street on the west side of Highway 51)

Background:

Applicant: Nicole Watts, KKT Architects, Inc.
Owner: Continental Industries
Developer: Continental Industries
Engineer: KKT Architects, Inc.
Location: 21808 E. Highway 51 (south of Washington Street on the west side of Highway 51)
Size of Tract: 19.43 acres
Number of Lots: 1
Present Zoning: IH
Comp Plan: Level 7 (Major Industrial)

Continental Industries, which is located at 21808 E. Highway 51, wants to expand and construct a new office/warehouse building. The building, which will contain up to 100,000 square feet, is proposed to be constructed just west of their current facility.

According to the applicant, because of Continental's corporate structure and the size of the building, the project needs to be broken up into two different fiscal years for financing. Thus the project will be constructed in two phases. The first phase will be a 55,000 square foot warehouse on the south end of the proposed new building. Shortly after the warehouse construction, the two-story office addition will be added onto the north end of the warehouse.

The exterior of the first phase of the building will be entirely metal. According to Section 5.8.H of the Zoning Ordinance, all new construction or renovation of existing structures in the IH district are to have those vertical exteriors that are facing the arterial street or highway constructed of masonry type material. Metal finishes may be considered and approved by the Planning Commission through the site plan review process.

Due to the phasing of construction, applicant is requesting that the warehouse building that will be constructed

during the first phase be allowed to have metal on the exterior of the entire building for the following reasons:

1. The metal panel portion of the building that will be facing State Highway 51 is temporary.
2. Continental Industries has agreed that if they do not construct the Phase 2 of the building which will contain their offices and will meet the City's masonry building material requirement, that they will come back and install a building material to the Phase 1 building that will meet the City's requirements.
3. The buildings are placed significantly back from the road and do not create a frontage presence.

Attachments: Aerial photo
 Proposed building elevations
 Conceptual site plan
 Letter from applicant
 Google earth picture from State Highway 51

Recommendation:

Staff recommends that applicant's request for use of metal exterior building material on the Continental Industries building at 21808 E. Highway 51 (south of Washington Street on the west side of Highway 51) be approved as requested.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

BDM

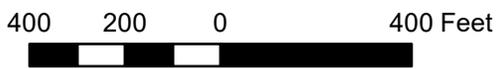


Washington Street

State Highway 51

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ST14-118B
Continental Industries



**CONTINENTAL
 INDUSTRIES**

NEW BUILDING

21808 EAST
 HIGHWAY 51
 BROKEN ARROW, OK

NOT FOR CONSTRUCTION

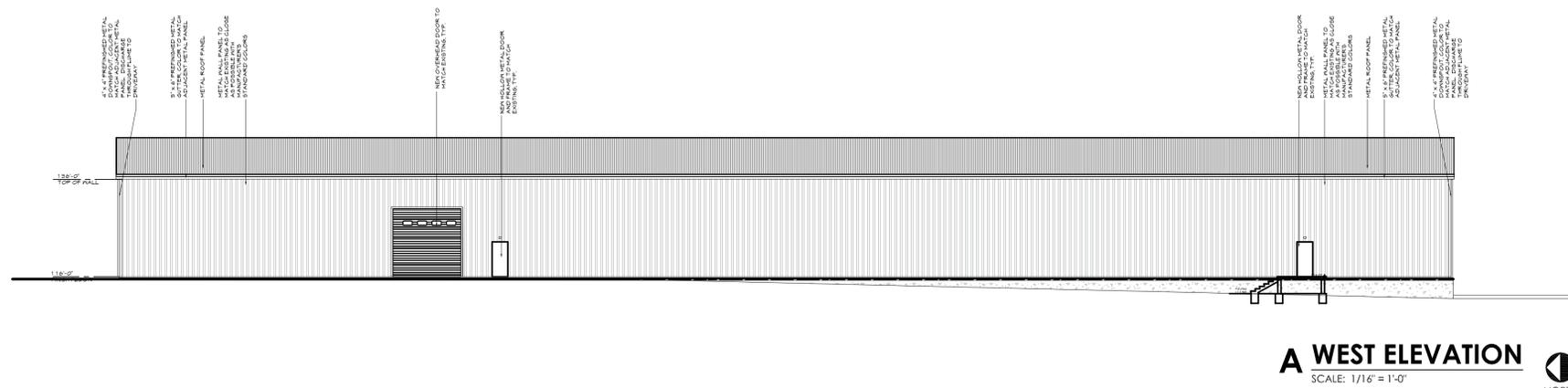
02.27.2018

4.25.2018

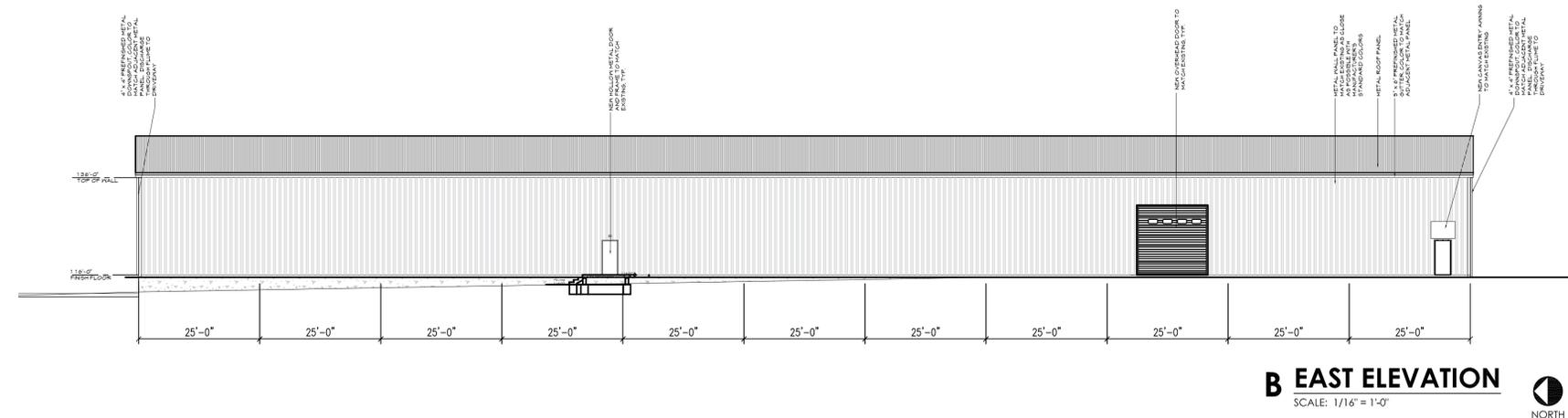
PERMIT

ELEVATIONS

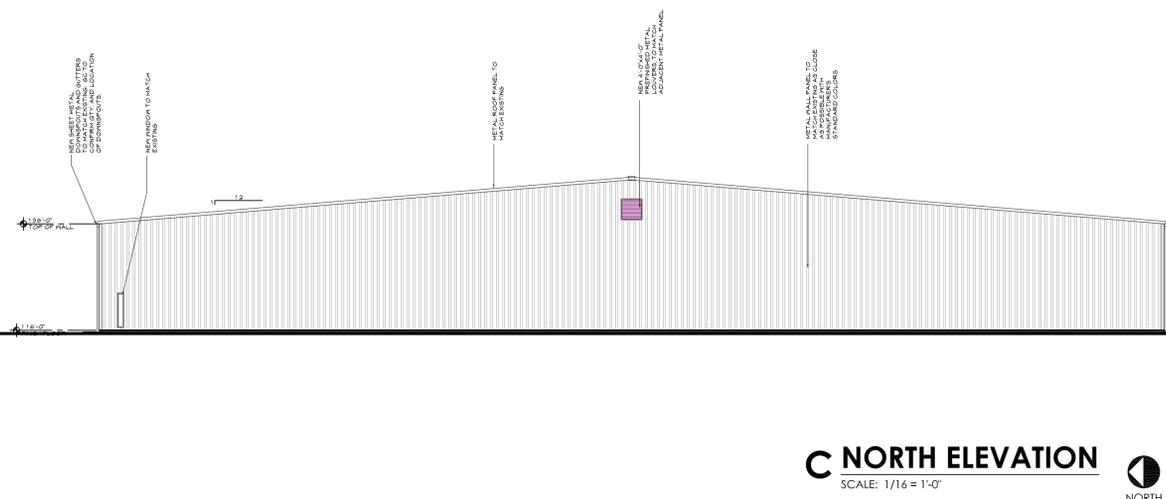
A2.1



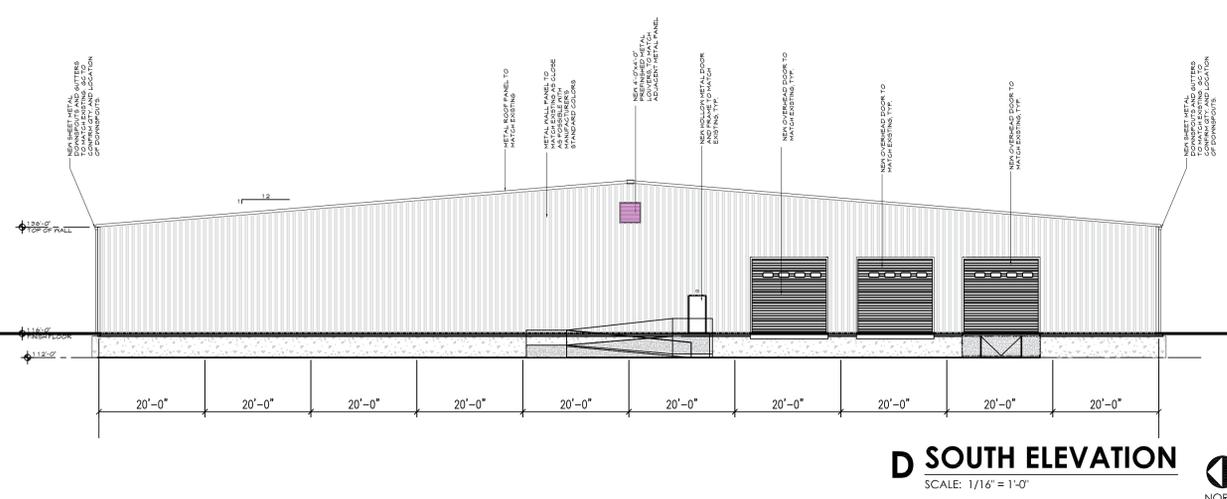
A WEST ELEVATION
 SCALE: 1/16" = 1'-0"
 NORTH



B EAST ELEVATION
 SCALE: 1/16" = 1'-0"
 NORTH



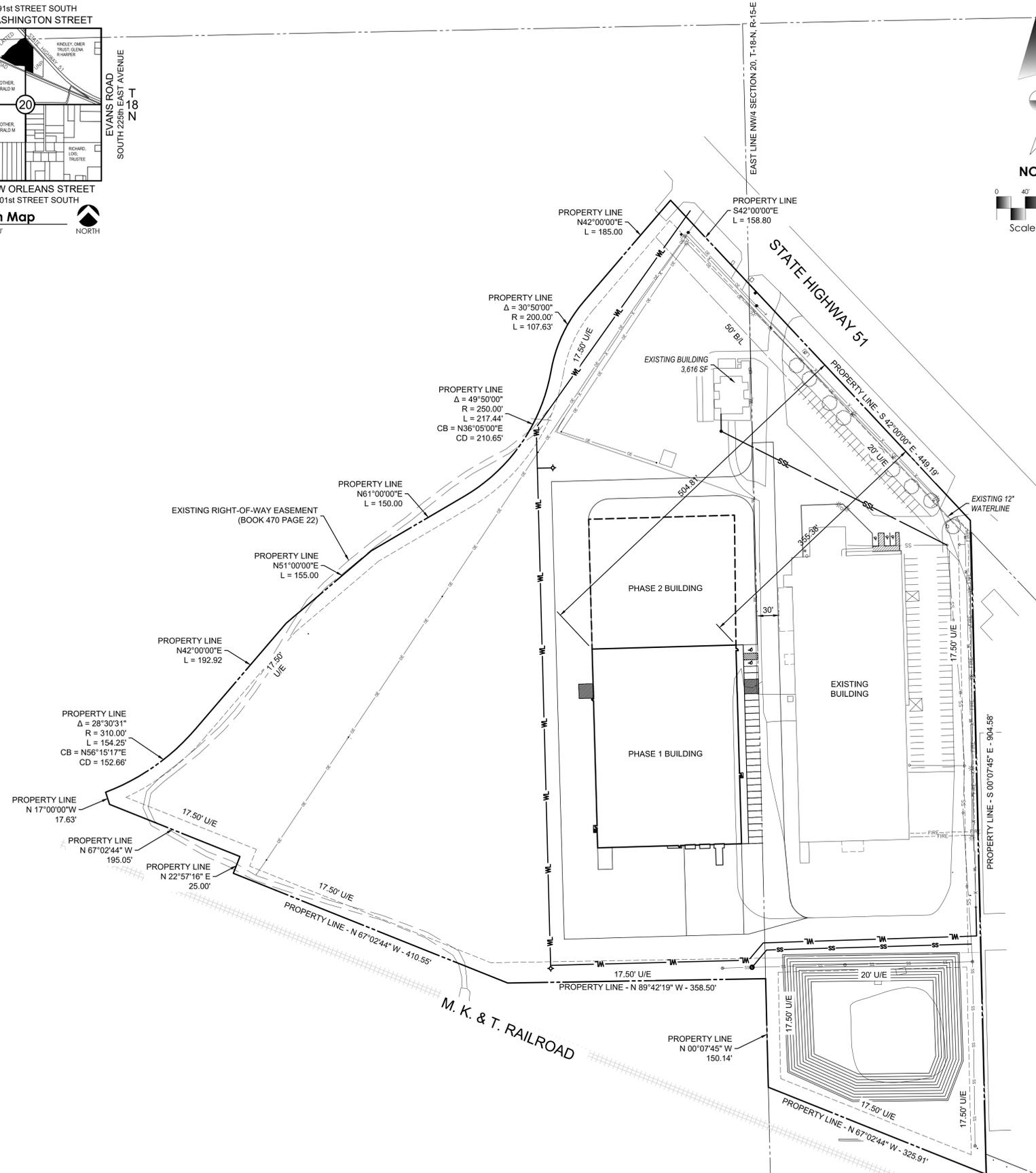
C NORTH ELEVATION
 SCALE: 1/16" = 1'-0"
 NORTH



D SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"
 NORTH

Site Plan Notes:

- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
- THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
- BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
- COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
- ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
- HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT 'VAN ACCESSIBLE' BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY BENNETT SURVEY DATED 4/1/2015.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING & CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- VERTICAL DATUM BASED ON GPS DATA (NAVD88)
- HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
- FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.



