City of Broken Arrow

Meeting Agenda
Planning Commission

City of Broken Arrov
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, February 14, 2019 **5:00 PM** **Council Chambers**

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

A. 19-197 Approval of Planning Commission meeting minutes of January 24, 2019

Attachments: 01 24 2019 Planning Commission Minutes.docx

B. 19-194 Approval of (Lot Split) BAL-2046, Oak Creek South Phase II Amended, Lots 12 & 13, Block 3, 0.42 acres, one-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street (County Line Road), north of the Union Pacific Railroad

Attachments: 2-CASE MAP
3-Aerial
4-Lot Split Exhibit
5-Oak Creek South Phase II Amended Plat and Covenants

C. 19-233 Approve (Change of Access) CA 19-101, New Heart Fellowship Church - Snead, 15.53 acres, A-1/SP-172A and R-2, east of 23rd Street (County Line Road/193rd E. Avenue), one-half mile north of Florence Street (111th Street)

Attachments: 2-CASE MAP.CA19-101
3-CHANGE OF ACCESS EXHIBIT.CA 19-101
4-AERIAL.CA19-101
5-NEW HEART FELLOWSHIP CHURCH PLAT
6-LOT SPLIT EXHIBIT AND LEGAL DESCRIPTION FOR BAL-1072 AND I
7-JANUARY 14, 2019 LETTER FROM NEW HEART FELLOWSHIP CHURC

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

A. 19-235 Public hearing, consideration, and possible action regarding (Planned Unit Development) PUD-286, Fire Station No. 3, 3.03 acres, 1 lot, A-1 to CG, one-half mile south of Florence Street, west of 23rd Street, north of the Creek Turnpike

Attachments:
2-PUD-286 CASE MAP
3-PUD-286 Aerial
4-Proposed PUD Development Standards
5-Exhibit A of the proposed PUD
6-Conceptual Site Plan
7-Comprehensive Plan

7. Appeals

8. General Commission Business

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 #: 19-197, **Version:** 1

Broken Arrow Planning Commission
02-14-2019

To:	**Chairman and Commission Members**
From:	**Development Services Department**
Title:	**Approval of Planning Commission meeting minutes of January 24, 2019**
Background:	Minutes recorded for the Broken Arrow Planning Commission meeting.
Attachments:	Minutes of January 24, 2019
Recommendation:	Approve minutes of Planning Commission meeting held January 24, 2019.
Reviewed By:	**Larry R. Curtis**
Approved By:	**Michael W. Skates**

City of Broken Arrow

Minutes
Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

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

Thursday, January 24, 2019 **Time 5:00 p.m.** **Council Chambers**

1. Call to Order

Chairperson Ricky Jones called the meeting to order at approximately 5:00 p.m.

2. Roll Call

Present: 3 - Pablo Aguirre, Mark Jones, Ricky Jones
Absent: 2 - Fred Dorrell, Lee Whelpley

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

A. 19-146 **Approval of Planning Commission meeting minutes of January 10, 2019**

B. 19-120 **Approval of PT18-101, Conditional Final Plat, The Woods of Jasper Estates, 27.97 acres, 28 Lots, A-1 to PUD-265 and RS-2, north and west of the northwest corner of Jasper Street (131st Street) and 23rd Street (County Line Road)**
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.

C. 19-161 **Approval of PT18-109, Conditional Final Plat, Boston Heights, a replat of Lot One, Block Two Arrow Acres, 2.10 acres, 7 Lots, A-1 to RS-2, one-half mile east of Elm Place (161st E Avenue), one-quarter mile south of Washington Street (91st Street)**
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.

D. 19-117 **Approval of PT18-111, Conditional Final Plat, Dollar General Broken Arrow #20251, 1.88 acres, 1 Lot, A-CH to CG/PUD-283 via BAZ-2015, located west of the southwest corner of Aspen Avenue (145th E Avenue) and Omaha Street (51st Street)**
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.

E. 19-162 **Approve CA19-100, Beehive Homes, 2.60 acres, R-2/SP-283, north of Washington Street (91st Street), one third mile east of Olive Avenue (129th E Avenue)**
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.

Chairperson Ricky Jones explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was to be removed for discussion. He asked if there were any items to be removed from the Consent Agenda; there were none.

MOTION: A motion was made by Pablo Aguirre, seconded by Mark Jones.
Move to approve the Consent Agenda
The motion carried by the following vote:
Aye: 3 - Pablo Aguirre, Mark Jones, Ricky Jones

Chairperson Jones stated Item 4B, Item 4C, and Item 4D would go before City Council on February 19, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding these Items, said individual was required to fill out a Request to Appear before City Council form in advance.

5. Consideration of Items Removed from Consent Agenda

No Items were removed from the Consent Agenda. No action was needed or taken.

6. Public Hearings

A. 19-119 **Public hearing, consideration, and possible action regarding PUD-273A (Planned Unit Development), a major amendment to PUD-273, Redbud Ranch, 18.49 acres, A-RM to PUD 273/RM, located north of Albany Street (61st Street), east of 23rd Street (County Line Road/193rd E. Avenue)**
Senior Planner Brent Murphy reported PUD-273A was a request for a major amendment to PUD-273. He indicated the property had been platted as Lot 2, Block 1, of County Line

Center, but had been platted in Wagoner County and did not meet City of Broken Arrow Subdivision Regulations. He stated the property was zoned A-RM in Wagoner County prior to being annexed into Broken Arrow in 2001, at which time it was zoned R5 (multifamily). He reported in 2008 the Zoning Ordinance was updated and the R5 district became RM. He stated in March 2016 City Council conditionally approved PUD-273 and BAZ-1995, a rezoning request for the 11 acres on the north half of the property from A-RM to RM, subject to the property being replatted. He reported in December 2017 City Council conditionally approved BAZ-1989, a rezoning request for the south 7.5 acres from A-RM to RM, again subject to the property being platted. He noted the property associated with BAZ-1989 had never been developed; the applicant was in the process of acquiring the property and wished to develop a multifamily project, encompassing a total of 18.5 acres. He explained the boundaries of PUD-273 were being expanded which made this a major amendment. He stated the Staff Report included an analysis of the Zoning Ordinance requirements and the modifications requested. He explained current zoning allowed 366 units on the property and the PUD requested a reduction to 325 units; in addition, the zoning ordinance required 20% brick or stone to used on the exterior of the buildings, and as a part of the PUD, on the sides closest to and visible from the streets, 65% brick or stone would be utilized. He reported there would be one point of access to County Line Road, one point of access to Albany Street, as well as an emergency access point through the abutting property to the north. He stated the property was shown in the Comprehensive Plan as Level 3, and the development proposed with PUD-273A was considered to be in compliance with the Comprehensive Plan. He stated based on the Comprehensive Plan, location of the property, the previous rezoning approvals, and the surrounding land uses, Staff recommended PUD-273A be approved as submitted, subject to the property being replatted in accordance to the City of Broken Arrow Subdivision Regulations.

Chairperson Jones asked if he understood correctly; the RM zoning was already approved and the PUD further restricted what would be allowed during development. Mr. Murphy responded in the affirmative; the zoning was approved as RM.

The applicant, Mr. Mike Case stated his address was 4200 E. Skelly Drive, Ste. 800, Tulsa OK. He stated PUD-273A was a request to include the 7.5 acres immediately south in the development of Redbud Ranch and reduced the unit count to approximately 309 units. He explained the inclusion of the 7.5 acres to the south allowed better accessibility via two entry points, reduced potential traffic counts on County Line Road, and allowed better access for emergency vehicles. He stated this added parcel of land also enabled the project to be redesigned with smaller upscale 7 and 11 unit buildings, as well as 40 townhomes with garages. He stated rent would range from $900 dollars per month to $1,500 dollars per month. He stated this was not a low income subsidized property. He listed the intended property amenities.

Chairperson Jones opened the Public Hearing for Item 6A. He asked if any present wished to speak regarding Item 6A. Seeing none, he closed the Public Hearing.

Plan Development Manager Larry Curtis stated he had received phone calls regarding this project with questions concerning water detention and other development standards. He noted water detention and development standards would be addressed as part of the engineering process. Chairperson Jones concurred.

MOTION: A motion was made by Mark Jones, seconded by Pablo Aguirre.
Move to approve Item 6A per Staff recommendation
The motion carried by the following vote:
Aye: 3 - Pablo Aguirre, Mark Jones, Ricky Jones

Chairperson Jones stated Item 6A would go before City Council on February 19, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding Item 6A, said individual was required to fill out a Request to Appear before City Council form in advance.

7. Appeals

There were no Appeals.

8. General Commission Business

There was no General Commission Business.

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

Special Project Manager Farhad Daroga reported he sent an email to the Planning Commission inviting the Planning Commission Members to attend the Comprehensive Plan Steering Committee Meeting, Wednesday, February 6, 2019, at 6:00 p.m. at the Central Park Community Center. He indicated the final Comprehensive Plan Steering Committee Meeting would be held March 7, 2019. He noted the email included a link to the Comprehensive Plan Final Draft Document. Chairperson Jones asked Mr. Daroga to resend the email to him. Mr. Daroga agreed to resend the email. He noted there would be a Comprehensive Plan Public

Hearing in March 2019 and a National HOA Meeting in February 2019.

Mr. Curtis reminded Planning Commission the Annual HOA Event would be held on February 16, 2019 from 10:00 a.m. until 1:00 p.m. He briefly described the HOA Event.

Mr. Daroga stated the Oklahoma Municipal League was hosting Planning Commission Workshops throughout the State; the next Workshop would be in March 2019, in Collinsville.

10. Adjournment

The meeting adjourned at approximately 5:18 p.m.

MOTION: A motion was made by Pablo Aguirre, seconded by Mark Jones.
Move to adjourn
The motion carried by the following vote:
Aye: 3 - Pablo Aguirre, Mark Jones, Ricky Jones

_____ _____
Mayor City Clerk

City of Broken Arrow

Request for Action

File #: 19-194, **Version:** 1

Broken Arrow Planning Commission
02-14-2019

To:	**Chairman and Commission Members**
From:	**Development Services Department**
Title:	
	Approval of (Lot Split) BAL-2046, Oak Creek South Phase II Amended, Lots 12 & 13, Block 3, 0.42 acres, one-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street (County Line Road), north of the Union Pacific Railroad

Background:

Applicant:	Rausch Coleman Homes of Tulsa, LLC
Owner:	Rausch Coleman Homes of Tulsa, LLC
Developer:	Rausch Coleman Homes of Tulsa, LLC
Surveyor:	Crafton Tull
Location:	One-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street (County Line Road), north of the Union Pacific Railroad
Size of Tract	0.42 total acres
Number of Lots:	2
Present Zoning:	R-1 to RS-3 via BAZ-1960
Comp Plan:	Level 2 (Urban Residential)

Lot split request BAL-2046 involves Lots 12 and 13, Block 3, Oak Creek South Phase II Amended. Lot 12 consists of 0.19 acres and Lot 13 consists of 0.23 acres for a total of 0.42 acres. This property is located approximately one-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street (County Line Road), north of the Union Pacific Railroad. RS-3 zoning was approved by the City Council with BAZ-1960 on September 6, 2016. The plat for Oak Creek South Phase II Amended was recorded in Wagoner County on April 18, 2018.

Applicant is requesting adjust the lot lines on Lots 12 & 13 for the purpose of providing more buildable area for Lot 12. An approximately 0.07 acre piece of Lot 13 is proposed to be attached to Lot 12, giving Lot 12 a total of 0.26 acres and Lot 13 a total of 0.16 acres. The 0.07-acre tract being transferred to Lot 12 shall be permanently tied to Lot 12 through the filed deed. All lots meet the frontage and size requirements of the RS-3 zoning district.

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.

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Attachments: Case map
Aerial
Lot Split Survey
Oak Creek South Phase II Amended Plat and Covenants

Recommendation:

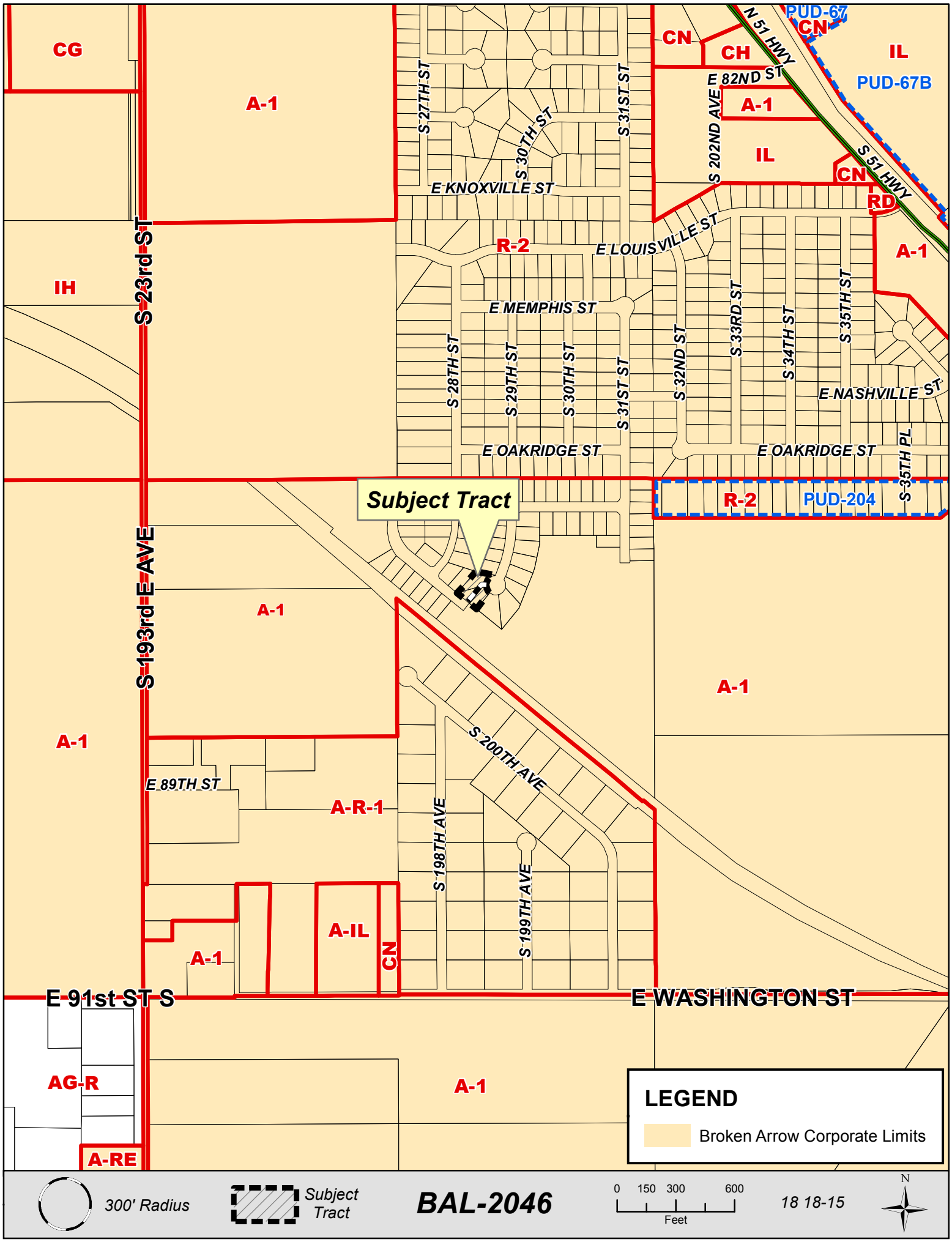
Staff recommends BAL-2046 be approved, subject to the following:

1. The warranty deeds for each parcel being brought to the Plan Development Division to be stamped prior to being recorded in Wagoner County.
2. Lot 12 and the 0.07-acre parcel shall be permanently tied together, and it shall be acknowledged and stated in the warranty deed that the property cannot be divided without receiving lot split approval from the Planning Commission.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

ALY


CG
A-1
IH
S 23rd ST
S 193rd E AVE
S 27TH ST
S 30TH ST
S 31ST ST
E KNOXVILLE ST
R-2
E LOUISVILLE ST
E MEMPHIS ST
S 28TH ST
S 29TH ST
S 30TH ST
S 31ST ST
S 32ND ST
S 33RD ST
S 34TH ST
S 35TH ST
E NASHVILLE ST
E OAKRIDGE ST
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S 35TH PL
CN
CH
E 82ND ST
S 202ND AVE
N 51 HWY
S 51 HWY
PUD-67
CN
IL
PUD-67B
A-1
IL
CN
RD
A-1
R-2
PUD-204
Subject Tract
A-1
A-1
A-1
S 200TH AVE
E 89TH ST
A-R-1
S 198TH AVE
S 199TH AVE
A-IL
CN
A-1
E 91st ST S
E WASHINGTON ST
AG-R
A-1
A-RE
LEGEND
Broken Arrow Corporate Limits
300' Radius
Subject Tract
BAL-2046
0 150 300 600
Feet
18 18-15
N

BAL-2046
Oak Creek South Phase II Amended
Lots 12 & 13, Block 3

0 375 750 Feet

N

LOT LINE ADJUSTMENT

OF LOTS 12 & 13, BLOCK 3, OAK CREEK SOUTH PHASE II

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT (LOT LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 3, OAK CREEK SOUTH PHASE II) AND (RAUSCH COLEMAN HOMES OF TULSA, LLC), HEREINAFTER COLEECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER", ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

LOT 12 AND LOT 13 OF BLOCK 3 OF OAK CREEK SOUTH PHASE II, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. ACCORDING TO THE RECORD PLAT THEREOF RECORDED IN WAGONER COUNTY RECORD BOOK 2425 AT PAGE 0755 AND DESIGNATED AS DOCUMENT NUMBER 2018-4602.

THE OWNER/DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOT(S) AND BLOCK(S), IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "LOT LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 3, OAK CREEK SOUTH PHASE II", A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING THAT DO NOT CONSTITUTE AN OBSTRUCTION.
IN WITNESS WHEREOF, RAUSCH COLEMAN HOMES OF TULSA, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 20__.

BY _____

TITLE_____

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED _____, TO ME PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT HE/SHE WAS THE _____ OF RAUSCH COLEMAN HOMES OF TULSA, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND HE/SHE RESPECTIVELY ACKNOWLEDGED TO ME THAT HE/SHE HAD EXECUTED AND SET FORTH, AND I DO SO CERTIFY.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, MARK ALAN MEADOR, A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "LOT LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 3, OAK CREEK SOUTH PHASE II", A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

EXECUTED THIS _____ DAY OF _____, 20__.

_____
MARK A. MEADOR
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1639

SUBMITTED FOR APPROVAL

LICENSED PROFESSIONAL LAND SURVEYOR MARK A. MEADOR 1639 OKLAHOMA

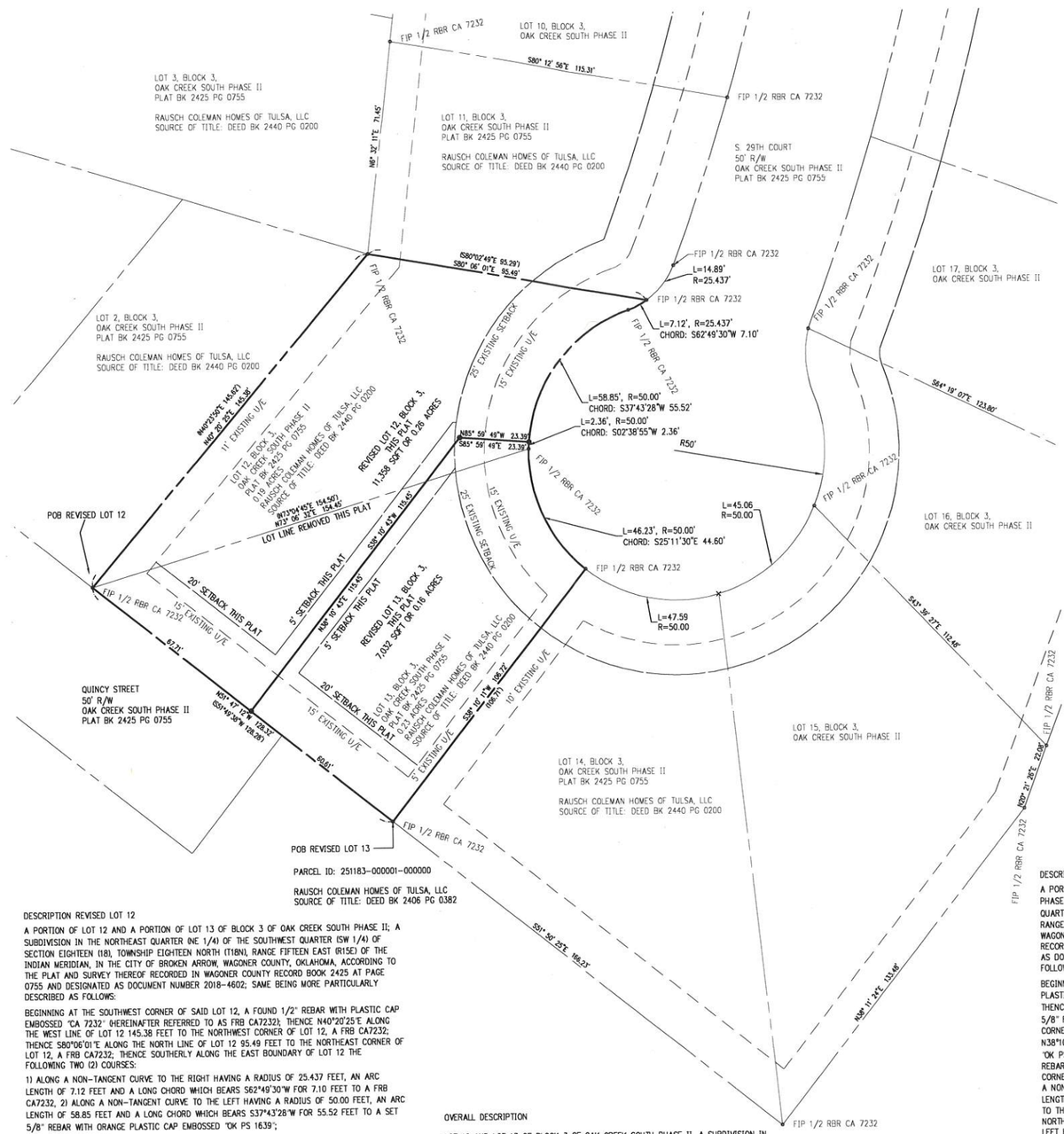
STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

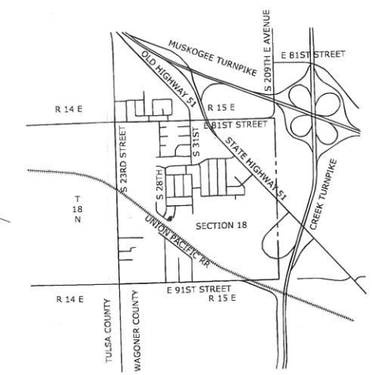
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY IF _____, 20__, PERSONALLY APPEARED MARK ALAN MEADOR, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED LAND SURVEYOR TO THE FOREGOING CERTIFICATE AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____





LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE IN FEET

20' 0 20'

BASIS OF BEARING: OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(1993) AKA NAD83(HARN) HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CONTROL MONUMENT BA 26 ESTABLISHED IN JULY 2008 BY AERIAL DATA SERVICE, INC. USING THEIR PUBLISHED VALUES.

LEGEND

×	CALC POINT PER PLAT
○	FOUND MARKER AS NOTED
●	SET REBAR PIN W/PS 1639 CAP
(BEARING-DISTANCE)	RECORD BEARING/DISTANCE
U/E	UTILITY EASEMENT
	PROPERTY LINE
	EXISTING EASEMENT
	SETBACK AS NOTED

NOTES:
1. EXISTING SETBACKS AND UTILITY EASEMENT SHOWN HEREON ARE ACCORDING TO PLAT RECORD BOOK 2425, PAGE 0755.
2. FIELD WORK PERFORMED 10-30-2018 THROUGH _____

DESCRIPTION REVISED LOT 12

A PORTION OF LOT 12 AND A PORTION OF LOT 13 OF BLOCK 3 OF OAK CREEK SOUTH PHASE II; A SUBDIVISION IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN NORTH (T18N), RANGE FIFTEEN EAST (R15E) OF THE INDIAN MERIDIAN, IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE PLAT AND SURVEY THEREOF RECORDED IN WAGONER COUNTY RECORD BOOK 2425 AT PAGE 0755 AND DESIGNATED AS DOCUMENT NUMBER 2018-4602; SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, A FOUND 1/2" REBAR WITH PLASTIC CAP EMBOSSED "CA 7232" (HEREINAFTER REFERRED TO AS FRB CA7232); THENCE N40°20'25"E ALONG THE WEST LINE OF LOT 12 145.38 FEET TO THE NORTHWEST CORNER OF LOT 12, A FRB CA7232; THENCE S80°06'01"E ALONG THE NORTH LINE OF LOT 12 95.49 FEET TO THE NORTHEAST CORNER OF LOT 12, A FRB CA7232; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 12 THE FOLLOWING TWO (2) COURSES:

1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.437 FEET, AN ARC LENGTH OF 7.12 FEET AND A LONG CHORD WHICH BEARS S62°49'30"W FOR 7.10 FEET TO A FRB CA7232, 2) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 58.85 FEET AND A LONG CHORD WHICH BEARS S37°43'28"W FOR 55.52 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639";

THENCE LEAVING SAID EAST BOUNDARY ALONG A NEW LINE N85°59'49"W 23.39 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639"; THENCE S38°10'43"W ALONG A NEW LINE 115.45 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639" FOR THE SOUTHEAST CORNER OF REVISED LOT 12; THENCE N51°47'12"W 67.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,358 SQUARE FEET OR 0.26 ACRES MORE OR LESS.