Legend

AC	ACRE
BL	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
M/AE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
U/E	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
W/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XMR	TRANSFORMER

Benchmark 1 ♦
ADS MONUMENT BA 25 - 3" ALUMINUM CAP SET
STAMPED "BA 25" ON THE NORTH SIDE OF E. 91ST ST
S., APPROX. 0.45 MILE EAST OF S. 225TH AVE
ELEV = 717.78 (NGVD 1929)



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CONTINENTAL INDUSTRIES ADDITION

21808 EAST HIGHWAY 51
BROKEN ARROW, OK

COWEN CONSTRUCTION

NOT FOR CONSTRUCTION

HORT SCALE	1" = 80'
VERT SCALE	
ATLAS PAGE NO.	
MANAGER	ANW
DRAWN BY	TBW
DATE	5/15/2018

CONCEPTUAL SITE PLAN

EXHIBIT A

PLOT DATE: Thu, 15 May 2018 FILE: I:\ARCHITECTURE\INTERIOR\CONTINENTAL INDUSTRIES\21808 NEW BUILDING - PHASE 1\CD\180516_1_P\ANW\CONSTRUCTION SITE PLAN

May 15, 2018

City of Broken Arrow Planning Commission
City of Broken Arrow
PO Box 610
Broken Arrow, Ok 74013

Re: Continental Industries – 21808 East Highway 51

Commissioners-

Continental Industries located at 21808 East Highway 51 is looking to expand at their current location. The plan is to construct a new office / warehouse building up to 100,00 square feet just west of their current facility.

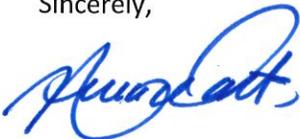
Due to their corporate structure, the size of this project needs to be broken up into two different fiscal years for financing – thus the project will be constructed in two phases. The first phase will be the 55,000 square foot warehouse on the south end of the proposed new building. Shortly after the warehouse construction, the two-story office addition will be added on the north end of the warehouse which fronts East Highway 51.

Due to the staggering of construction, we request that the first phase warehouse building shown on the attached Site Plan, be granted a deviance from the City's requirement of masonry, stucco, etc. that fronts a street based on the following reasons:

1. The metal panel portion of the building that will be facing the street Right of Way is temporary.
2. Continental Industries has agreed that if they don't construct the phase 2 of the building which will contain their offices and will meet the City's building material requirements, that they will come back and install a building material to the Phase 1 building that will meet the City's requirements.
3. The buildings are placed significantly back from the road and do not create a frontage presence.

Therefore, based on the above discussion points we request the Planning Commission to allow the first phase building to be constructed 100% out of metal panels for a short amount of time. Thank you for your time on this matter.

Sincerely,



A. Nicole Watts, P.E., CFM
Principal | Director of Civil Engineering

Continental Industries

Legend

©2016 Google

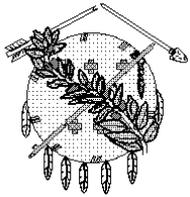


Google Earth

© 2018 Google

7.47 ft





City of Broken Arrow

Request for Action

File #: 18-675, Version: 1

**Broken Arrow Planning Commission
06-14-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2031, Margaret H. Page Revocable Trust Lot Split, 1 Lot, 2.58 acres, one-quarter mile west of Elm Place, one-third mile north of Jasper Street

Background:

Applicant: Russell D. Peterson
Owner: Margaret H. Page Revocable Trust
Developer: None
Surveyor: Mickey Blackwell, Land Surveyor
Location: One-quarter mile west of Elm Place and one-third mile north of Jasper Street
Size of Tract 2.58 total acres; Tract 1 - 1.19 acres; Tract 2 - 1.19 acres
Number of Lots: 1 (2 proposed)
Present Zoning: A-R-1 (RS-1 requested with BAZ-2002)
Comp Plan: Level 1 (Rural Residential)

Lot split request BAL-2031 involves a 2.58-acre parcel located one-quarter mile west of Elm Place and one-third mile north of Jasper Street. This property was annexed into the City of Broken Arrow on May 20, 2002 by Ordinance No. 2446 and is unplatted. In this neighborhood, property has been divided through the lot split process. In conjunction with BAL-2031, BAZ-2002, a request to change the zoning on the property associated with this lot split request from A-R-1 to RS-1, has also been submitted. The proposed lot split meets the minimum lot size and frontage requirement for the RS-1 zoning district requested with BAZ-2002. In addition, while the City cannot enforce private covenants, the proposed lot split meets the private restrictions one-acre minimum lot size contained in Cocument #2005075824 that was recorded in Tulsa County on August 8, 2015.

A residential structure is currently on the westernmost parcel created by this lot split. All setbacks required by the RS-1 zoning district appear to have been meet in excess although, a full survey of the property including the home has not been provided.

According to FEMA maps, none of this property is located within the 100-year floodplain. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Cox Communications, and Windstream have indicated that they do not have any problems with the proposed lot split.

Attachments: Case map
Aerial
Lot Split Legal Descriptions and Exhibit
Approximate Setback Exhibit
Amendment to Protective Restrictions

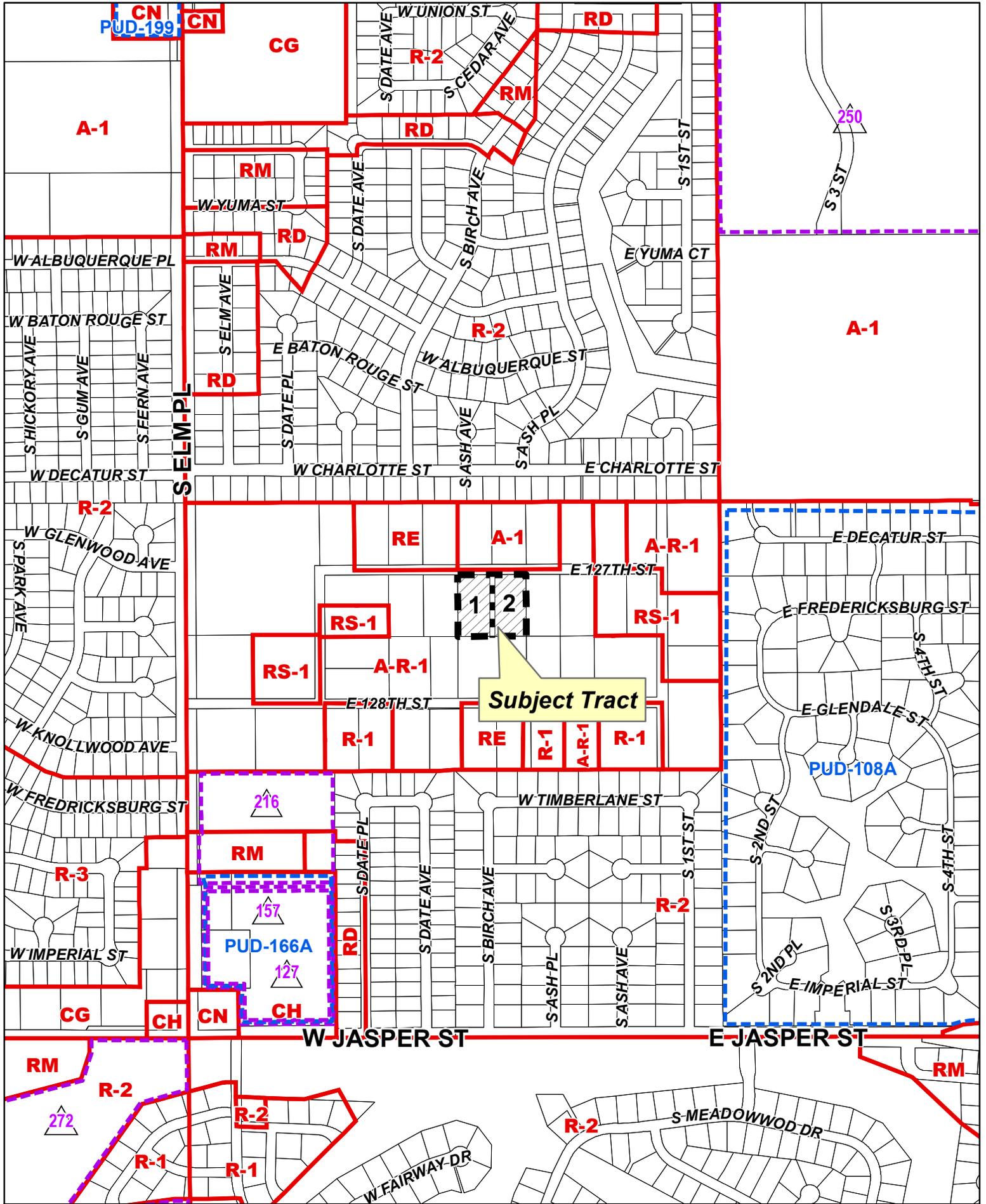
Recommendation:

Staff recommends BAL-2031 be approved, subject to City Council approval of BAZ-2002, all conditions of BAZ-2002 being met and warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed By: Larry R. Curtis