OVERALL DESCRIPTION

LOT 12 AND LOT 13 OF BLOCK 3 OF OAK CREEK SOUTH PHASE II, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. ACCORDING TO THE RECORD PLAT THEREOF RECORDED IN WAGONER COUNTY RECORD BOOK 2425 AT PAGE 0755 AND DESIGNATED AS DOCUMENT NUMBER 2018-4602.

DESCRIPTION REVISED LOT 13

A PORTION OF LOT 12 AND A PORTION OF LOT 13 OF BLOCK 3 OF OAK CREEK SOUTH PHASE II; A SUBDIVISION IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN NORTH (T18N), RANGE FIFTEEN EAST (R15E) OF THE INDIAN MERIDIAN, IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE PLAT AND SURVEY THEREOF RECORDED IN WAGONER COUNTY RECORD BOOK 2425 AT PAGE 0755 AND DESIGNATED AS DOCUMENT NUMBER 2018-4602; SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13, A FOUND 1/2" REBAR WITH PLASTIC CAP EMBOSSED "CA 7232" (HEREINAFTER REFERRED TO AS FRB CA7232); THENCE N51°47'12"W ALONG THE SOUTH LINE OF SAID LOT 13 60.61 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639" FOR THE SOUTHWEST CORNER OF REVISED LOT 13; THENCE LEAVING SAID SOUTH LINE ALONG A NEW LINE, N38°10'43"E 115.45 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639"; THENCE S85°59'49"E ALONG A NEW LINE 23.39 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639" FOR THE NORTHWEST CORNER OF REVISED LOT 13; THENCE WITH THE EAST BOUNDARY OF SAID LOT 12 ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 2.36 FEET AND A LONG CHORD WHICH BEARS S02°38'55"W FOR 2.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, A FRB CA7232; THENCE WITH THE NORTHEASTERLY BOUNDARY OF SAID LOT 13 CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 46.23 FEET AND A LONG CHORD WHICH BEARS S25°11'30"E 44.60 FEET TO THE NORTHEAST CORNER OF LOT 13, A FRB CA7232; THENCE S38°10'11"W ALONG THE EAST LINE OF SAID LOT 13 106.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,032 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

RECORD INFORMATION

CITY OF BROKEN ARROW
JAN 17 2019
RECEIVED

LOT LINE ADJUSTMENT
LOTS 12 & 13
OAK CREEK SOUTH PHASE II
SEC. 18, T-18-N, R-18-N

PREPARED FOR:
TULSA I DEV., LLC

BROKEN ARROW OKLAHOMA

VICINITY MAP

DELTA	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

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CERTIFICATE OF AUTHORIZATION NUMBER 973

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PROJECT NO: 18112100
ISSUE DATE: 11/19/2018
CONTACT: M MEADOR
CHECKED BY:
SHEET NO.:

PLC5-441A

Doc # 2018-4602 B: 2425 P: 0755
04/18/2018 02:23:09 PM Pg: 1 of Pgs: 1
Fee: $ 50.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

SEAL

Oak Creek South Phase II

AMENDED FINAL PLAT

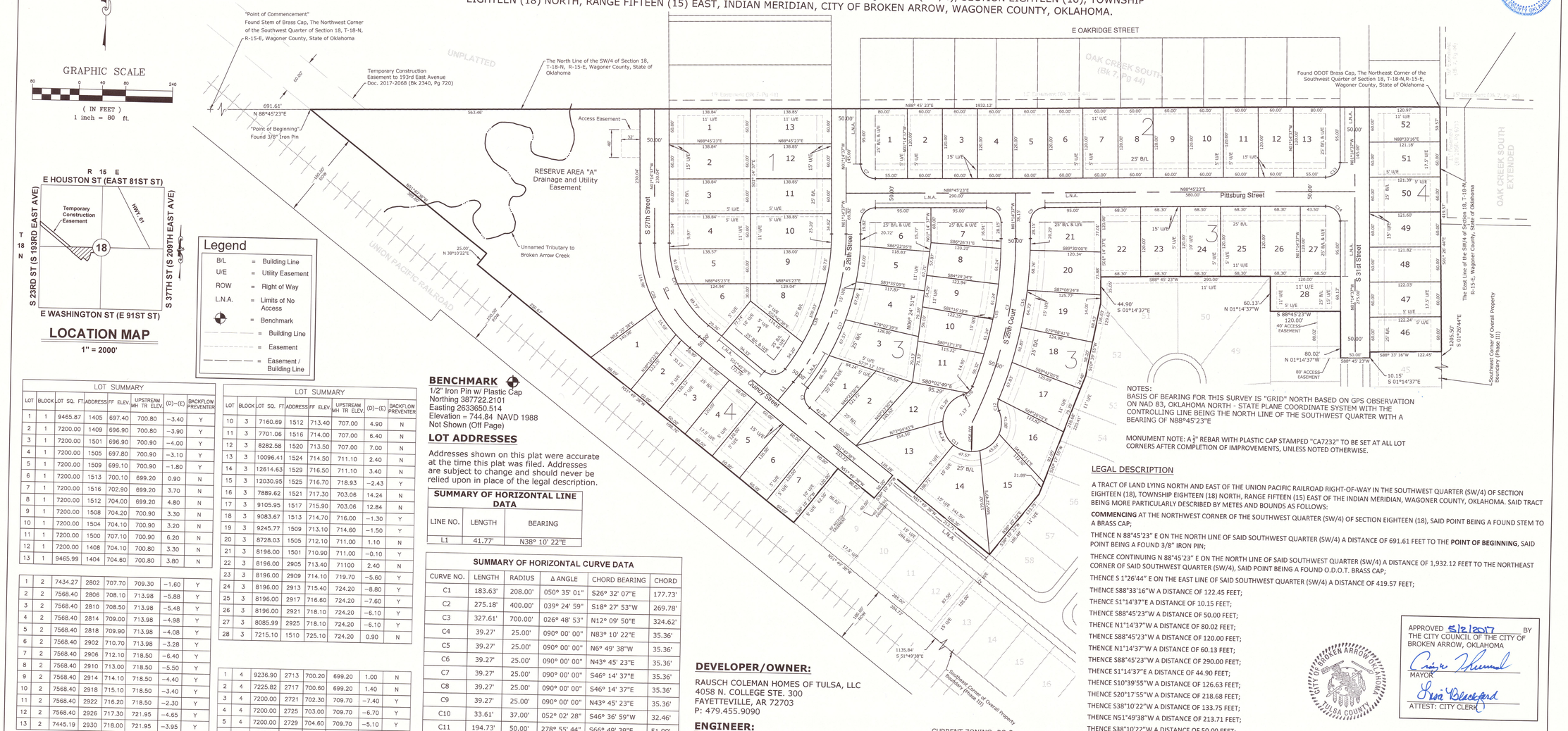
A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (NE/4), OF THE SOUTHWEST QUARTER (SW/4), SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, INDIAN MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

CERTIFICATE OF WAGONER COUNTY CLERK
I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called _____, has been filed into Wagoner County Records.

Lori Hendricks
Lori Hendricks, Wagoner County Clerk

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY, OKLAHOMA

GRAPHIC SCALE
80 0 40 80 240
(IN FEET)
1 inch = 80 ft.



LOCATION MAP
1" = 2000'

Legend

B/L	=	Building Line
U/E	=	Utility Easement
ROW	=	Right of Way
L.N.A.	=	Limits of No Access
	=	Benchmark
	=	Building Line
	=	Easement
	=	Easement / Building Line

BENCHMARK

1/2" Iron Pin w/ Plastic Cap
Northing 387722.2101
Easting 2633650.514
Elevation = 744.84 NAVD 1988
Not Shown (Off Page)

LOT ADDRESSES

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

SUMMARY OF HORIZONTAL LINE DATA

LINE NO.	LENGTH	BEARING
L1	41.77'	N38° 10' 22"E

SUMMARY OF HORIZONTAL CURVE DATA

CURVE NO.	LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD
C1	183.63'	208.00'	050° 35' 01"	S26° 32' 07"E	177.73'
C2	275.18'	400.00'	039° 24' 59"	S18° 27' 53"W	269.78'
C3	327.61'	700.00'	026° 48' 53"	N12° 09' 50"E	324.62'
C4	39.27'	25.00'	090° 00' 00"	N83° 10' 22"E	35.36'
C5	39.27'	25.00'	090° 00' 00"	N6° 49' 38"W	35.36'
C6	39.27'	25.00'	090° 00' 00"	N43° 45' 23"E	35.36'
C7	39.27'	25.00'	090° 00' 00"	S46° 14' 37"E	35.36'
C8	39.27'	25.00'	090° 00' 00"	S46° 14' 37"E	35.36'
C9	39.27'	25.00'	090° 00' 00"	N43° 45' 23"E	35.36'
C10	33.61'	37.00'	052° 02' 28"	S46° 36' 59"W	32.46'
C11	194.73'	50.00'	278° 55' 44"	S66° 49' 39"E	51.99'
C12	30.50'	37.00'	047° 13' 53"	N2° 40' 34"W	29.64'
C13	39.27'	25.00'	090° 00' 00"	N43° 45' 23"E	35.36'
C14	39.27'	25.00'	090° 00' 00"	S46° 14' 37"E	35.36'
C15	259.95'	675.00'	022° 04' 12"	N9° 47' 21"E	258.35'
C16	283.36'	775.00'	022° 23' 36"	N9 57' 11"E	281.56'
C17	284.60'	425.00	038° 22' 06"	N17° 56' 27"E	279.32'
C18	249.16'	375.00'	038° 04' 08"	N17° 56' 27"E	244.60'
C19	161.56'	183.00'	50° 35' 01"	S26° 32' 07"E	156.37'
C20	205.70'	233.00'	50° 35' 01"	S26° 32' 07"E	199.09'

LOT SUMMARY

LOT	BLOCK	LOT SQ. FT.	ADDRESS	FF ELEV.	UPSTREAM MH TR ELEV.	(D)-(E)	BACKFLOW PREVENTER
1	1	9465.87	1405	697.40	700.80	-3.40	Y
2	1	7200.00	1409	696.90	700.80	-3.90	Y
3	1	7200.00	1501	696.90	700.90	-4.00	Y
4	1	7200.00	1505	697.80	700.90	-3.10	Y
5	1	7200.00	1509	699.10	700.90	-1.80	Y
6	1	7200.00	1513	700.10	699.20	0.90	N
7	1	7200.00	1516	702.90	699.20	3.70	N
8	1	7200.00	1512	704.00	699.20	4.80	N
9	1	7200.00	1508	704.20	700.90	3.30	N
10	1	7200.00	1504	704.10	700.90	3.20	N
11	1	7200.00	1500	707.10	700.90	6.20	N
12	1	7200.00	1408	704.10	700.80	3.30	N
13	1	9465.99	1404	704.60	700.80	3.80	N
1	2	7434.27	2802	707.70	709.30	-1.60	Y
2	2	7568.40	2806	708.10	713.98	-5.88	Y
3	2	7568.40	2810	708.50	713.98	-5.48	Y
4	2	7568.40	2814	709.00	713.98	-4.98	Y
5	2	7568.40	2818	709.90	713.98	-4.08	Y
6	2	7568.40	2902	710.70	713.98	-3.28	Y
7	2	7568.40	2906	712.10	718.50	-6.40	Y
8	2	7568.40	2910	713.00	718.50	-5.50	Y
9	2	7568.40	2914	714.10	718.50	-4.40	Y
10	2	7568.40	2918	715.10	718.50	-3.40	Y
11	2	7568.40	2922	716.20	718.50	-2.30	Y
12	2	7568.40	2926	717.30	721.95	-4.65	Y
13	2	7445.19	2930	718.00	721.95	-3.95	Y
1	3	7484.89	2800	706.00	704.40	1.60	N
2	3	8025.63	2804	707.90	711.10	-3.20	Y
3	3	9998.89	1517	705.40	707.00	-1.60	Y
4	3	8924.20	1513	705.70	707.00	-1.30	Y
5	3	7624.63	1507	706.10	707.00	-0.90	Y
6	3	8335.70	1505	706.10	707.00	-0.90	Y
7	3	7669.46	1500	709.70	707.00	2.70	N
8	3	7243.39	1504	710.80	707.00	3.80	N
9	3	7136.94	1508	711.40	707.00	4.90	N

LOT SUMMARY

LOT	BLOCK	LOT SQ. FT.	ADDRESS	FF ELEV.	UPSTREAM MH TR ELEV.	(D)-(E)	BACKFLOW PREVENTER
10	3	7160.69	1512	713.40	707.00	4.90	N
11	3	7701.06	1516	714.00	707.00	6.40	N
12	3	8282.58	1520	713.50	707.00	7.00	N
13	3	10096.41	1524	714.50	711.10	2.40	N
14	3	12614.63	1529	716.50	711.10	3.40	N
15	3	12030.95	1525	716.70	718.93	-2.43	Y
16	3	7889.62	1521	717.30	703.06	14.24	N
17	3	9105.95	1517	715.90	703.06	12.84	N
18	3	9083.67	1513	714.70	716.00	-1.30	Y
19	3	9245.77	1509	713.10	714.60	-1.50	Y
20	3	8728.03	1505	712.10	711.00	1.10	N
21	3	8196.00	1501	710.90	711.00	-0.10	Y
22	3	8196.00	2905	713.40	71100	2.40	N
23	3	8196.00	2909	714.10	719.70	-5.60	Y
24	3	8196.00	2913	715.40	724.20	-8.80	Y
25	3	8196.00	2917	716.60	724.20	-7.60	Y
26	3	8196.00	2921	718.10	724.20	-6.10	Y
27	3	8085.99	2925	718.10	724.20	-6.10	Y
28	3	7215.10	1510	725.10	724.20	0.90	N
1	4	9236.90	2713	700.20	699.20	1.00	N
2	4	7225.82	2717	700.60	699.20	1.40	N
3	4	7200.00	2721	702.30	709.70	-7.40	Y
4	4	7200.00	2725	703.00	709.70	-6.70	Y
5	4	7200.00	2729	704.60	709.70	-5.10	Y
6	4	7200.00	2801	706.40	709.70	-3.30	Y
7	4	7200.00	2805	708.00	706.60	1.40	N
46	4	7340.63	1517	728.60	729.20	-0.60	Y
47	4	7327.93	1513	726.60	729.20	-2.60	Y
48	4	7315.22	1509	723.70	729.20	-5.50	Y
49	4	7302.52	1505	721.50	729.20	-7.70	Y
50	4	7289.81	1501	719.90	724.47	-4.57	Y
51	4	7277.13	1405	719.40	724.47	-5.07	Y
52	4	7238.58	1409	720.50	724.47	-3.97	Y

DEVELOPER/OWNER:

RAUSCH COLEMAN HOMES OF TULSA, LLC
4058 N. COLLEGE STE. 300
FAYETTEVILLE, AR 72703
P: 479.455.9090

ENGINEER:

MCCLELLAND CONSULTING ENGINEERS, INC.
4606 S. GARNETT ROAD, STE. 401
TULSA, OK 74146
P: 918.619.6803
CA# 5917 EXP: 06/30/2019

SURVEYOR:

FRONTIER LAND SURVEYING
600 W 18th STREET
EDMOND, OK 73013
P: 405.285.0433
CA: 7232
EXP: 6-30-2018

CURRENT ZONING: RS-3
MINIMUM LOT AREA: 7,000 SF
MINIMUM LOT WIDTH: 60 FT (AT BUILDING SETBACK)
BUILDING SETBACKS:
FRONT-25', SIDE-5',
EXTERIOR SIDE-25' NON-ARTERIAL, REAR-20'
UTILITY PROVIDERS
WATER - CITY OF BROKEN ARROW
SEWER - CITY OF BROKEN ARROW
NATURAL GAS - OKLAHOMA NATURAL GAS
ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE - WINDSTREAM
SUBDIVISION CONTAINS 68 LOTS
IN 4 BLOCKS WITH 1 RESERVE AREA
TOTAL AREA 19.23 ACRES
RESERVE AREA A IS DRAINAGE AND UTILITY EASEMENT

NOTES:
BASIS OF BEARING FOR THIS SURVEY IS "GRID" NORTH BASED ON GPS OBSERVATION ON NAD 83, OKLAHOMA NORTH - STATE PLANE COORDINATE SYSTEM WITH THE CONTROLLING LINE BEING THE NORTH LINE OF THE SOUTHWEST QUARTER WITH A BEARING OF N88°45'23"E

MONUMENT NOTE: A 5/8" REBAR WITH PLASTIC CAP STAMPED "CA7232" TO BE SET AT ALL LOT CORNERS AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

A TRACT OF LAND LYING NORTH AND EAST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY IN THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), SAID POINT BEING A FOUND STEM TO A BRASS CAP;

THENCE N 88°45'23" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 691.61 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND 3/8" IRON PIN;

THENCE CONTINUING N 88°45'23" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1,932.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4), SAID POINT BEING A FOUND O.D.O.T. BRASS CAP;

THENCE S 1°26'44" E ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 419.57 FEET;

THENCE S88°33'16"W A DISTANCE OF 122.45 FEET;

THENCE S1°14'37"E A DISTANCE OF 10.15 FEET;

THENCE S88°45'23"W A DISTANCE OF 50.00 FEET;

THENCE N1°14'37"W A DISTANCE OF 80.02 FEET;

THENCE S88°45'23"W A DISTANCE OF 120.00 FEET;

THENCE N1°14'37"W A DISTANCE OF 60.13 FEET;

THENCE S88°45'23"W A DISTANCE OF 290.00 FEET;

THENCE S1°14'37"E A DISTANCE OF 44.90 FEET;

THENCE S10°39'55"W A DISTANCE OF 126.63 FEET;

THENCE S20°17'55"W A DISTANCE OF 218.68 FEET;

THENCE S38°10'22"W A DISTANCE OF 133.75 FEET;

THENCE N51°49'38"W A DISTANCE OF 213.71 FEET;

THENCE S38°10'22"W A DISTANCE OF 50.00 FEET;

THENCE N51°49'38"W A DISTANCE OF 80.02 FEET;

THENCE S38°10'22"W A DISTANCE OF 120.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE N51°49'38"W ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 698.76 FEET TO A SET 1/2" IRON PIN WITH C.A. 7232 CAP;

THENCE N38°10'22"E ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 25.00 FEET TO A SET 1/2" IRON PIN WITH C.A. 7232 CAP;

THENCE N51°49'38"W ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 389.60 FEET BACK TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 19.23 ACRES (837,732.49 SQ. FT.) AS DESCRIBED.

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

APPROVED 5/2/2017 BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA

MAYOR

ATTEST: CITY CLERK

PT16-113 Sheet 1 of 2
Detention Determination # DD-102816-16
Date of Preparation: Apr 4, 2018

City of Broken Arrow

Request for Action

File #: 19-233, **Version:** 1

Broken Arrow Planning Commission
02-14-2019

To:	**Chairman and Commission Members**
From:	**Development Services Department**
Title:	
	Approve (Change of Access) CA 19-101, New Heart Fellowship Church - Snead, 15.53 acres, A-1/SP-172A and R-2, east of 23rd Street (County Line Road/193rd E. Avenue), one-half mile north of Florence Street (111th Street)
Background:	
Applicants:	Ben Calmer with New Heart Fellowship Church and Mark Snead
Owners:	New Heart Fellowship Church and Mark Snead
Developers:	New Heart Fellowship Church, Mark Snead, and David Allen
Location:	East of 23rd Street, one-half mile north of Florence Street
Size of Tract	15.53 acres
Number of Lots:	2
Present Zoning:	A-1/SP-172A and R-2
Comp Plan:	Public/Semi-Public, Level 2, and Greenway/Floodplain

CA 19-101 involves property that has been platted as New Heart Fellowship Church. The property is located east of 23rd Street (County Line Road/193rd E. Avenue), one-half mile north of Florence Street (111th Street). When the New Heart Fellowship Church property was platted, it showed four points of access to 23rd Street. With CA 19-101, applicants are requesting that the north access point be enlarged from 60 feet in width to 80 feet in width. In addition, they are requesting that the centerline of the south access point be shifted 95 feet to the south and that the width of the access point be increased from 60 feet to 70 feet. No changes are being requested to the other two points of access.

Four previous cases (BAZ-1934, BAZ-1935, BAL-1072, and BAL-1074) are connected to this request for a change of access. On May 5, 2015, the Broken Arrow City Council approved BAZ-1934 and BAZ-1935 to change the zoning on these parcels, which were on the north and south end of the New Heart Fellowship property, from A-1 to R-2. The rezoning was done in conjunction with two lot split requests, BAL-1072 and BAL-1074. Both of these lot split requests were conditionally approved by the Planning Commission on May 14, 2015. It was the intent of the Church to convey the north part of the property associated with BAZ-1935 and BAL-1974 to Mark Snead and to trade the south part of the property associated with BAZ-1934 and BAL-1972 to David Allen in exchange for some property owned by Mr. Allen. The property associated with BAZ-1935 and BAL-1974 was conveyed to Mark Snead in 2015. The land exchange between New Heart Fellowship Church and David Allen, however, has not occurred.

A site plan for New Heart Fellowship Church was submitted to and conditionally approved by the Planning

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Commission on December 2, 2004. One of the conditions associated with the approval of the site plan was that a sidewalk be constructed along 23rd Street. The revised site plan that was submitted to and approved by Staff in 2005 showed a sidewalk along 23rd Street. The sidewalk, however, was not constructed. The plat for New Heart Fellowship was recorded in Wagoner County on June 24, 2005.

One of the conditions associated with the approval of both BAL-1072 and BAL-1074 was that the sidewalk along 23rd Street would be constructed (within three years) in accordance with the Subdivision Regulations, 5 feet in width and one foot from the property line in the street right-of-way, for all the property platted as New Heart Fellowship Church. In a letter dated May 14, 2015, that was submitted to the City of Broken Arrow, the Church acknowledged that the sidewalk would be constructed within three years from the date of the letter. On November 14, 2018, Staff visited the site and observed that the sidewalk still had not been constructed. On this same day, a letter was sent to the pastor for New Heart Fellowship requesting an update on the status for getting the sidewalk installed.

On January 10, 2019, Staff met with members of New Heart Fellowship Church. The Church acknowledged that they will be constructing a five foot wide sidewalk along all of the Church's property along 23rd Street (County Line Road). On January 17, 2019, Staff received a letter from the Pastor with New Heart Fellowship requesting that the Church be allowed to construct the sidewalk in three phases over the next three years. The first phase, which would be completed by December 31, 2019, would be constructed between the Church's two drives. The second phase, which would be from the north drive to the property shared with Mark Snead, would be completed by December 31, 2020. The last phase, which would be from the south entry drive to the south property line that will become David Allen's property, will be completed by December 31, 2021. Prior to construction, New Heart Fellowship Church will submit drawings showing the location of the sidewalk along with handicap access ramps. The sidewalk will be constructed to City of Broken Arrow standards. Mr. Snead will be responsible for the portion of the sidewalk across his property, and Mr. Allen will be responsible for the portion of the sidewalk that will be crossing his future property.

It is Mr. Snead's desire to build two single-family residential units on his property. Before this can be done, the property associated with BAL-1074 will need to be combined with another parcel owned by Mr. Snead and then redivided. The property Mr. Snead owns that was associated with BAZ-1935 and BAL-1074 has direct access to 23rd Street. The width of the property along 23rd Street that is owned by Mr. Snead coincides with the 80-foot wide change of access being requested.