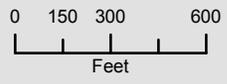
Approved By: Michael W. Skates

ALY



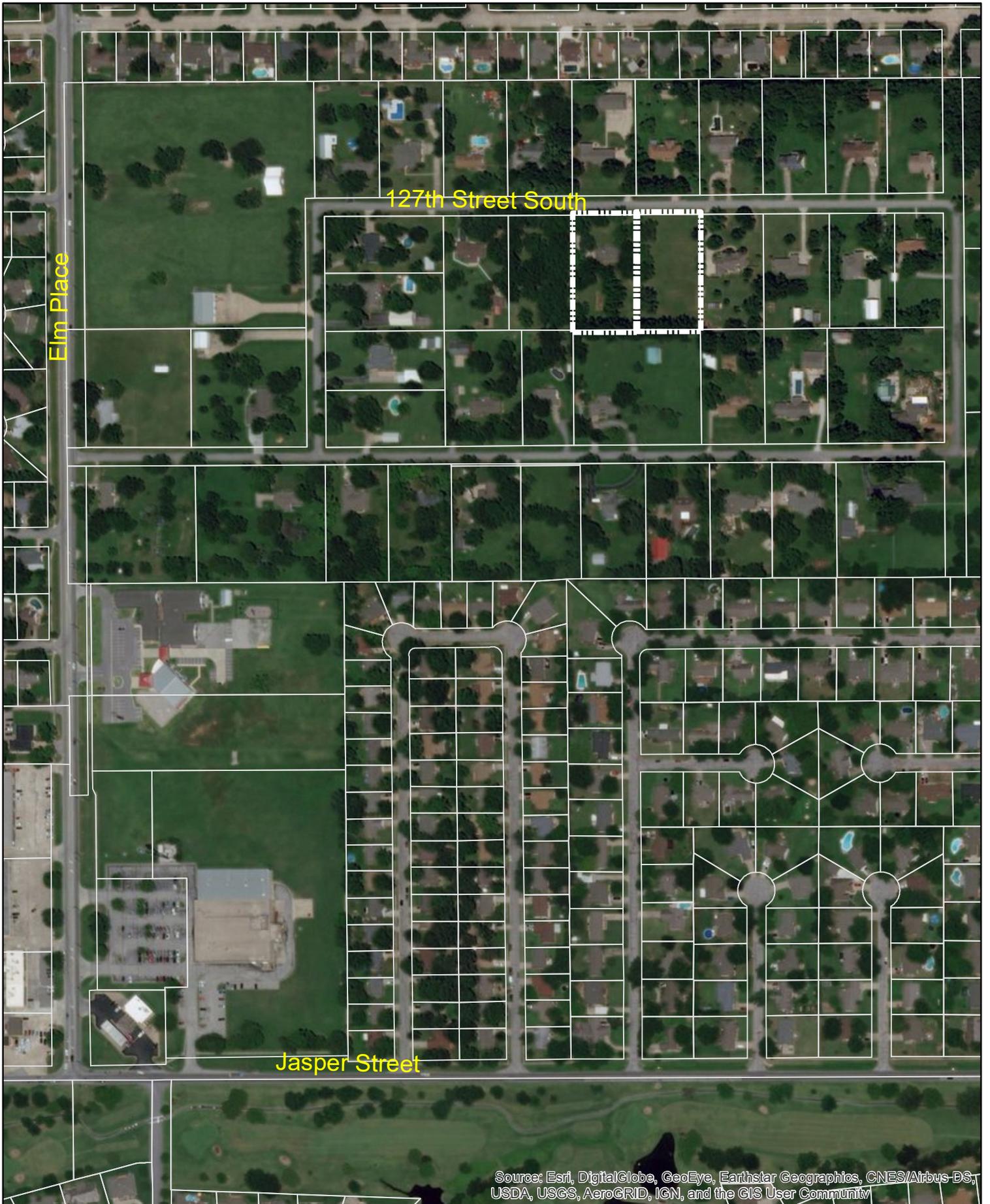
Subject Tract

BAL-2031

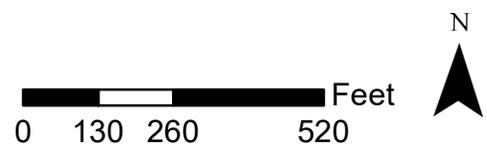


02 17-14

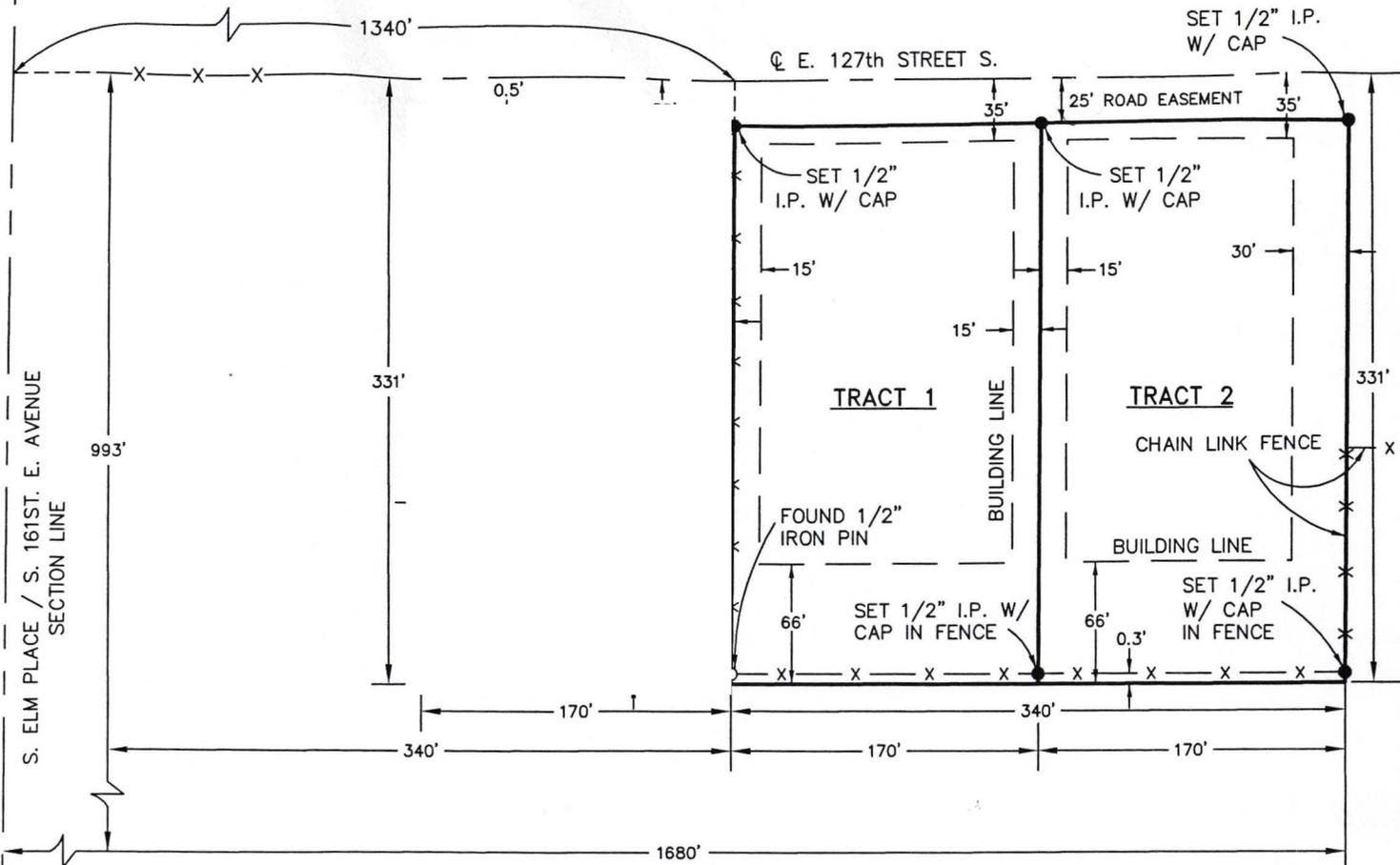




BAL-2031
Margaret H. Page Revocable Trust



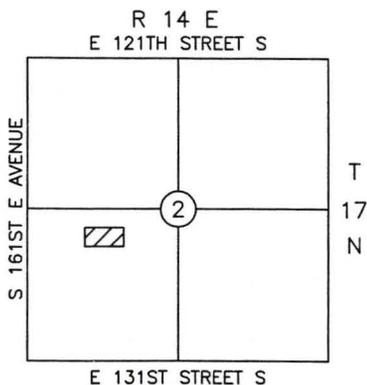
**JAMES R. PAGE
AND MARGARET PAGE**
156,060 SQ. FEET OR 3.58 ACRES



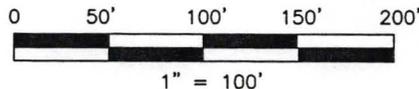
LEGEND

PROPERTY CORNER:

- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN WITH CAP



PLAT OF SURVEY AND LEGAL DESCRIPTION
BASED ON DOCUMENT #99132500,
BOOK 6293, PAGE 0649, RECORDED IN
TULSA COUNTY COURTHOUSE



CERTIFICATION

CERTIFICATION: THIS PLAT OF SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



LOCATION MAP

PLAT OF SURVEY

OWNER: JAMES R. PAGE & MARGARET PAGE

16547 E. 127TH STREET SOUTH BROKEN ARROW, OKLAHOMA 74011

MICKEY BLACKWELL, LAND SURVEYOR

10418 SOUTH 198 E. AVENUE BROKEN ARROW, OKLAHOMA 74014
Tel. (918) 451-3751 Fax. (918) 451-3753

Prepared by L1 Mapping Services Inc., Tulsa, Ok.

SURVEY:	MB	-	DRAWING NUMBER:	OK-PAGE-001
DATE DRAWN:	SRT	03/14		
DATE CHECKED:	TC	03/14		
SCALE:	1" = 100'		SHEET 1 OF 2	

Mickey Blackwell
MICKEY BLACKWELL, LS 751

DATE OF FIELD WORK:
MARCH 13-14, 2014
DATE: MARCH 19, 2014

MAY 07 2018

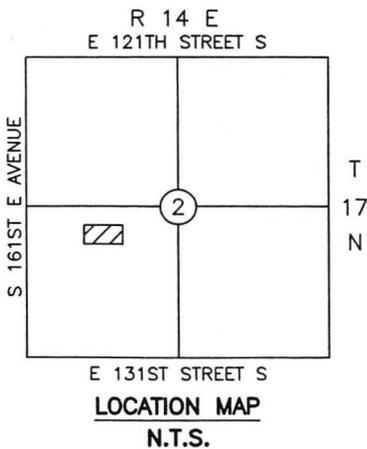
LEGAL DESCRIPTION

TRACT 1:

THE WEST HALF OF THE NORTH THREE HUNDRED THIRTY ONE FEET (331') OF THE SOUTH NINE HUNDRED NINETY THREE FEET (993') OF THE EAST THREE HUNDRED FORTY FEET (340') OF THE WEST ONE THOUSAND SIX HUNDRED EIGHTY FEET (1680') OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, LESS THE NORTH TWENTY FIVE FEET (25') FOR ROADWAY EASEMENT.

TRACT 2:

THE EAST HALF OF THE NORTH THREE HUNDRED THIRTY ONE FEET (331') OF THE SOUTH NINE HUNDRED NINETY THREE FEET (993') OF THE EAST THREE HUNDRED FORTY FEET (340') OF THE WEST ONE THOUSAND SIX HUNDRED EIGHTY FEET (1680') OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, LESS THE NORTH TWENTY FIVE FEET (25') FOR ROADWAY EASEMENT.



City of Broken Arrow

MAY 07 2018

PLAT OF SURVEY AND LEGAL DESCRIPTION
BASED ON DOCUMENT #99132500,
BOOK 6293, PAGE 0649, RECORDED IN
TULSA COUNTY COURTHOUSE

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PLAT OF SURVEY

OWNER: JAMES R. PAGE & MARGARET PAGE



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BAL-2031
Margaret H. Page Revocable Trust





AMENDMENT TO PROTECTIVE RESTRICTIONS

The attached signature pages, representing a majority of the owners of the individual plots comprising unplatted real estate located in Tulsa County, Oklahoma, and legally described as follows:

The Northeast quarter (NE1/4) of the Southwest quarter (SW1/4), the East Half (E1/2) of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4), and the Southwest quarter (SW1/4) of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section Two (2), Township Seventeen (17) North, Range Fourteen (14) East, Tulsa County, Oklahoma, containing in all 70.0 acres, more or less ("the Property");

are filed herewith for the purpose of amending the Protective Restrictions for the Property filed of record on September 29, 1964, in Book 3497 at Page 185 in the office of the County Clerk for Tulsa County, Oklahoma, said amendment to modify provision number 3 of the Protective Restrictions in the following particulars:

Current provision number 3:

No Residence or Structure shall be erected on any Building Plot, which has an area less than One and One Fourth (1 1/4) Acres.

Amended provision number 3:

No Residence or Structure shall be erected on any Building Plot, which has an area less than One (1) Acre. ✓

The undersigned hereby verifies that the attached signature pages represent 38 of the 41 current record owners of plots located in the Property according to a search of the Tulsa County Clerk records, and represent the majority of the owners necessary to amend the Protective Restrictions according to the terms thereof.

Lerry Garrett
Lerry Garrett
Representative of the Majority of Voting Property Owners.



Acknowledgement

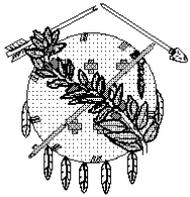
On this 24th day of August, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Lerry Garrett**, to me known to be the identical person who subscribed his name and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Emily Rosko
Notary Public
City of Broken Arrow

My Commission Expires:
5/23/2018

My Commission No:
14004797

MAY 07 2018



City of Broken Arrow

Request for Action

File #: 18-673, Version: 1

**Broken Arrow Planning Commission
06-14-2018**

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding BAZ-2002, Margaret H. Page Revocable Trust, 2.58 acres, A-R-1 to RS-1, one-quarter mile west of Elm Place, one-third mile north of Jasper Street

Background:

Applicant: Russell D. Peterson
Owner: Margaret H. Page Revocable Trust
Developer: None
Surveyor: Mickey Blackwell, Land Surveyor
Location: One-quarter mile west of Elm Place and one-third mile north of Jasper Street
Size of Tract 2.58 acres
Number of Lots: 1
Present Zoning: A-R-1
Proposed Zoning: RS-1
Comp Plan: Level 1 (Rural Residential)

BAZ-2002 is a request to change the zoning designation on a 2.58-acre parcel from A-R-1 (Annexed Single-Family Residential) to RS-1 (Single-Family Residential). The unplatted property is located one-quarter mile west of Elm Place and one-third mile north of Jasper Street at 16547 E. 127th Street South. In conjunction with BAZ-2002, BAL-2031, a request for a lot split on the property associated with the rezoning request, has also been submitted.

This property was annexed into the City of Broken Arrow on May 20, 2002, by Ordinance No. 2446. A 50-foot wide roadway easement has been provided along 127th Street, but no utility easement has been provided. According to the FEMA maps, none of the property is located within a 100-year floodplain area.

Since 2009, there have been four other requests (BAZ-1831, BAZ-1849, BAZ-1901 and BAZ-1910) to change the zoning on properties in this neighborhood from A-R-1 to RS-1. In each of these requests, the City Council has waived the platting requirements and waived the sidewalk requirement. There are no sidewalks on the interior of this neighborhood.

On August 8, 2015, Document #2015075824 was recorded in Tulsa County amending the protective restrictions to change the minimum lot size from 1.5 acres to 1 acre. While the City cannot enforce private covenants, the

proposed lot split submitted in conjunction with this rezoning request, meets the minimum lot size requirement of the covenant.

Surrounding land uses and zoning classifications include the following:

North:	A-1	One single family residence
East:	A-R-1	One single family residence
South:	A-R-1	One single family residence
West:	A-R-1	One single family residence

The property is designated as Level 1 in the Comprehensive Plan. The RS-1 zoning requested with BAZ-2002 is considered to be in compliance with the Comprehensive Plan in Level 1.