On February 5, 2019, the City Council approved BAZ-2022 to change the zoning on 64.27 acres owned by Mark Snead and David Allen from A-1 to R-2 and FD. BAZ-2022 was approved as recommended by Planning Commission and Staff. Platting was waived, provided all the conditions associated with BAZ-1934, BAZ-1935, BAL-1072, and BAL-1074 are fulfilled. For Mr. Snead's property, this means that he needs to construct the sidewalk across the portion of his property that was associated with BAZ-1935 and BAL-1074. New Heart Fellowship Church has acknowledged they will construct the sidewalk over their property in three phases over the next three years. As noted in their January 14, 2019, letter, construction of the sidewalk on the New Heart Fellowship Church property shall be completed by December 31, 2021. For Mr. Allen, he will be responsible for constructing the sidewalk over the property he is in the process of obtaining. No Certificate of Occupancy will be issued for Mark Snead or David Allen until the installation of the sidewalks are complete on each of their properties.

One of the conditions associated with BAL-1072 was that a request for a change of access to 23rd be submitted to and approved by the Planning Commission. The change of access submitted with CA19-101 fulfills this requirement. The width of the access point is being enlarged to 70 feet, which coincides with the width of lot

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split approved with BAL-1072.

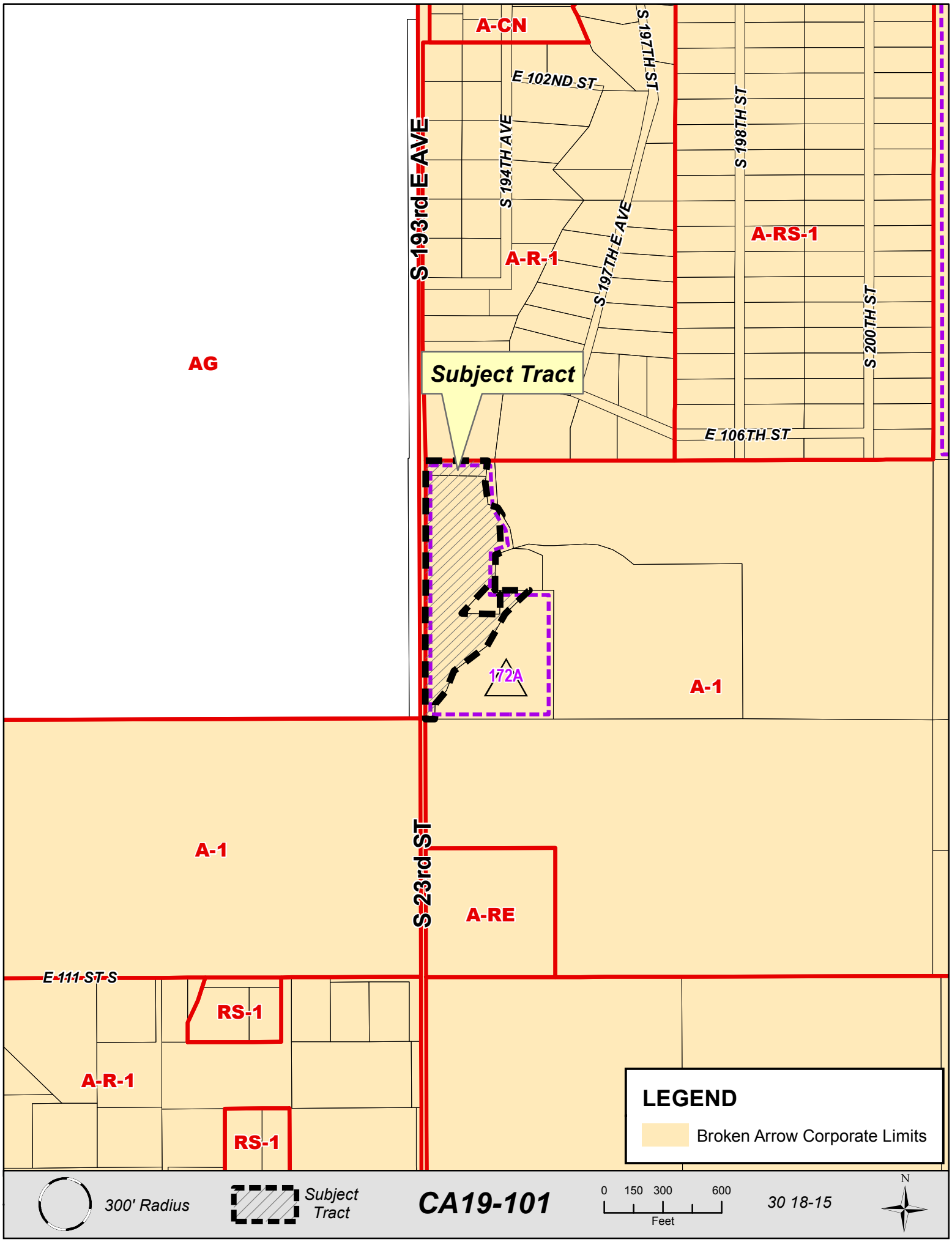
Attachments: Case map
Access Change Exhibit
Aerial photo
New Heart Fellowship Church plat
Lot split exhibit and legal description for BAL-1072 and BAL-1074
January 14, 2019, letter from New Heart Fellowship Church

Recommendation:
Staff recommends CA19-101 be approved as requested, subject to the fulfillment of the conditions associated with BAZ-1934, BAZ-1935, BAL-1072, and BAL-1074. The sidewalks across the north 80 feet of the property and the south 70 feet of the property shall be completed prior to any Certificates of Occupancy being issued. As noted in their January 14, 2019, letter, construction of the sidewalk on the remainder of the New Heart Fellowship Church property shall be completed by December 31, 2021. Applicant shall record the change of access documentation in Wagoner County and provide a digital copy to the City of Broken Arrow after filing.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

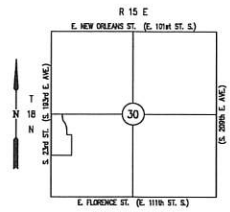
BDM


A-CN
E 102ND ST
S 197TH ST
S 194TH AVE
S 193rd E AVE
S 198TH ST
A-RS-1
A-R-1
S 197TH E AVE
S 200TH ST
AG
Subject Tract
E 106TH ST
172A
A-1
A-1
S 23rd ST
A-RE
E 111 ST S
RS-1
A-R-1
RS-1
LEGEND
Broken Arrow Corporate Limits
300' Radius
Subject Tract
CA19-101
0 150 300 600
Feet
30 18-15
N

OWNER/DEVELOPER
NEW HEART FELLOWSHIP CHURCH
19214 E. 91st. STREET
BROKEN ARROW, OK. 74012
FLOODPLAIN REFERENCE
FIRM MAP NO. 40143C0544H DATED 9/22/1999
SECTION 30, TOWNSHIP 18 NORTH,RANGE 15 EAST, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA
TOTAL AREA = 15.53 ACRES
1 LOT 1 BLOCK

BASIS OF BEARING
ASSUME BEARING OF N 00°01'13" E
FOR COUNTY LINE ROAD

NEW HEART FELLOWSHIP CHURCH ACCESS CHANGE

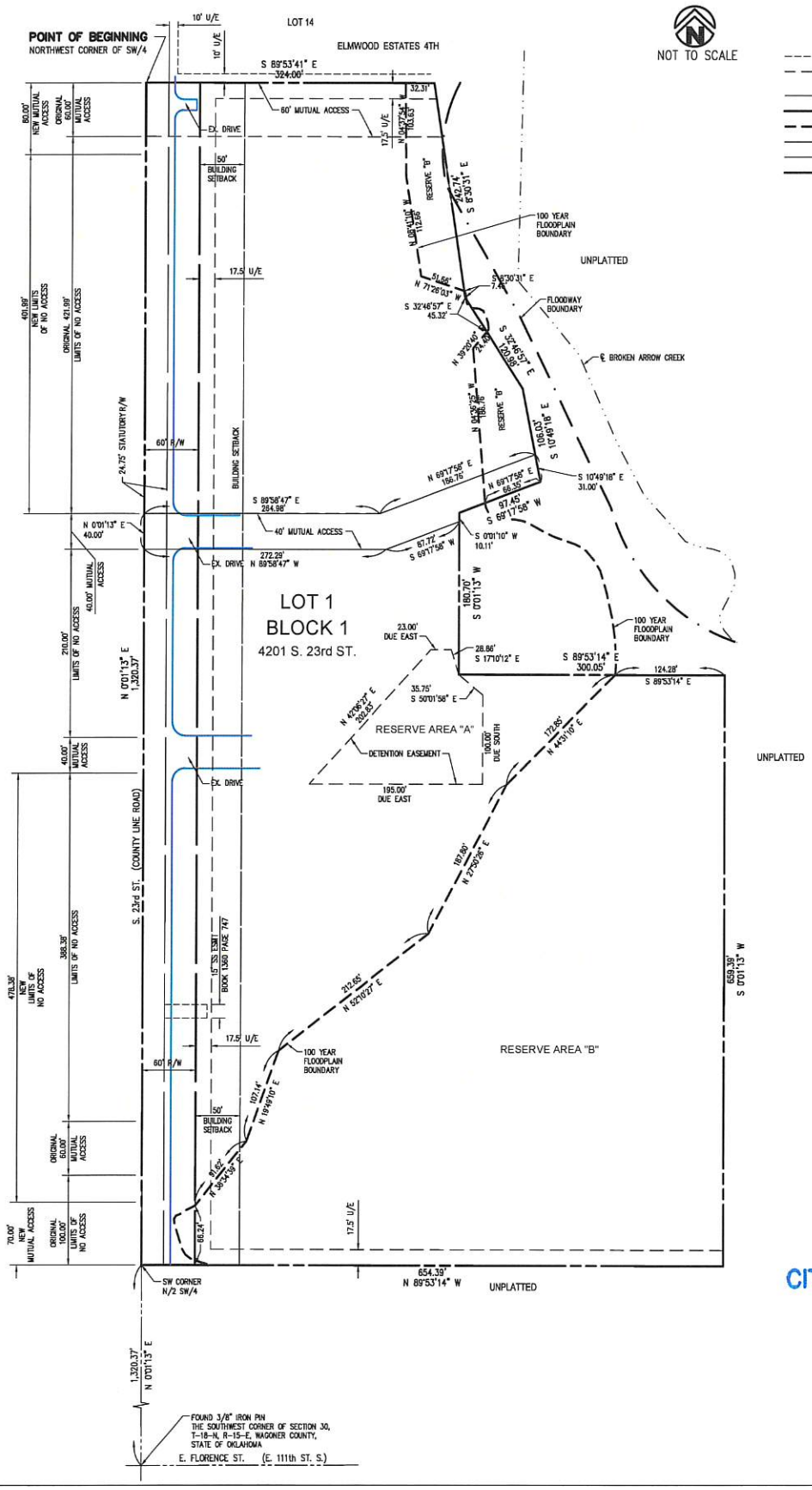


LOCATION MAP
SCALE IN FEET
2000 0 2000

NOT TO SCALE

LEGEND

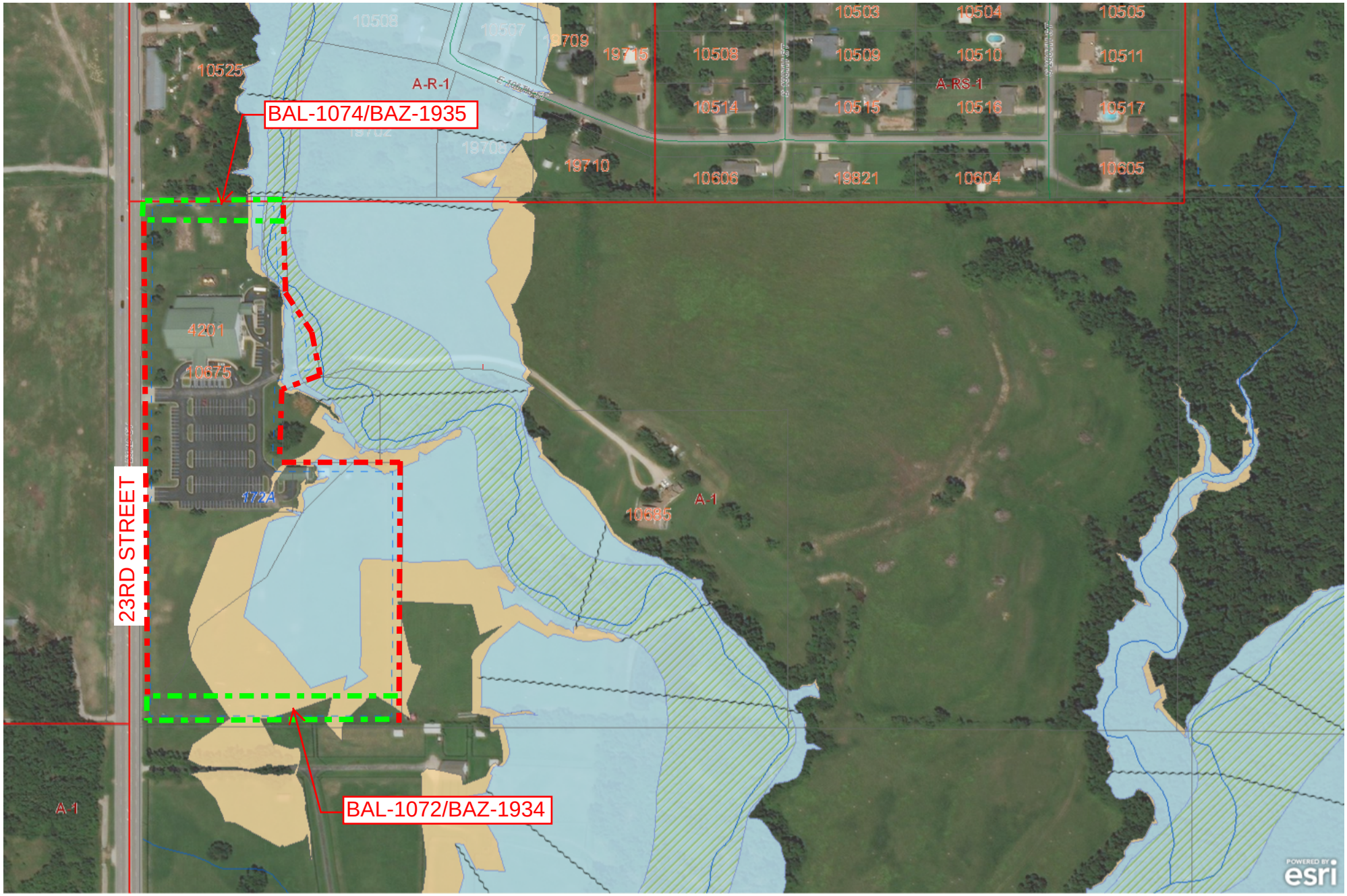
- EXISTING EASEMENT
- PROPOSED EASEMENT DEDICATED AS PART OF THIS PLAT
- EXISTING R/W
- PROPERTY LINE
- FLOODPLAIN
- PROPOSED BUILDING LINE
- BUILDING SETBACK LINE
- R/W



CITY OF BROKEN ARROW

JAN 18 2019

RECEIVED


BAL-1074/BAZ-1935
BAL-1072/BAZ-1934
23RD STREET
A-R-1
A-RS-1
A-1
10525
10508
10507
19709
19715
10508
10509
10510
10511
10503
10504
10505
10514
10515
10516
10517
19710
10606
19821
10604
10605
4201
10675
172A
10685
400 ft
Powered by
VANTAGEPOINTS

WAGONER COUNTY, OKLAHOMA
CAROLYN M KUSLER, COUNTY CLERK PLC 4 381A 06/24/2005 #2005-9812
01:32:08PM B-1500 P-505

OWNER/DEVELOPER
NEW HEART FELLOWSHIP CHURCH
19214 E. 91st. STREET
BROKEN ARROW, OK. 74012

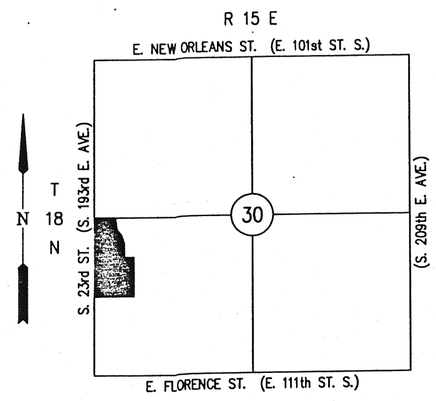
ENGINEER/SURVEYOR
Crafton, Tull & Associates, Inc.
2448 E. 81st Street, Suite 1700 Tulsa, OK 74137-4262
918.584.0347 FAX: 918.584.3783 www.craftull.com
CA 973 (PE/LS) EXPIRES 6/30/2004
Engineers & Surveyors
JANUARY 2005 C.T.A. REG. NO. 044035-00-21530

NEW HEART FELLOWSHIP CHURCH

SECTION 30, TOWNSHIP 18 NORTH, RANGE 15 EAST,
CITY OF BROKEN ARROW, WAGONER COUNTY,
STATE OF OKLAHOMA
TOTAL AREA = 15.53 ACRES
1 LOT 1 BLOCK

FLOODPLAIN REFERENCE
FIRM MAP NO. 40143C0544H DATED 9/22/1999

BASIS OF BEARING
ASSUME BEARING OF N 00°01'13" E
FOR COUNTY LINE ROAD

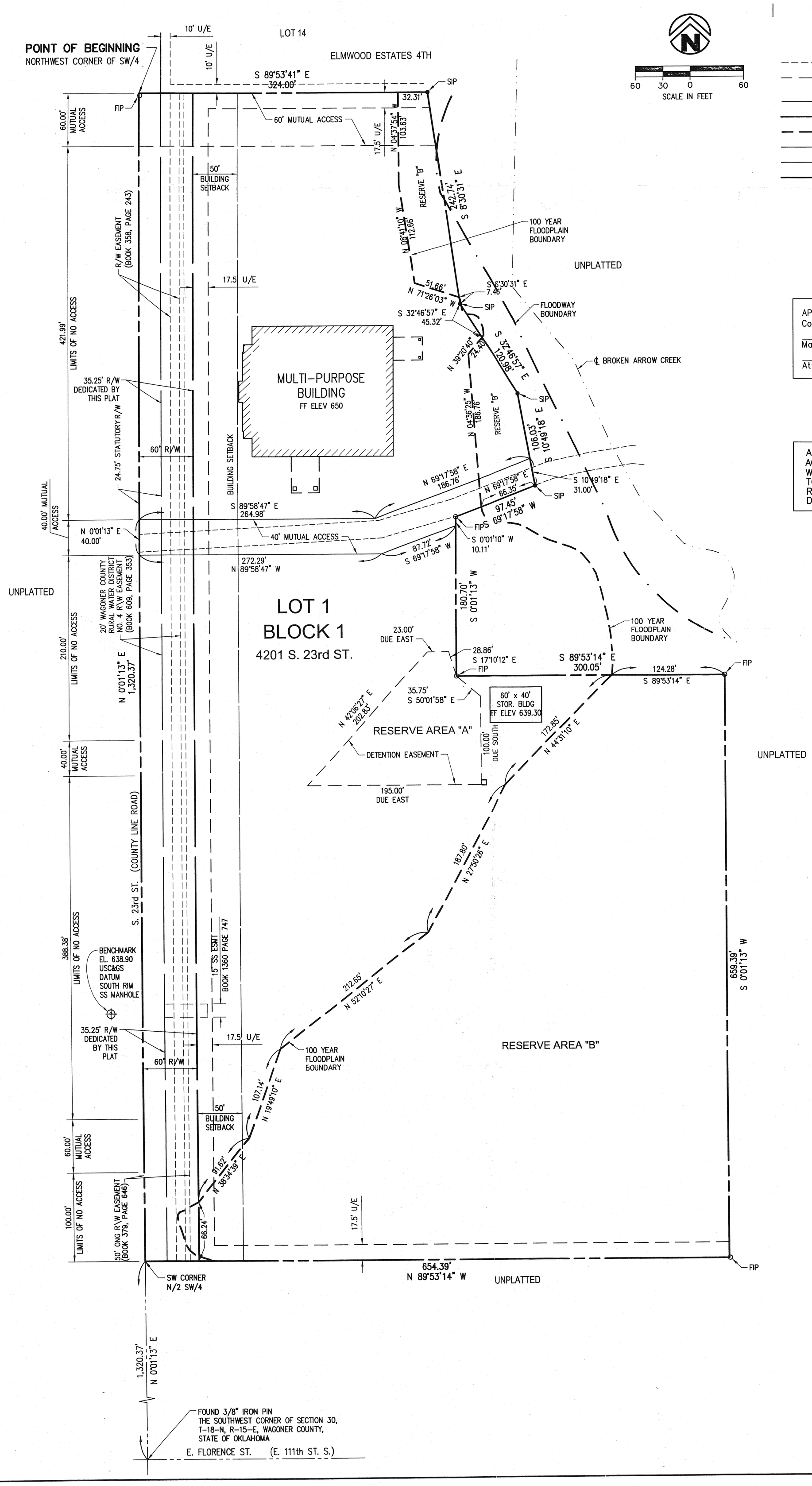


LOCATION MAP
SCALE IN FEET
2000 0 2000

SCALE IN FEET
60 30 0 60

LEGEND

- EXISTING EASEMENT
- PROPOSED EASEMENT DEDICATED AS PART OF THIS PLAT
- EXISTING R/W
- PROPERTY LINE
- FLOODPLAIN
- PROPOSED BUILDING LINE
- BUILDING SETBACK LINE
- PROPOSED R/W
- BENCHMARK
- FIP — FOUND IRON PIN
- SIP — SET IRON PIN



APPROVED 12-20-04 by the City Council of the City of Broken Arrow, Oklahoma
Richard Carter
Mayor
Linda Fagundes
Attest: City Clerk Interim 2-8-05

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

BACKFLOW PREVENTER VALVE TABLE	
PROPOSED FINISHED FLOOR	MANHOLE TOP OF RIM ELEVATION
MULTI-PURPOSE BUILDING 650.0	637.80

NOTES:

(1) STORM WATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ONSITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETERMINATION #DD-52604-30.

(2) THIS CONDITIONAL FINAL PLAT AGREES WITH THE "NO EXCEPTION TAKEN" ENGINEERING PLANS FOR NEW HEART FELLOWSHIP CHURCH.

I, the undersigned, the duly qualified and acting county Treasurer, of Wagoner County, Oklahoma, hereby certify that according to the 2004 tax rolls the taxes on the above description are paid.
Gloria Marshall, County Treasurer
Gloria Marshall 6/24/05
Deputy

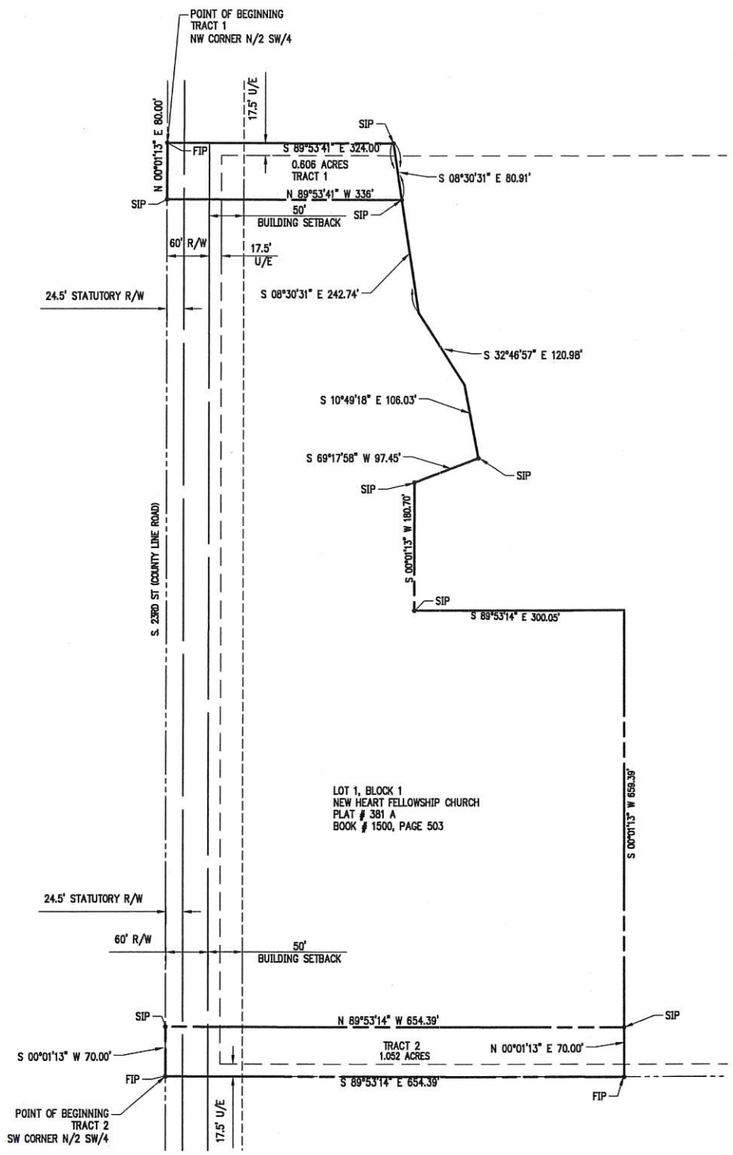
COUNTY TREASURER SEAL WAGONER COUNTY, OKLA.