Attachments: Case map
Aerial photo
Comprehensive Plan
Annexation Ordinance No. 2446
Amendment of Protective Restrictions

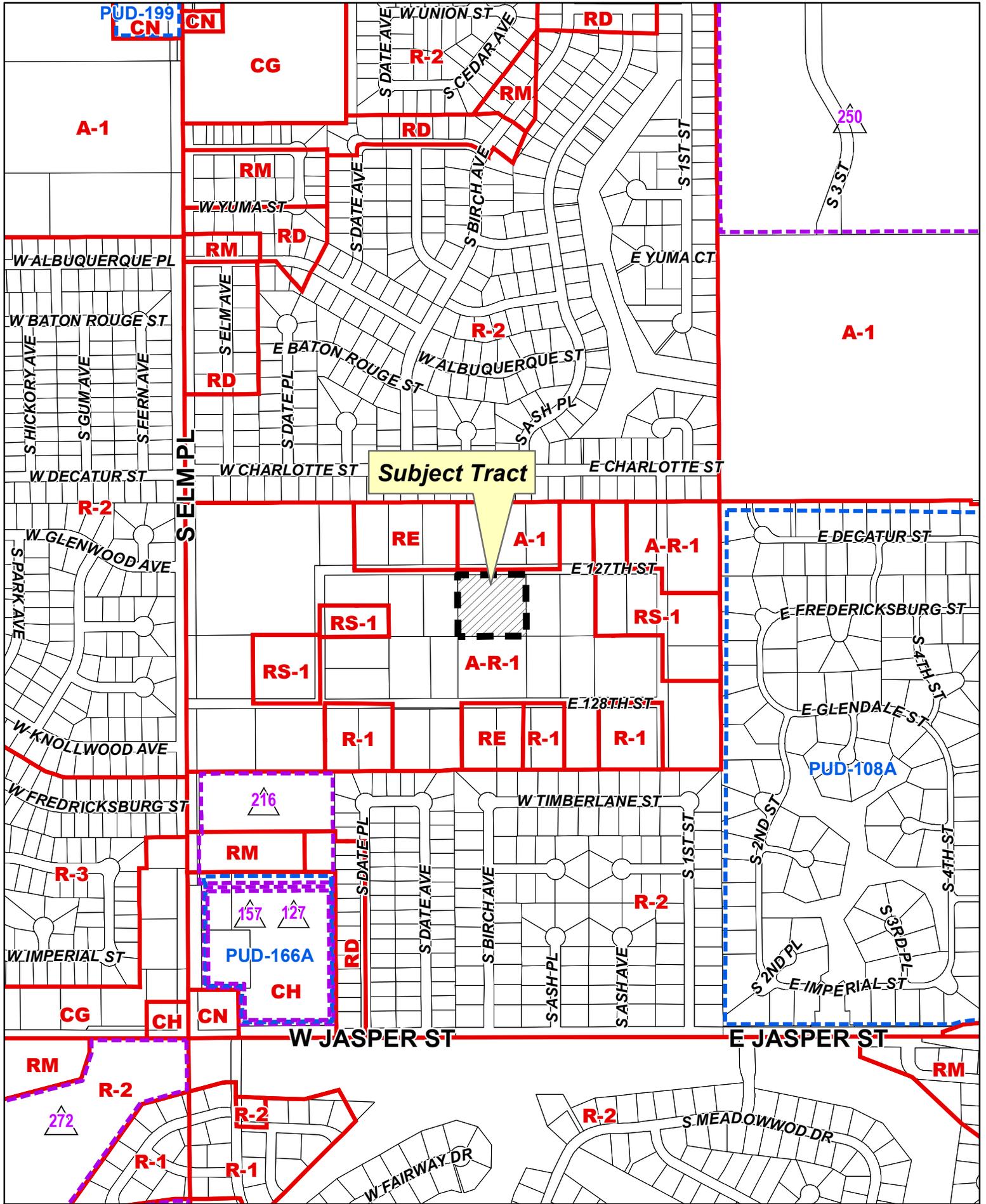
Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2002 be approved. As per the other rezoning cases in this neighborhood, Staff recommends that platting and the requirement for sidewalk construction along the property frontage be waived.

Reviewed by: Larry Curtis

Approved by: Michael Skates

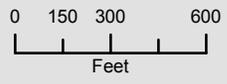
ALY



Subject Tract

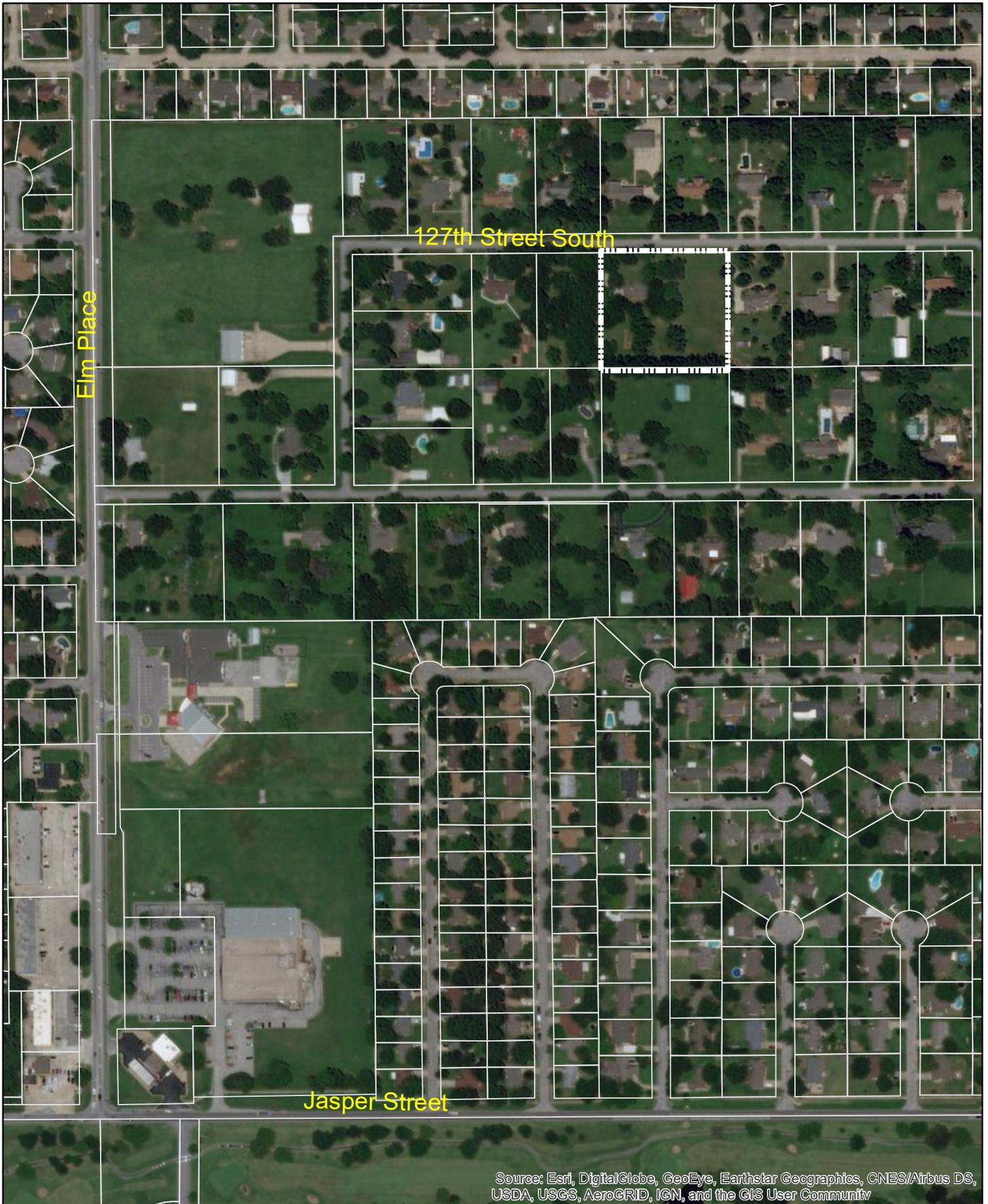


BAZ-2002



02 17-14





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BAZ-2002
Margaret H. Page Revocable Trust

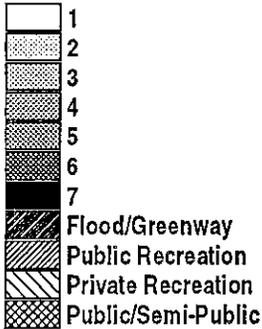




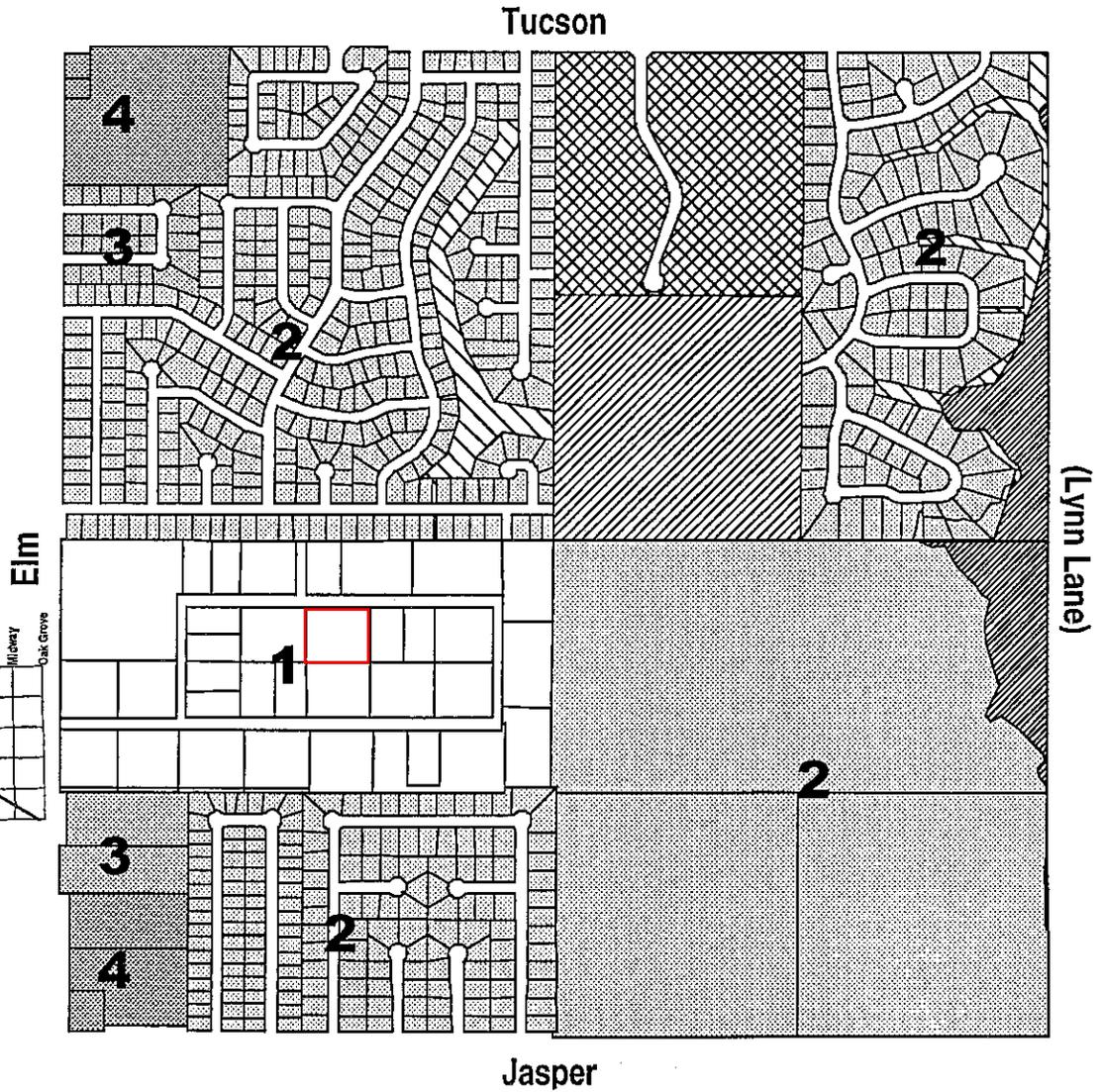
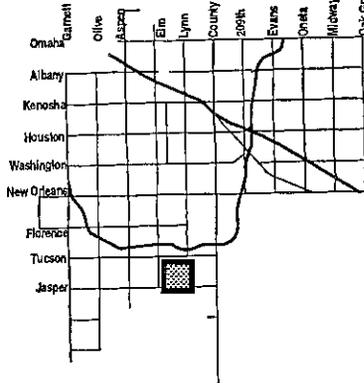
Tucson/(Lynn Lane)/Jasper/Elm Place (Section 2-17-14)

Level 4 designations are given to the southwest and northwest corners based on existing land use and zoning. A Level 3 designation is given to tracts adjoining the Level 4 area in the southwest and northwest corners consistent with existing zoning and land uses. Level 2 designations are given to remaining undeveloped, non floodplain lands in the section. A Level 1 designation is given to existing residential tracts in the north half of the southwest quarter section based on the intensity of existing development and based on the likelihood that this area will not develop at more intense levels than those allowed by Level 1 in the future. The Ernest Childers Middle and Spring Creek Elementary Schools are designated as Public/Semi Public. The Ray Harral Nature Center is shown as Public Recreation.

LUIS Classification



Key Map





ORDINANCE NO. 2446

AN ORDINANCE ANNEXING A CERTAIN CONTIGUOUS TRACT OF LAND IN SECTION 2, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, INTO THE CITY LIMITS OF THE CITY OF BROKEN ARROW, OKLAHOMA, GRANTING A ZONING CLASSIFICATION, ADOPTING A SERVICE PLAN, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE BROKEN ARROW CITY COUNCIL:

Section I: That the following described tract of land lying adjacent to the present corporate limits of the City of Broken Arrow, to-wit:

A tract of land in Section 2, Township 17 North, Range 14 East of the Indian Base and Meridian, according to the U.S. Government Survey thereof; Tulsa County, State of Oklahoma, specifically:

The North half (N/2) of the Southwest quarter (SW/4) of Section 2, Township 17 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma according to the U.S. Government survey thereof LESS the previously annexed property in Ordinance Numbers 472, 562, 596, 838, 1043, 1176, 1580, and 1682

be and the same is hereby annexed to the City of Broken Arrow, Oklahoma, and the corporate limits of said City are hereby extended to include the above described tract of land. After the effective date of this ordinance, all property located therein, and all persons residing or otherwise occupying the land shall be subject to the jurisdiction of this City and all laws made pursuant thereto. The land shall be assigned AR-1 zoning. City council expressly finds that all requirements of 11 O.S. §21-103 have been fully complied with in advance of the issuance of this ordinance. The zoning classification on this land is hereby changed to AR-1 as set out above.

Section II: Police, fire and zoning services shall be extended immediately upon annexation. The street and utility construction and maintenance will be completed in accordance with existing construction standards and the normal development process.

Section III: An emergency exists for the preservation of the public health, peace and safety, and therefore this ordinance shall become effective from and after the time of its passage and approval.