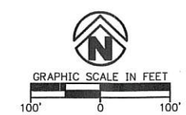
Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
Sharon K. Alderman
DEPUTY

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY OKLAHOMA

CASE NO. PT04-107
DEVELOPMENT NO. 03-162
PAGE 1 OF 2

Time: 6:48 am
Scale: 1=60 (PS)
Date: 2/3/2005
Drawing Name: 044035-00\ENG\DWG\FINAL-PLAT.dwg (jh440)
Xrefs Used: bi-pe, BORDER, AREAS, LOC-MAP, 044035bs
© 2005 Crafton, Tull & Associates, Inc.





PROPERTY DESCRIPTION

TRACT 1

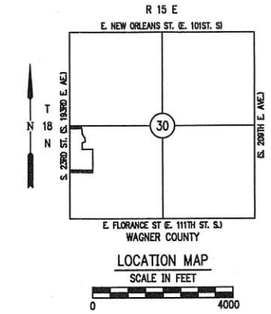
A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE N/2 SW/4 OF SAID SECTION 30. THENCE S 89°53'41" E ALONG THE NORTH BOUNDARY OF SAID N/2 SW/4 AND THE NORTH LINE OF LOT 1, BLOCK 1, NEW HEART FELLOWSHIP CHURCH, A DISTANCE OF 324.00 FEET. THENCE S 08°30'31" E ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 80.91 FEET. THENCE N 89°53'41" W A DISTANCE OF 336.00 FEET TO A POINT ON THE WEST LINE OF SAID N/2 SW/4. THENCE N 00°01'13" E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.606 ACRES, MORE OR LESS.
SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

TRACT 2.
A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SAID SECTION 30. THENCE S 89°53'14" E ALONG THE SOUTH BOUNDARY OF SAID N/2 SW/4 AND THE SOUTH LINE OF LOT 1, BLOCK 1, NEW HEART FELLOWSHIP CHURCH, A DISTANCE OF 654.39 FEET TO THE SOUTHEAST CORNER THEREOF. THENCE N 00°01'13" E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 70.00 FEET. THENCE N 89°53'14" W A DISTANCE OF 654.39 FEET TO A POINT ON THE WEST LINE OF SAID N/2 SW/4. THENCE S 00°01'13" W A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.052 ACRES, MORE OR LESS.
SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IF FROM THE SUBDIVISION PLAT 'NEW HEART FELLOWSHIP CHURCH', FILED JUNE 24, 2005, IN BOOK 1500, PAGE 503.



LOCATION MAP

SCALE IN FEET

0 4000

CITY OF BROKEN ARROW

JAN 18 2019

RECEIVED

LEGEND

- ○ FOUND IRON PIN
- ● SET IRON PIN

LINEWORK

- PROPERTY LINE
- SECTION LINE
- R/W EASMENT
- U/E
- BUILDING SETBACK

SURVEYOR'S CERTIFICATE

I, A.B. WATSON, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF March, 2015.

CRAFTON, TULL & ASSOCIATES, INC. DATE OF SURVEY: FEBRUARY 27,2015
BY A.B. WATSON, JR. (AGENT)

A.B. WATSON, JR. PLS 1057

220 E. 8th Street
Tulsa, Oklahoma 74119
Crafton Tull
architecture | engineering | surveying
918.584.0347 t 918.584.3783 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PLS/S) EXPIRES 6/30/2016

BOUNDARY SURVEY

PART OF THE N/2 NW/4
SECTION 30 TOWNSHIP 18 RANGE 15

Key Plan

NEW HEART FELLOWSHIP CHURCH

CONTACT PERSON:
TOM LAWSON
10675 S. 193RD E AVE
BROKEN ARROW,
OK. 74104

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 154013-00
ISSUE DATE: 03/23/15
CONTACT: A.B. WATSON JR.
CHECKED BY: 3/23/15 ABW

REGISTERED LAND SURVEYOR
A. B. WATSON JR.
LS 1057
OKLAHOMA

© 2015 Crafton, Tull & Associates, Inc.

BOUNDARY SURVEY

C-101

DRAWING: C:\154013000_JEFFWHITELLSER.DWG\154013000_PHASE1.DWG
LAYOUT: PROPERTY SURVEY LAST SAVED: MARTED: 3/23/2015 3:03:23 PM
LAYOUT: PROPERTY SURVEY PLOTTED BY: JEFF WHITELLSER ON THURSDAY, MAR 26, 2015 - 11:14AM

newheart CHURCH

BROKEN ARROW, OK

January 14, 2019

Michael Skates
Director of Development Services
City of Broken Arrow
230 S. First Street
Broken Arrow, Oklahoma 74013

Dear Michael,

Following the meeting between you and Brent Murphy for the City, and Tom Lawson and Randall Marrs for New Heart, this letter will memorialize the steps New Heart Church agrees to undertake concerning the required sidewalk along 23rd Street.

Specifically, New Heart Church will construct a five-foot wide sidewalk along New Heart's west property line fronting 23rd Street in accordance with the City of Broken Arrow standards.

The construction will be divided into three sections as follows:

North Section - From New Heart's north property line with Mark Snead to New Heart's existing north entry.
Middle Section - Between New Heart's north and south entries.
South Section - From New Heart's south entry to its south property line with David Allen.

In order to give Mark Snead and David Allen time to finalize their entrances, New Heart agrees to complete its sidewalk construction under the following schedule:

Middle Section - Completed before December 31, 2019
North Section - Completed before December 31, 2020
South Section - Completed before December 31, 2021

Prior to construction, New Heart will submit drawings showing the location of the sidewalk included the required handicap ramps.

Tom, Randall and I want to thank you and Brent for giving New Heart the flexibility to complete this work in three sections. We look forward to working with you as we implement this sidewalk project.

Regards,

Ben Calmer
Senior Pastor
New Heart Church

City of Broken Arrow

Request for Action

File #: 19-235, **Version:** 1

Broken Arrow Planning Commission
02-14-2019

To:	**Chairman and Commission Members**
From:	**Development Services Department**
Title:	
	Public hearing, consideration, and possible action regarding (Planned Unit Development) PUD-286, Fire Station No. 3, 3.03 acres, 1 lot, A-1 to CG, one-half mile south of Florence Street, west of 23rd Street, north of the Creek Turnpike

Background:

Applicant:	Alex Mills, City of Broken Arrow, Engineering & Construction
Owner:	Storybook Properties
Developer:	City of Broken Arrow
Engineer:	City of Broken Arrow
Location:	One-half mile north of Jasper Street and west of 23rd Street
Size of Tract	3.0331 acres
Number of Lots:	1
Present Zoning:	AG/CG
Comp Plan:	Level 6 (Regional Employment)

PUD-286 is a request to modify the zoning code for the CG zoning district to reduce the building setback requirements. The property is located one-half mile south of Florence Street, west of 23rd Street and north of the Creek Turnpike. The City of Broken Arrow will be purchasing the property with the intention of constructing a new fire station.

Currently, the property is used for agricultural purposes. The lot is currently undeveloped. Applicant intends to plat the property if their rezoning request is approved. On September 4, 2018 the Broken Arrow City Council approved BAZ-2011, a zoning change from A-1 to CG for the development of a fire station. During the development of the site plan it was discovered that due to a blue-line creek that the building would need to be adjusted to fit on the property. Because of the new adjustment, the building setback lines are needing to be reduce. This is the only modification being requested.

	Current	Proposed
Front:	50 ft	30 ft
Side Abutting Same District:	0 ft	0 ft
Side Abutting Non-Residential District:	30 ft	30 ft
Side Abutting Residential or A-1 District:	50 ft	30 ft

Rear: 50 ft 30 ft

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 2	A-1	Agricultural
East	Level 1	RS-1 & A-R-1	Single Family Residential
South	Level 6	A-1	Agricultural
West	Level 6	A-1	Agricultural

According to FEMA maps, none of the property is located in a 100-year floodplain area.

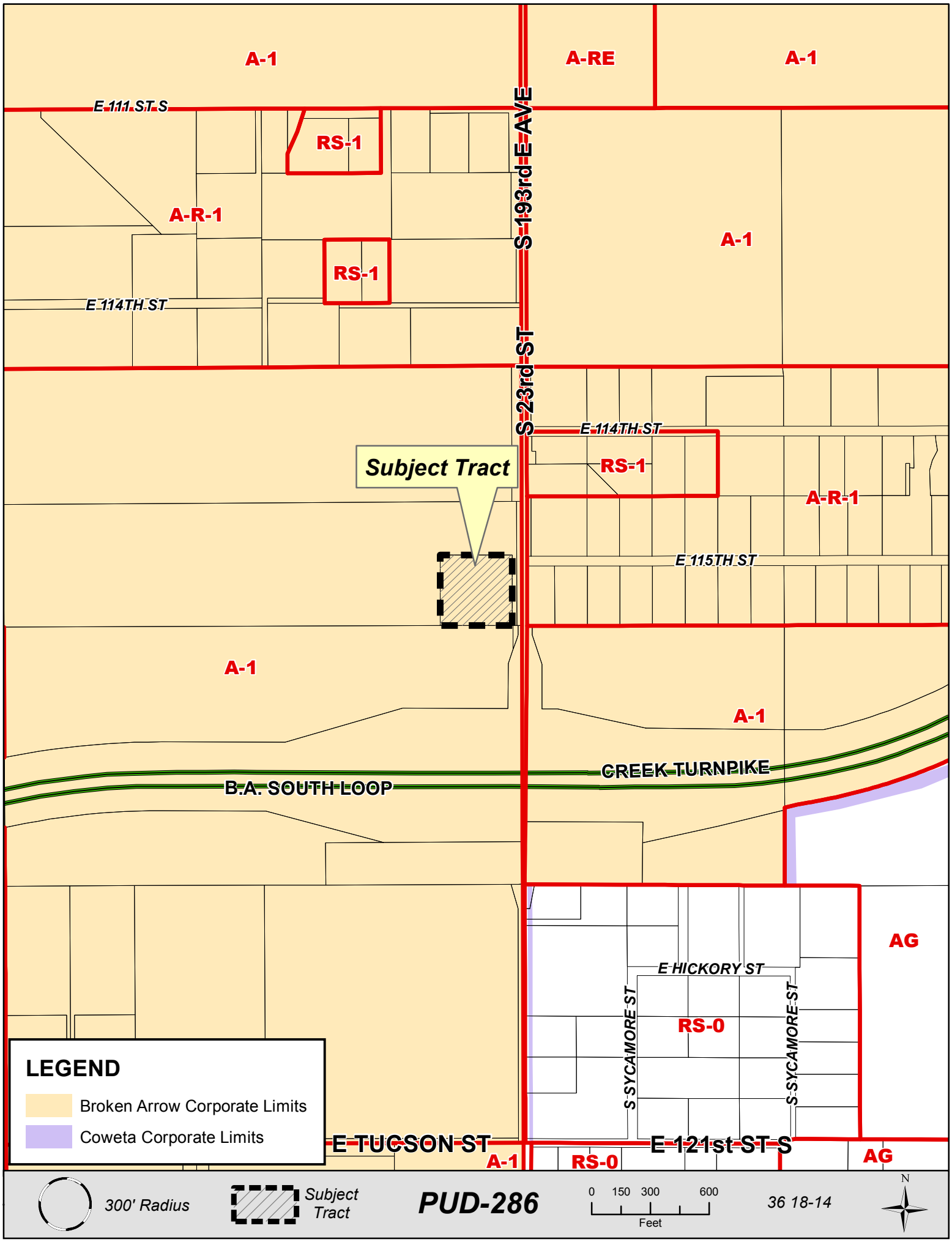
The property is designated as Level 6 in the Comprehensive Plan. CG zoning is identified as being in conformance with the Comprehensive Plan in Level 6. The property associated with PUD-286 is proposed to be developed as a public safety facility which is allowed in the CG district.

Attachments: PUD-286 Case Map
PUD-286 Aerial Photo
Proposed PUD Development Standards
Exhibit A of the Proposed PUD
Conceptual Site Plan
Comprehensive Plan

Recommendation:
Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-286 be approved, subject to the property being platted.