6754 0171

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

PASSED AND APPROVED and the emergency clause ruled upon separately this 20th day of May, 2002.

DATED this 20th day of May, 2002.


MAYOR

ATTEST
OKLAHOMA
TULSA COUNTY

(SEAL) CITY CLERK
APPROVED
CITY OF BROKEN ARROW


CITY ATTORNEY



City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

6754 0172



AMENDMENT TO PROTECTIVE RESTRICTIONS

The attached signature pages, representing a majority of the owners of the individual plots comprising unplatted real estate located in Tulsa County, Oklahoma, and legally described as follows:

The Northeast quarter (NE1/4) of the Southwest quarter (SW1/4), the East Half (E1/2) of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4), and the Southwest quarter (SW1/4) of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section Two (2), Township Seventeen (17) North, Range Fourteen (14) East, Tulsa County, Oklahoma, containing in all 70.0 acres, more or less ("the Property");

are filed herewith for the purpose of amending the Protective Restrictions for the Property filed of record on September 29, 1964, in Book 3497 at Page 185 in the office of the County Clerk for Tulsa County, Oklahoma, said amendment to modify provision number 3 of the Protective Restrictions in the following particulars:

Current provision number 3:

No Residence or Structure shall be erected on any Building Plot, which has an area less than One and One Fourth (1 1/4) Acres.

Amended provision number 3:

No Residence or Structure shall be erected on any Building Plot, which has an area less than One (1) Acre. ✓

The undersigned hereby verifies that the attached signature pages represent 38 of the 41 current record owners of plots located in the Property according to a search of the Tulsa County Clerk records, and represent the majority of the owners necessary to amend the Protective Restrictions according to the terms thereof.

Lerry Garrett
Lerry Garrett
Representative of the Majority of Voting Property Owners.



Acknowledgement

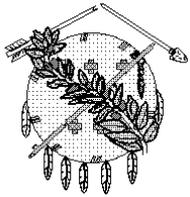
On this 24th day of August, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Lerry Garrett**, to me known to be the identical person who subscribed his name and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Emily Rosko
Notary Public City of Broken Arrow

My Commission Expires:
5/23/2018

My Commission No:
14004797

MAY 07 2018



City of Broken Arrow

Request for Action

File #: 18-676, Version: 1

**Broken Arrow Planning Commission
06-14-2018**

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding PUD-253A (Planned Unit Development Major Amendment), North Rose Business Park (A.K.A Kenosha-Elm Business Park), 13.20 acres, R-2, RM, CM, and CH to ON, CN, and IL (BAZ-1965)/PUD-253A, north of Kenosha Street, one-quarter mile east of Elm Place

Background:

Applicant: Mark Capron, Sisemore Weisz & Associates
Owner: Dunhill Properties Rental, LLC
Developer: Dunhill Properties Rental, LLC
Engineer: Sisemore Weisz & Associates
Location: North of Kenosha Street, one quarter mile east of Elm Place
Size of Tract 13.20 acres
Present Zoning R-2, RM, CN, and CH
Proposed Zoning: ON, CN, and IL (BAZ-1965)/PUD-253A
Comp Plan: Levels 2 & 6 via BACP-123

Planned Unit Development Major Amendment (PUD) 253A, involves 13.20 acres located north of Kenosha Street and one-quarter mile east of Elm Place. A portion of the property to the south is existing retail business, the rest of the property is undeveloped fronting onto Kenosha Street.

The applicant is proposing to construct a mixed-use development consisting of existing retail shop fronting Kenosha Street, warehouse/office, medical offices, and mini-storage to the north and three office buildings on the east side of the property. A public street, North Birch Avenue, will divide the property from Kenosha Street to the City of Broken Arrow Storm Water Detention Facility to the north.

On June 18, 2012, the City Council conditionally approved BACP-123, a request to change the Comprehensive plan designation on 6.51 acres from Level 2 (Urban Residential) to Level 6 (Regional Employment/Commercial). Approval was contingent upon the property being platted and developed through the PUD process.

On November 17, 2016, the City Council conditionally approved PUD-253 and BAZ-1965, a request to change the zoning from Residential Multifamily (RM), Single-Family (R-2), Commercial Neighborhood (CN), and Commercial Heavy (CH) to Industrial Light (IL) and PUD-253 for existing retail shop frontage,

storage units, and office buildings. Approval was contingent upon the property being platted. As of today, the property is unplatted.

PUD-253A describes dividing the property into Development Areas A, B, and C with a public street being constructed between development areas A/C and B. The permitted uses in Development Area A, which is on the west half of the property, is warehouse/office, medical offices, business or professional offices, financial institutions without a drive-thru facility, mini-storage with accessory office, and a communications tower (contingent on specific use permit approval) . A landscape area of at least 30 feet in width will be provided on the north and south sides of Development Area A with a minimum 80- foot wide natural, undisturbed area for the Park Grove Creek drainage way. Along the new public street, the landscape edge will be 10 feet.

Development Area B is on the east side of the proposed, new public street. As per PUD 253 that was previous approved, this area is proposed to be developed for office use only. The types of offices are specifically limited to medical offices or clinics, business or professional offices, and a financial institution without a drive-thru facility. A landscape area of at least 30 feet in width will be provided on the north, east, and south sides of Development Area B. Along the new public street, the landscape edge will be 10 feet. There will be an eight-foot high screening fence, which will be installed with the initial construction phase, along the east boundary of Development Area B abutting the Kenwood and Kenwood IV additions.

Development area C is on the west side of the proposed, new Public Street and south of Development area A. This area is proposed to remain for retail use as allowed by the Commercial Neighborhood (CN) District.

Water and sanitary sewer service to this property are available from the City of Broken Arrow.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 3	RM	City of Broken Arrow Stormwater Detention facility
East	Level 2	R-2	Single-Family Residential.
South	Level 6	CH/CN	Commercial Development
West	Level 3 & 6	RD/RM/CH	Commercial Development, Duplexes, and Empty Platted Lot.

None of the property is located in a 100-year FEMA floodplain area.

The development proposed with PUD-253A is considered to be in compliance with the Comprehensive Plan in Level 6.

Attachments: Case Map (PUD-253A)
Case Map (BAZ-1965)
Case Map (BACP-123)
Aerial Photo
PUD-253A Design Statement

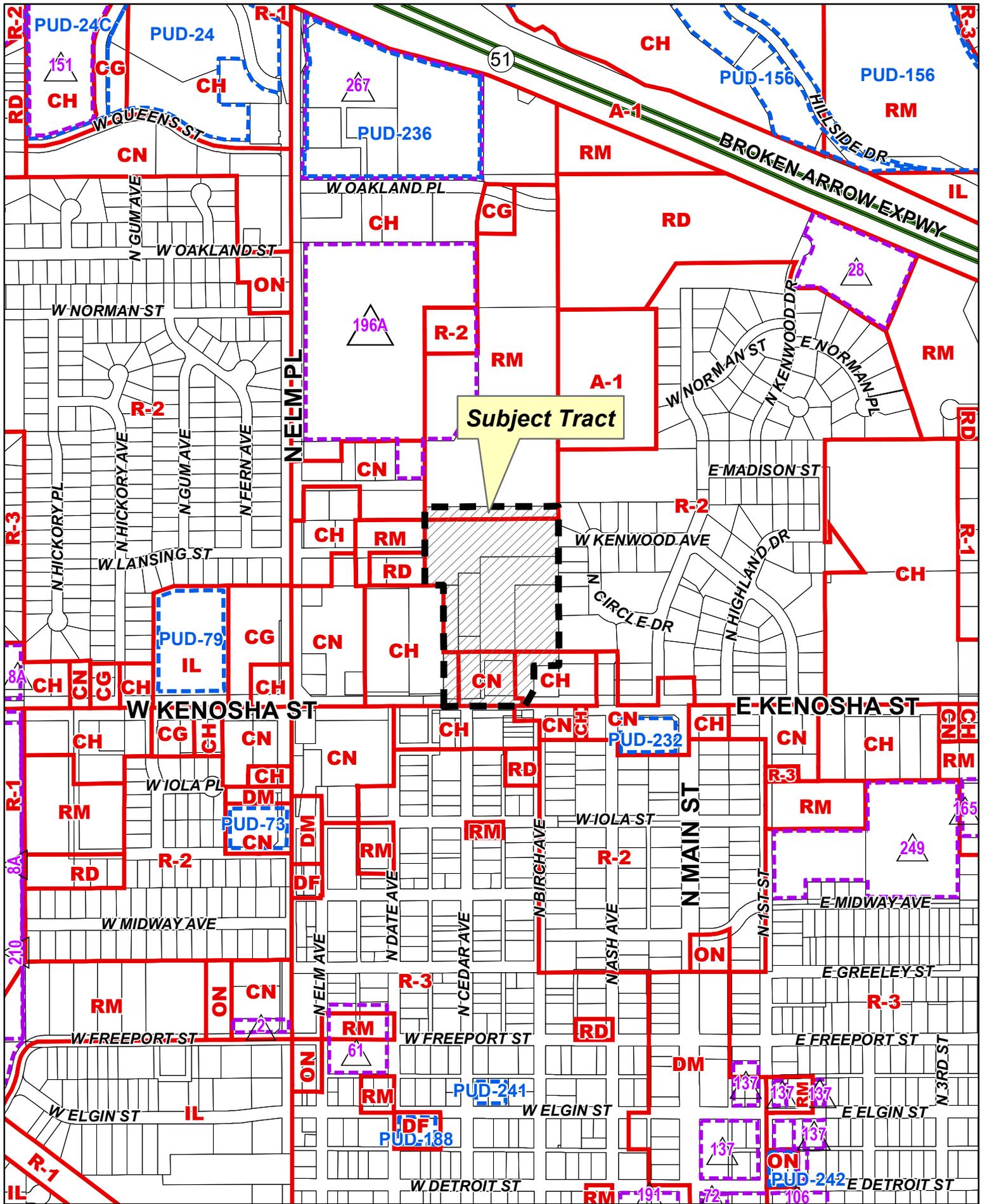
Recommendation:

Staff recommends that PUD-253A, major amendment to PUD-253 for North Rose District Business Park, be approved, subject to the property being platted

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

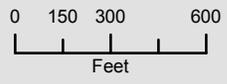
LRC



Subject Tract

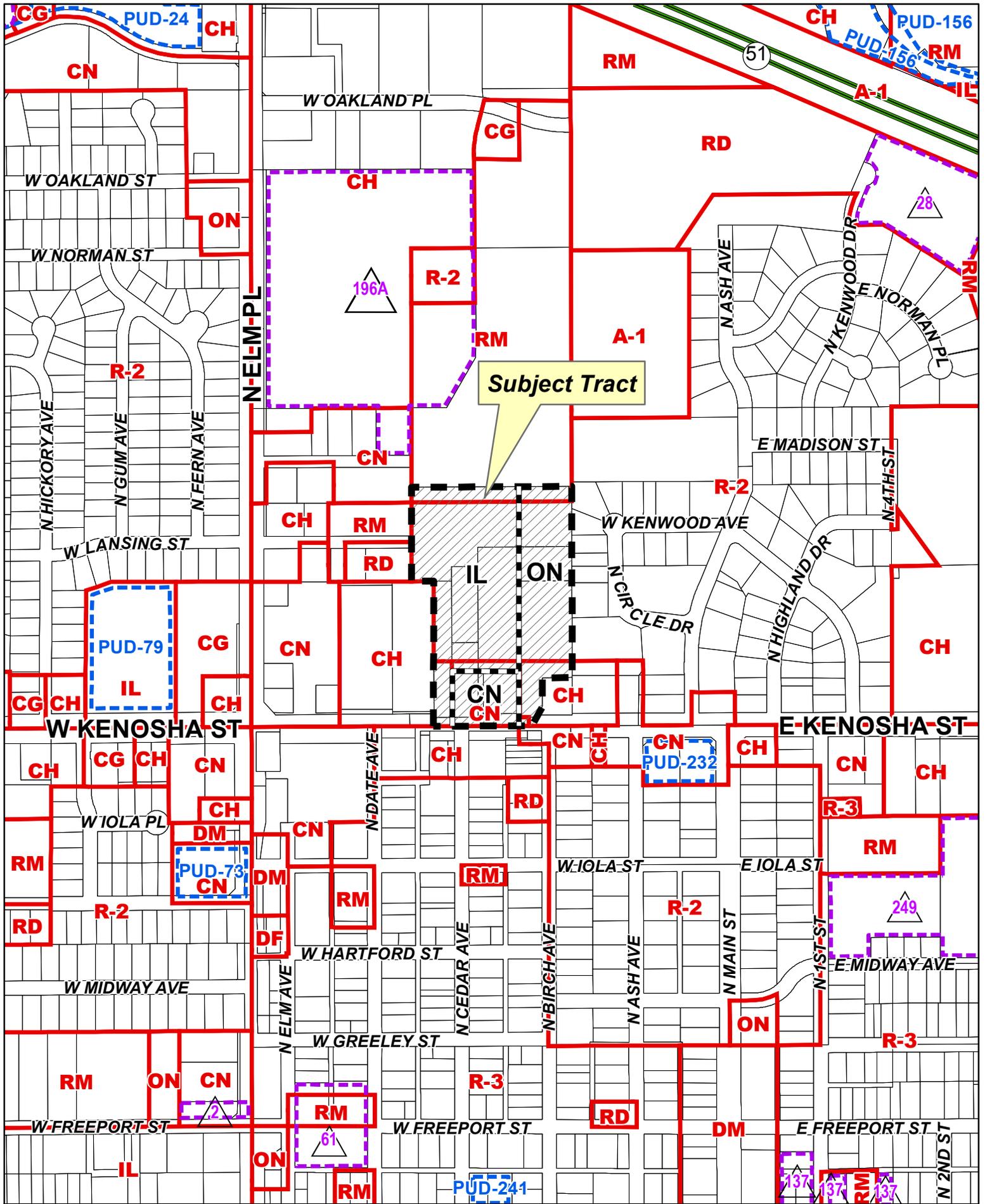


PUD-253A



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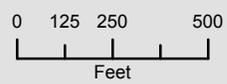




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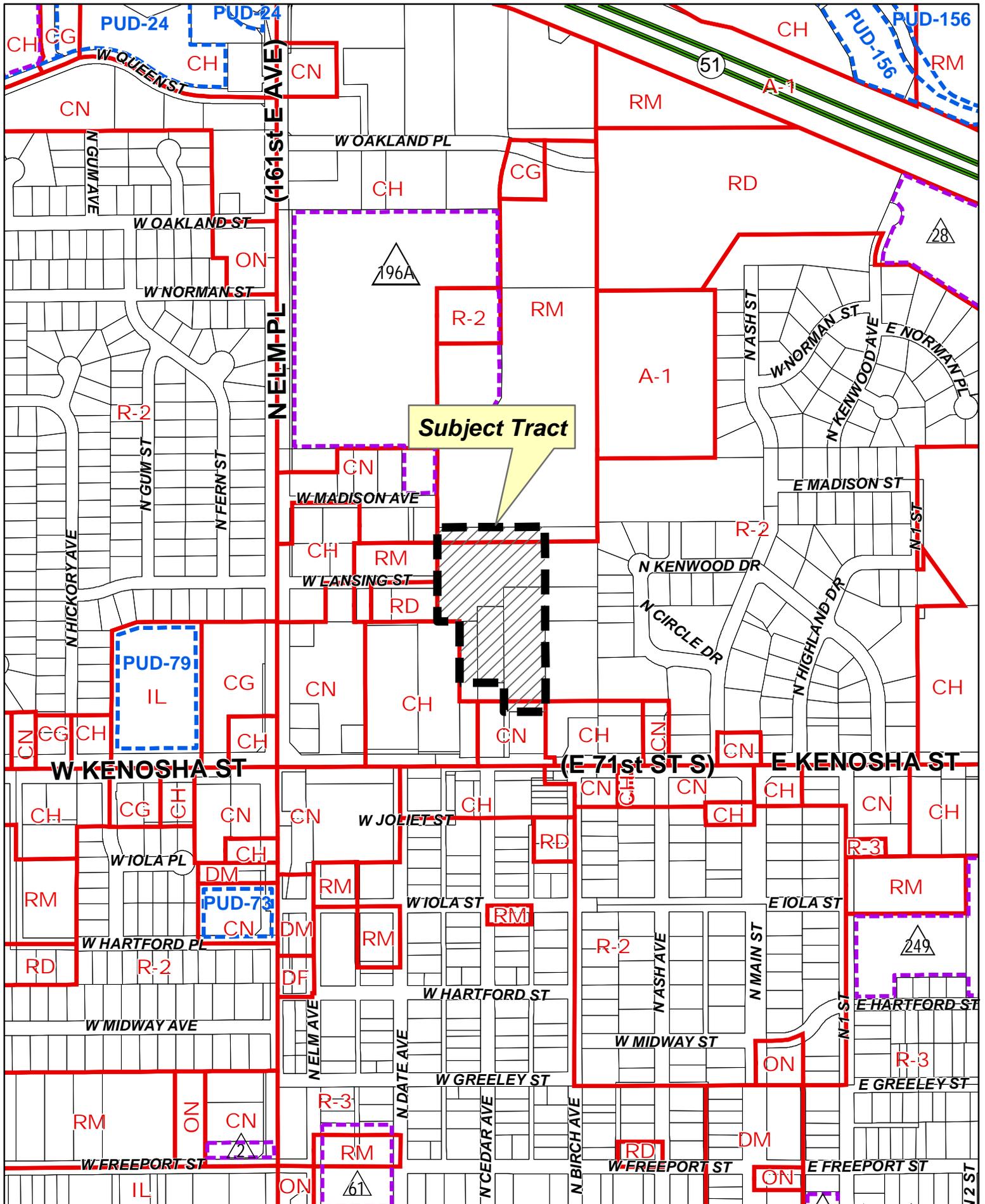


BAZ-1965



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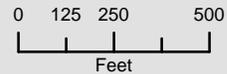


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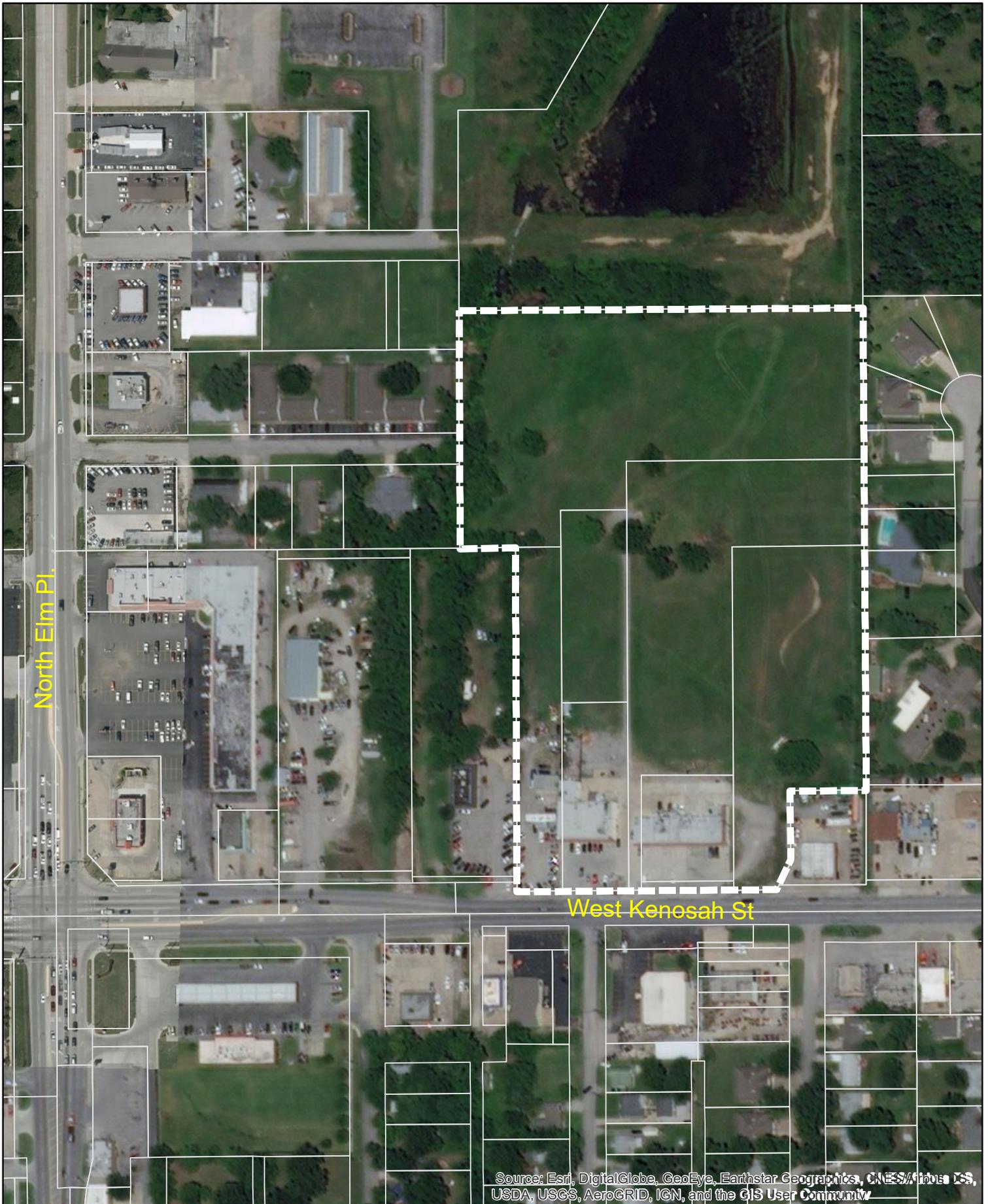
Subject Tract

BACP-123



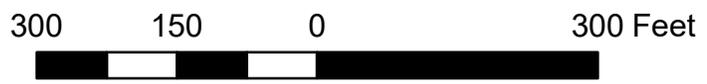
02 18-14





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PUD-253A
North Rose Business Park



North Rose Business Park

Planned Unit Development

PUD 253-A

May 1, 2018

Revised May 9, 2018

Submitted to:

The City of Broken Arrow, Oklahoma

for:

Dunhill Properties Rental, LLC

Prepared by:



SISEMORE WEISZ & ASSOCIATES, INC.

611 East 32nd Place

Tulsa, OK 74135

Phone: (918) 665-3600

TABLE OF CONTENTS

	<u>Page</u>
DEVELOPMENT CONCEPT	1 - 2
DEVELOPMENT STANDARDS (DEVELOPMENT AREA “A”)	3 - 4
DEVELOPMENT STANDARDS (DEVELOPMENT AREA “B”)	5 - 7
DEVELOPMENT STANDARDS (DEVELOPMENT AREA “C”)	8 - 9
PLATTING REQUIREMENTS	9
PUD DETAIL PLANS REVIEW	9
ANTICIPATED DEVELOPMENT SCHEDULE	9
PUD LEGAL DESCRIPTION	10

EXHIBITS:

Exhibit “A”: Existing Zoning – Site and Surrounding Area

Exhibit “B”: Proposed Zoning and P.U.D. Development Areas

Exhibit “C”: Conceptual Site and Utilities Plan

Exhibit “D”: Existing Site Topography

Exhibit “E”: Aerial Photograph – Site and Surrounding Area

DEVELOPMENT CONCEPT

The Broken Arrow Planning Commission recommended approval of PUD 253 and BAZ1965 on November 17, 2016 and the City Council approved the same on December 20, 2016 subject to the property being platted. In addition, a preliminary plat was submitted and approved. The original PUD restricted the use of Development Area A to exclusively be a ministorage, consistent with his plan to develop the property amongst other developments.

However, since that time, the ownership of the property has changed. The new owner desires to revise the permitted uses of one of the ministorage development area (Development Area A) to also include multiple lots of office, warehouse, and combined office warehouse developments. In addition, the width, classification and name of the proposed street has changed. The other development areas including the office area (Development Area B) and the existing commercial area (Development Area C) remain primarily unchanged.

The text herein has been revised from the original PUD to described the newly proposed as PUD 253-A.

North Rose Business Park, the subject of this planned unit development report, is a proposed office, office warehouse, and commercial development project in central Broken Arrow. Located one-quarter mile east of Elm Place and just north of Kenosha Street, the approximate 10.77 acre property tract is presently undeveloped, having once contained a single-family dwelling in the central portion of the site. As reflected on Exhibit "A" of this report, the property is presently zoned R-2, RM, CH and CN. The property is bounded on the north by a City of Broken Arrow regional stormwater detention facility, on the east by the single-family residential subdivisions of Kenwood and Kenwood IV, on the south by automotive sales and retail businesses, and on the west by established multi-family dwellings.

As illustrated on Exhibit "C" of this report, one of the principle features of the North Rose Business Park it proposes a two-lane 30' wide public roadway extending the full north-south length of the project, termed North Birch Avenue. This public roadway allows for access and frontage for the proposed office lots and office warehouse, but is also a critical roadway link for future roadway extensions to serve over 40-acres of presently undeveloped and underserved properties to the north. The proposed office lots on the easterly side of North Birch Avenue provide for a heavily landscaped greenbelt and building setback area alongside the Kenwood subdivisions to the east, and similar perimeter greenbelt & building setback areas can be found throughout the remainder of the proposed development. Specific building and site design development standards are described under the following Development Area "A" (office warehouse), Development Area "B" (office) and Development Area "C" (retail) sections of this report.

With respect to site utilities and stormwater drainage, an 8" water line extension is proposed along the full north-south length of North Birch Avenue stemming from an existing 10" city waterline located on the north side of Kenosha Street, as illustrated on Exhibit "C". For services to the mini-storage portion of the project, a 6" looped water line is also proposed and shown on Exhibit "C". Regarding sanitary sewer service, an 8" sanitary sewer line is

proposed to serve the office lots, extending from an existing 8” city sanitary sewer line located in the Kenwood IV Addition to the east. Sanitary sewer service for the mini-storage facility shall also be served by an extension of a 8” sanitary sewer from Kenwood IV Addition to the east of the mini-storage lot. Based upon the existing multi-directional flow of stormwater on the site, a proposed stormwater detention pond is shown in the southeasterly portion of the project to collect a portion of the improved site stormwater flow, while the Park Grove creek tributary and the abutting city stormwater detention facility to the north will collect the remaining stormwater drainage.

With sensitive site planning and a high level of building and site development standards, North Rose Business Park should prove to be a catalyst for desirable mixed-use land development in this central Broken Arrow location. In addition, this PUD will serve to “grandfather” the existing retail development that was built prior to the zoning code and has been affected by proposed widening of West Kenosha Street North.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “A”)

(Office, Warehouse, and Office / Warehouse)

Development Area “A” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the IL District, except as follows:

LAND AREA: 7.379 Ac. (321,451 SF)

EXISTING ZONING: RM, R-2, CN, CH

PROPOSED ZONING: PUD / IL

PERMITTED USES:

- Office warehouse with no minimum office component area,
- Medical office or clinics, business or professional offices, financial institution without a drive-thru facility,
- Mini-storage facility with an accessory-use office building and,
- Communications Tower (Contingent Specific Use Permit Approval).

MINIMUM LOT AREA: 12,000 SF

MINIMUM LOT FRONTAGE: 15 feet
'Flag' Lots Permitted

MAXIMUM BUILDING HEIGHT: 25 feet

MINIMUM BUILDING SETBACKS:

From the easterly boundary of Development Area “A”:	17.50 feet
From the northerly boundary of Development Area “A”:	30 feet
From the most westerly boundary of Development Area “A”:	80 feet
From the remaining westerly boundaries of Development Area “A”:	11 feet
From the southerly boundaries of Development Area “A”:	17.50 feet

Communication Tower

Limited to the North 390 feet of Development Area “A”

MINIMUM LANDSCAPED AREA:

A landscaped area of 30 feet in width is required along the northerly and southerly boundaries of Development Area “A”, with the exception of the most westerly boundary of Development Area “A” which shall require a minimum 80’ width natural, undisturbed area for the Park Grove Creek drainage way. Based upon FEMA 100-year floodplain limits within the extreme westerly portion of Development Area “A”, no new tree plantings, fencing, or other obstructions are to be placed within the subject Park Grove Creek drainage / reserve area. Within the 30’ width landscape area for the remaining northerly, and southerly boundaries of Development Area “A”, a minimum of one medium to large tree shall be planted for every seventy-five (75) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

Along the frontage of lots within Development Area “A” that abut the North Birch Avenue right-of-way, a landscape area of 10’ in width is required. Within this 10’ width landscape area, a minimum of one tree shall be planted for every fifty (50) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

All trees to be planted in the above described landscape areas are to be a minimum 2” caliper width, such trees shall be on the city’s approved tree list or as otherwise approved by the city, and other applicable landscaping requirements of the City of Broken Arrow zoning code shall be met.

SCREENING / BUFFERING:

Outdoor storage areas shall be screened from view from boundaries of Development Area A. Screen fence shall be a minimum of 6’ tall. Parking area shall not be considered as storage areas. Chain link fences fronting North Birch Avenue are prohibited. Fencing plans will be approved at the time of Site Plan approval of each lot.

The building facades which are directly adjacent to North Birch Avenue roadway shall be fully constructed of masonry, Exterior Insulated Finished Systems (EIFS), stucco, or a combination thereof, with the exception of window or door openings.

LIGHTING:

All exterior lighting within Development Area “A” shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area “A” shall be required.

OFF-STREET PARKING:

Parking shall be provided at the time of Site Plan approval per Schedule C or section 5.4.D.3 of the Broken Arrow Zoning Code.

SIGNAGE:

Interior signage shall be per City of Broken Arrow zoning code requirements.

Additionally, one (1) off-premises advertising sign for the property within Area A of North Rose Business Park project shall be allowed near West Kenosha Street. in southwest corner of the development. Such signage shall be limited to a maximum height of twenty (20) feet, contain no greater than two-hundred (200) feet of display surface area, and meet signage placement and design criteria as set forth in the City of Broken Arrow zoning code.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area “A” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Any new dumpster(s) in Development Area “A” shall not be located within the setback adjacent to North Birch Avenue or any minimum landscape buffers.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

NOTE: The Development Area “A” boundary shown on Exhibit “B” of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area “A” shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “B”)

(Office)

Development Area “B” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the ON District, except as follows:

LAND AREA: 3.128 Ac. (136,267 SF)

EXISTING ZONING: RM, R-2, CH

PROPOSED ZONING: PUD / ON

PERMITTED USES:

Medical office or clinics, business or professional offices, financial institution without a drive-thru facility.

MINIMUM LOT AREA: 12,000 SF

MAXIMUM LOT AREA: 2.49 Acres

MINIMUM LOT FRONTAGE: 100 feet

MAXIMUM BUILDING HEIGHT: 2-stories; up to 45 feet from grade level to the highest building ridge line.

MINIMUM BUILDING SETBACKS:

From the easterly right-of-way limits of North Birch Avenue: 25 feet
From the northerly boundary of Development Area “B”: 30 feet
From the easterly boundary of Development Area “B”: 30 feet for building structures of 35’ or less in height; 50 feet for building structures over 45’ in height.

From the southerly boundary of the most southerly lot located within Development Area “B”: 10 feet
From internal side lot lines within Development Area “B”: 0 feet

MINIMUM LANDSCAPED AREA:

A landscaped area of 30 feet in width is required along the extreme easterly boundary of Development Area “B” and may be large and concurrent with utility easement(s). Within this 30’ width landscaped area, a minimum of one medium to large tree shall be planted for every thirty (30) lineal feet of landscape area. Trees may be grouped together or evenly spaced, provided no such required trees shall be spaced greater than a distance of forty (40) lineal feet at any point along such landscape area. A minimum of 75% of the trees to be planted in the subject landscaped area shall be evergreen, with such evergreen trees having a minimum mature height of 15’. Up to 25% of the trees to be planted in the landscaped area may be broadleaf deciduous, having a minimum mature height of 15’.

Along the northerly and southerly boundaries of Development Area “B”, with the exception of

North Birch Avenue roadway areas, a landscape area of 30' in width is required. Within this 30' width landscaped area, a minimum of one medium to large tree shall be planted for every seventy-five (75) lineal feet of landscape area. Along the frontage of lots within Development Area "B" that abut the North Birch Avenue right-of-way, a landscaped area of 10' in width is required. Within this 10' width landscape area, a minimum of one tree shall be planted for every fifty (50) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

All trees to be planted in the above described landscape areas are to be a minimum 2" caliper width, such trees shall be on the city's approved tree list or as otherwise approved by the city, and other applicable landscaping requirements of the City of Broken zoning code shall be met.

The above described landscaped area shall be installed per each lot and approved at the time of Site Plan and Landscape Plan approval.

SCREENING & BUILDING AESTHETIC REQUIREMENTS:

An eight (8) foot height wooden opaque screening fence shall be required along the full length of the extreme easterly boundary line of Development Area "B" (abutting the Kenwood and Kenwood IV additions to the east). Construction of such screening fencing shall be in accordance with city zoning code requirements. Care shall be exercised upon construction of such fencing for preservation of existing evergreen and deciduous trees that are presently located along this fence alignment area. The fence may also be placed west of the eastern boundary to avoid aforementioned landscape and established yards. The entire subject fence will be built at the time of the subdivision development.

For all building facades within Development Area "B", such building facades shall be fully constructed of masonry, Exterior Insulated Finished Systems (EIFS), stucco, or a combination thereof, with the exception of window or door openings for the proposed buildings to be constructed within Development Area "B". For two-story building structures constructed within Development Area "B", all windows on the east-facing upper levels of such structures shall fully contain translucent or obscure-vision glazed glass. Skylights, solatubes, or other roof-mounted products designed to allow natural light into such upper level areas of such two-story building structures shall be allowed.

LIGHTING:

All exterior lighting within Development Area "B" shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area "B" shall be required.

OFF-STREET PARKING:

Per City of Broken Arrow zoning code requirements.

SIGNAGE:

Per City of Broken Arrow zoning code requirements. Additionally, one (1) off-premises advertising sign for the North Rose Business Park project shall be allowed near the northeast corner of the intersection of North Birch Avenue and West Kenosha Street. Such signage shall be limited to a maximum height of twenty (20) feet, contain no greater than two-hundred (200) feet of display surface area, and meet signage placement and design criteria as set forth in the City of Broken Arrow zoning code.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area “B” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Exterior materials used upon such dumpster screening fencing shall be consistent with the building materials applied to the principle building structure upon such lot. Dumpsters in Development Area “B” shall be located at least 30 feet from the easterly boundary of Development Area “B”.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

NOTE: The Development Area “B” boundary shown on Exhibit “B” of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area “B” shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “C”)

(Existing Retail)

Development Area “C” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CN District, except as follows:

LAND AREA: 1.129 Ac. (49,177 SF)

EXISTING ZONING: CN

PROPOSED ZONING: CN

PERMITTED USES:
As a matter of right in a CN - Commercial Neighborhood District.

MINIMUM LOT AREA, MAXIMUM LOT AREA
FRONTAGE, MAXIMUM BUILDING HEIGHT: per CN District

MINIMUM BUILDING SETBACKS:
From the South (Centerline of W. Kenosha St. N.): 105 feet
From the East (Collector Street): 1.5 feet
From the North (Rear): 20 feet
From the West: 0 feet

LANDSCAPE REQUIREMENTS:
Minimum Landscaped Area: 6%
Landscape Edge: None
New Interior Parking Lot Landscaping: Per 5.2.B.C of the Broken Arrow Zoning Ordinance

LIGHTING:
All exterior lighting within Development Area “C” shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area “B” shall be required.

OFF-STREET PARKING:
Per City of Broken Arrow zoning code requirements.

SIGNAGE:
Per City of Broken Arrow zoning code requirements.

SOLID WASTE DISPOSAL:
Any new dumpsters in Development Area “C” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Exterior materials used upon such dumpster screening fencing shall be consistent with the building materials applied to the principle building structure upon such lot.

OTHER BULK AND AREA REQUIREMENTS:

85% of City of Broken Arrow zoning code requirements.

NOTE: The Development Area "C" boundary shown on Exhibit "C" of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area "C" shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

PLATTING REQUIREMENTS

The project site shall be included within a subdivision plat submitted to and approved by the City of Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record in the Tulsa County Clerk's office.

PUD DETAIL PLANS REVIEW

Prior to construction of any new building structure within the North Rose Business Park, a PUD Detail Site Plan shall be submitted to and approved by the City of Broken Arrow. Prior to the issuance of a certificate of occupancy for any new buildings within North Rose Business Park, a PUD Detail Landscape Plan shall be submitted to and approved by the city. Additionally, prior to the issuance of such certificate of occupancy, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that landscaping has been installed, except trees, in accordance with the approved landscaping plan. Prior to or within one hundred twenty (120) days following the issuance of a certificate of occupancy permit, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that all trees have been installed, in accordance with the approved landscaping plan.

ANTICIPATED DEVELOPMENT SCHEDULE

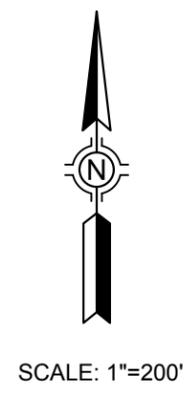
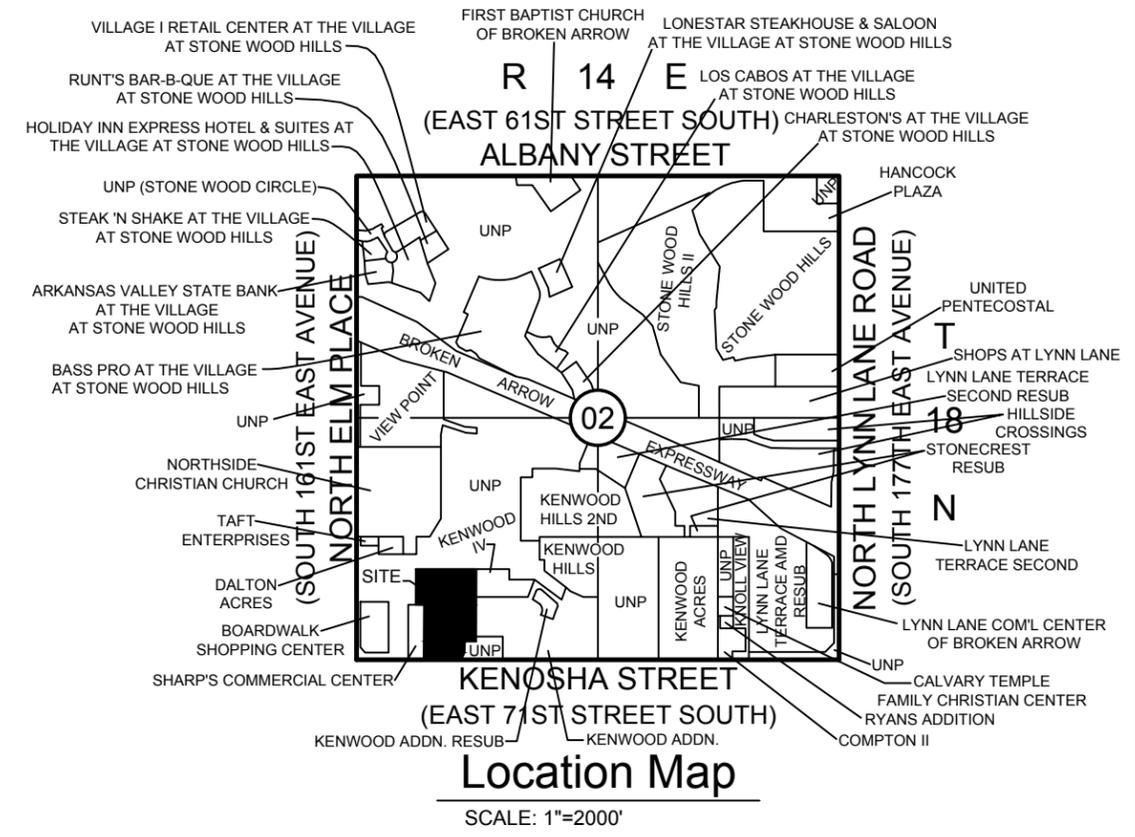
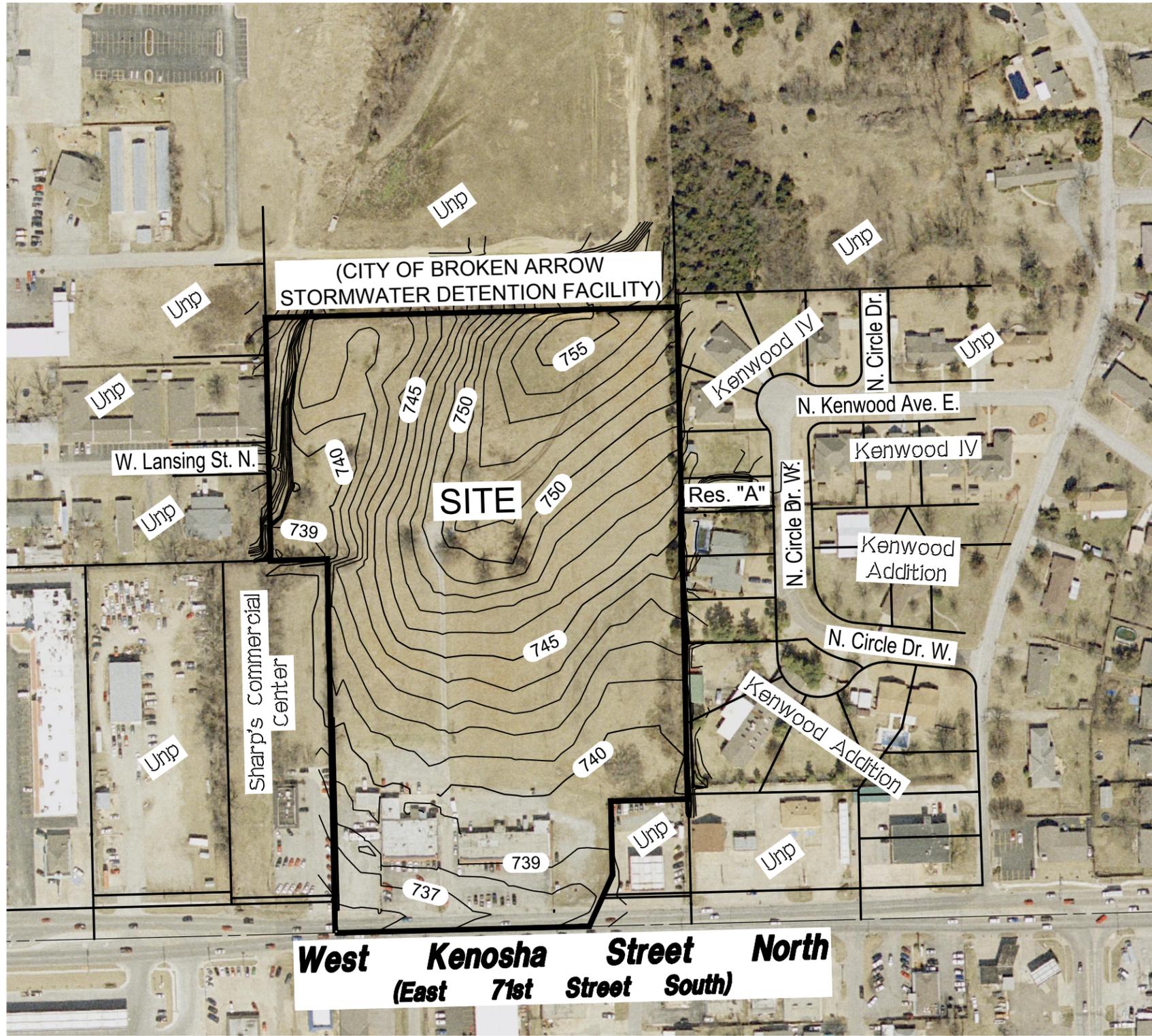
It is the intent of the owner / developer to commence initial site grading activity following zoning and preliminary plat approvals and acquisition of an Earthchange Permit. Following receipt of other required project plan and permit approvals by the city, and recording of the North Rose Business Park subdivision plat, it is anticipated that construction will commence on the mini-storage portion of the project in fall of 2018 to the spring of 2019. Construction on the office portion of the project is anticipated to occur in phases as each of the proposed office lots are sold and appropriately permitted through the City of Broken Arrow.

PUD LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION TWO (2); THENCE NORTH 88°32'07" EAST ALONG THE SOUTHERLY LINE OF THE SW/4 SW/4 OF SAID SECTION 2 FOR 751.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 01°12'00" WEST ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SHARP'S COMMERCIAL CENTER, A SUBDIVISION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALONG THE EASTERLY LINE OF SAID SHARP'S COMMERCIAL CENTER, FOR 600.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88°32'07" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 SW/4, AND ALONG THE NORTHERLY LINE OF SAID SHARP'S COMMERCIAL CENTER, FOR 91.00 FEET; THENCE NORTH 01°12'00" WEST FOR 390.00 FEET; THENCE NORTH 88°32'07" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 SW/4 FOR 662.05 FEET TO A POINT ON THE EASTERLY LINE OF SAID SW/4 SW/4, THE SAME BEING A POINT ON THE WESTERLY LINE OF KENWOOD IV, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°13'39" EAST ALONG THE EASTERLY LINE OF SAID SW/4 SW/4, AND ALONG THE WESTERLY LINE OF KENWOOD IV, AND ALONG THE WESTERLY LINE OF KENWOOD, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALONG THE SOUTHERLY EXTENSION THEREOF, FOR 790.00 FEET TO A POINT THAT IS NORTH 01°13'39" WEST A DISTANCE OF 200.00 FEET FROM THE SOUTHEAST CORNER OF SAID SW/4 SW/4; THENCE SOUTH 88°32'07" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 SW/4 FOR 123.42 FEET; THENCE SOUTH 01°12'00" EAST FOR 119.00 FEET; THENCE SOUTH 24°27'36" WEST FOR 90.06 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SW/4 SW/4; THENCE SOUTH 88°32'07" WEST ALONG THE SOUTHERLY LINE OF SAID SW/4 SW/4 FOR 409.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 574,780 SQUARE FEET OR 13.195 ACRES, MORE OR LESS.



PUD #253-A
North Rose Business Park

Existing Site Topography

DATE PREPARED: MAY 1, 2018

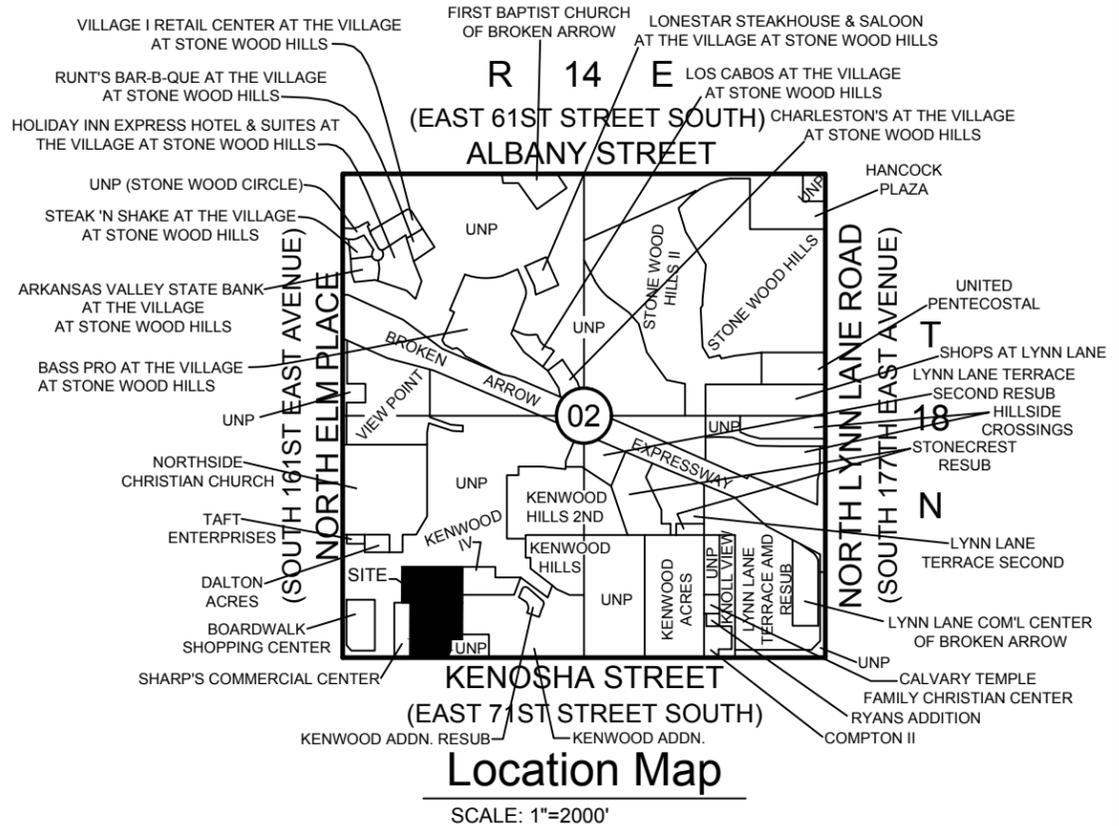
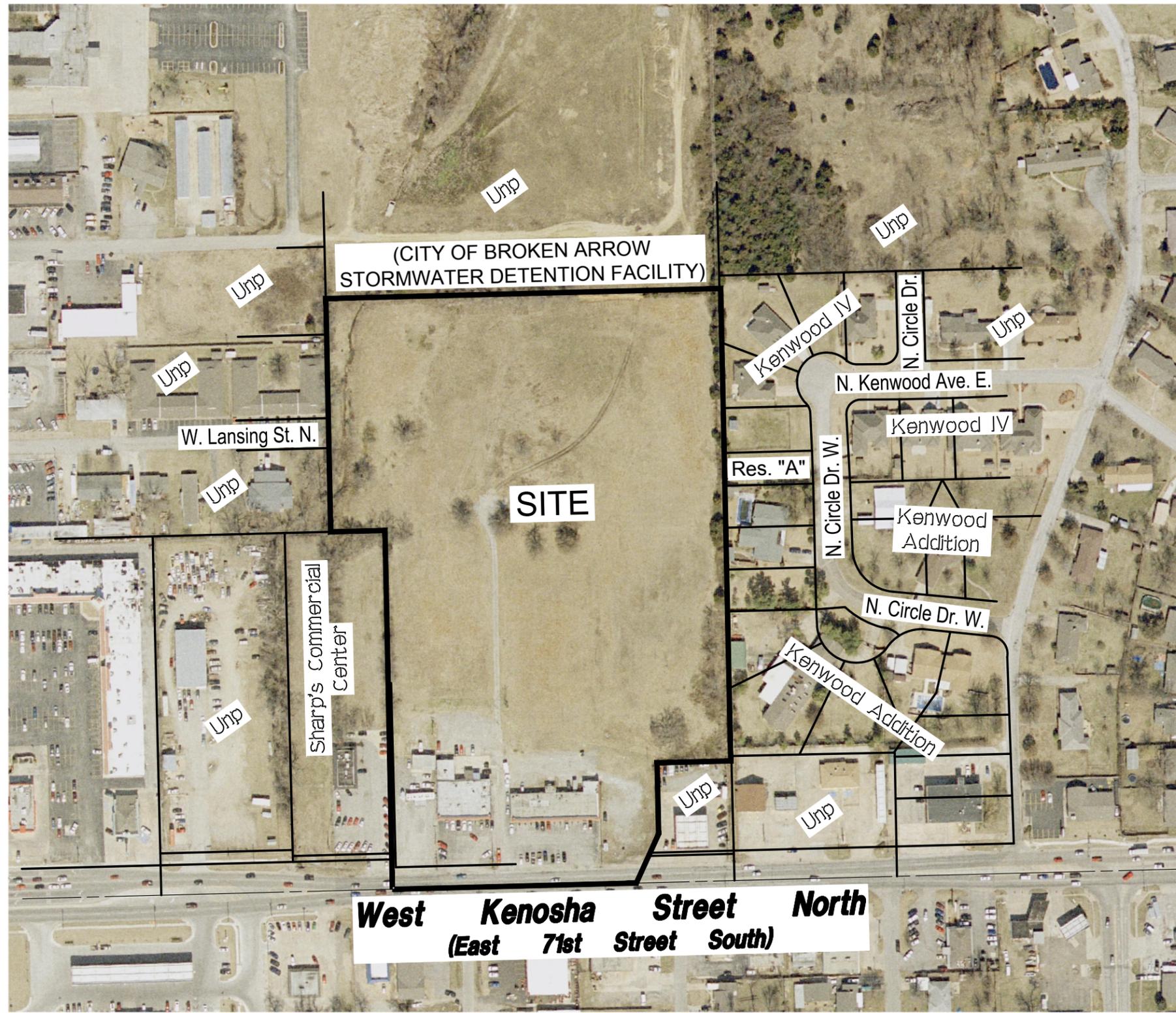
Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421
 PHONE: (918) 665-3600
 FAX: (918) 665-8668
 EXP. DATE 6/30/19

FILE: 1814.0230 WO#: 16705.14

Exhibit "D"

K:\16705.14\16705-EXHIBITS\EXHIBIT D.dwg EXHIBIT D May 01, 2018 - 9:05:14am SISEMORE WEISZ & ASSOCIATES, INC., 2018

K:\16705.14\1PUD-EXHIBITS\EXHIBIT E.dwg EXHIBIT E May 01, 2018 - 9:05:24am SISEMORE WEISZ & ASSOCIATES, INC., 2018



PUD #253-A
North Rose Business Park

Aerial Photograph -
 Site and Surrounding Area

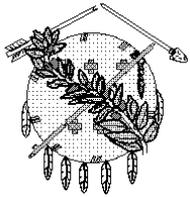
DATE PREPARED: MAY 1, 2018



Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421
 PHONE: (918) 665-3800
 FAX: (918) 665-8668
 EXP. DATE 6/30/19

FILE: 1814.0230 WO#: 16705.14

Exhibit "E"



City of Broken Arrow

Request for Action

File #: 18-601, Version: 1

**Broken Arrow Planning Commission
Meeting of: 05-24-2018**

Title:

Presentation of Training Material for Planning Commission

Background:

Brent Murphy, Senior Planner, will make a brief presentation over the roles of the Planning Commission.

Attachments:

None

Recommendation:

For discussion only.

Reviewed and Approved By:

Larry R. Curtis

ALY