Reviewed and Approved By: **Michael W. Skates**

LRC


A-1
A-RE
A-1
E 111 ST S
RS-1
S 193rd E AVE
A-R-1
A-1
RS-1
E 114TH ST
S 23rd ST
E 114TH ST
Subject Tract
RS-1
A-R-1
E 115TH ST
A-1
A-1
CREEK TURNPIKE
B.A. SOUTH LOOP
AG
E HICKORY ST
S SYCAMORE ST
RS-0
S SYCAMORE ST
LEGEND
Broken Arrow Corporate Limits
Coweta Corporate Limits
E TUCSON ST
E 121st ST S
A-1
RS-0
AG
300' Radius
Subject Tract
PUD-286
0 150 300 600
Feet
36 18-14
N

PUD-286
Fire Station No. 3

0 600 1,200 Feet

N

PUD-286 Fire Station #3
City of Broken Arrow

Development Concept

The property is located one-half mile south of Florence Street, west of 23rd Street and north of the Creek Turnpike. The property was approved for rezoning through BAZ-2011 from A-1 to CG by the Broken Arrow City Council on September 4, 2018.

In order for future development of the property for a fire station and to protect the stream and future drainage on the property, a PUD is necessary for the proposed development.

The property associated with this development consists of one lot.

Legal Description

A tract of land that is part of the South Half of the South Half of the Northeast Quarter (S2, S2, NE4), of Section Thirty-Six (36), Township Eighteen North (T18N), Range Fourteen East (R14E) of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows; Point of Beginning on the South line of the Northeast Quarter a distance of 50.00 feet from the East Quarter Corner of Section 36; Thence along the South line of the Northeast Quarter of Section 36, S88°40'37"W a distance of 367.00 feet; Thence on a line parallel to the East line of the Northeast Quarter of Section 36, N01°23'31"W a distance of 360.00 feet; Thence on a line parallel to the South line of the Northeast Quarter of Section 36, N88°40'37"E a distance of 367.00 feet; Thence on a line parallel to the East line of the Northeast Quarter of Section 36, S01°23'31"E a distance of 360.00' feet to the Point of Beginning.

Development Area A

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

LAND AREA:	3.03 Ac. (131,986.80 Sq/Ft)
EXISTING ZONING:	A-1/CG
PROPOSED ZONING:	CG

PERMITTED USES:

- Those permitted by right in the CG zoning district

MINIMUM LOT AREA:	130,680 SF
MINIMUM LOT FRONTAGE:	200 feet
MAXIMUM BUILDING HEIGHT:	35 feet

MINIMUM BUILDING SETBACKS:

Front:	30 feet
Rear:	30 feet
Side abutting property same diarist district:	0 feet
Side abutting property in non-residential district:	30 feet
Side or rear abutting property in residential or A-1 district:	30 feet
STREET RIGTH-OF-WAY DEDICATION:	60 feet

MINIMUM LANDSCAPED AREA:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

SCREENING / BUFFERING:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

LIGHTING:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

OFF-STREET PARKING:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

SIGNAGE:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

SOLID WASTE DISPOSAL:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

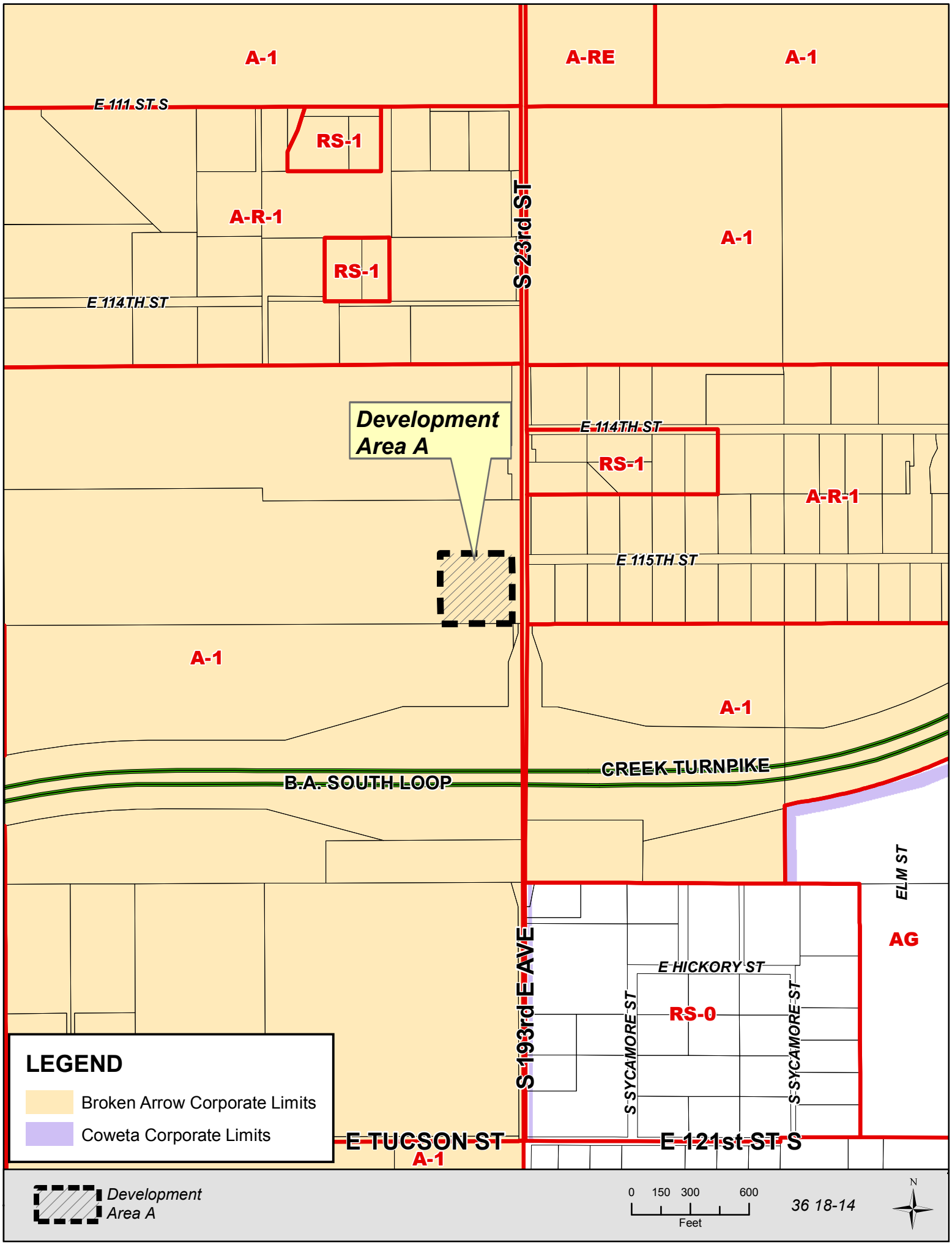
OTHER BULK AND AREA REQUIREMENTS:

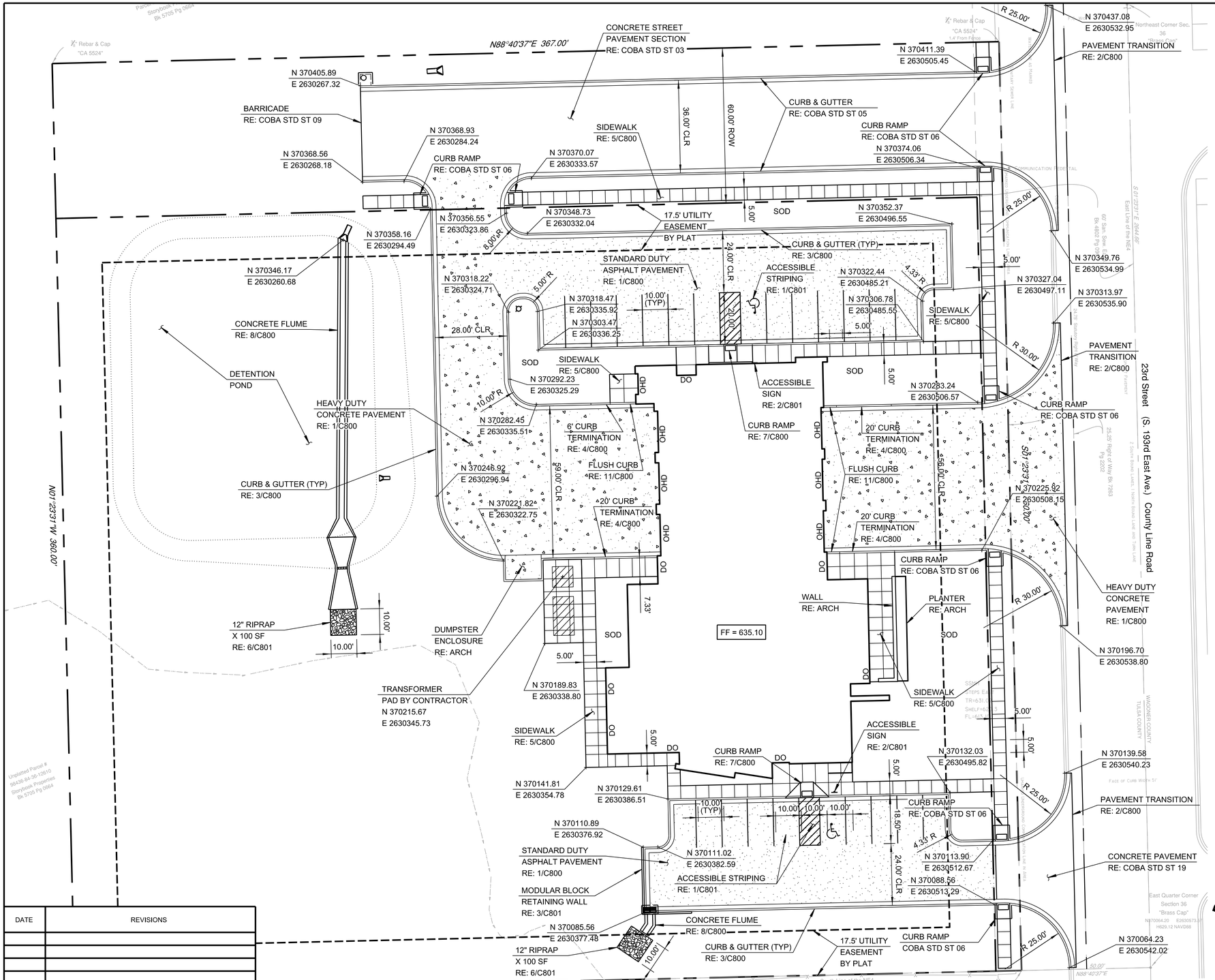
Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

ALL OTHER REQUIRMENTS:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

Exhibit A


A-1
A-RE
A-1
E 111 ST S
RS-1
A-R-1
RS-1
S 23rd ST
A-1
E 114TH ST
Development Area A
E 114TH ST
RS-1
A-R-1
E 115TH ST
A-1
A-1
CREEK TURNPIKE
B.A. SOUTH LOOP
ELM ST
AG
E HICKORY ST
S SYCAMORE ST
RS-0
S SYCAMORE ST
S 193rd E AVE
LEGEND
Broken Arrow Corporate Limits
Coweta Corporate Limits
E TUCSON ST
A-1
E 121st ST S
Development Area A
0 150 300 600
Feet
36 18-14
N



GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.

2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.

5. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.

6. RADII = 4'-4" U.N.O.

7. REFER TO PAVING PLAN (CX.X) FOR PAVEMENT TYPES AND LOCATIONS.

8. BUILDING COORDINATES ARE TO OUTSIDE FACE OF WALL.

9. CONTRACTOR SHALL INCLUDE CONSTRUCTION JOINT EVERY 100 FEET.

10. CONSTRUCTION JOINTS ARE TO BE DOWELED AT LOCATIONS WHERE THE CONTRACTOR STOPS CONCRETE PAVING AND RESUMES THE NEXT DAY.

11. ALL CONCRETE PAVEMENT JOINTS ARE TO BE SAWCUT U.N.O. SAWCUT JOINTS SHALL BE DOWELED AT ALL HEAVY DUTY CONCRETE PAVEMENT. (RE: 6/C800)
SAWCUT JOINTS IN STANDARD DUTY CONCRETE PAVEMENT SHALL NOT INCLUDE DOWELS. (RE: 6/C800)

12. ALL SIDEWALK JOINTS ARE TO BE TROWLED U.N.O.

13. ALL NEW CONCRETE PAVEMENT SHALL HAVE ISOLATION JOINTS WHERE ABUTTING BUILDINGS, EXISTING PAVEMENT, WALKS AND CURBS. (RE: 6/C800)

14. EPOXY COATED #4 X 30" DOWELS AT 30" C/C REQUIRED WHEN CURB AND GUTTER NOT PLACED INTEGRAL WITH PAVEMENT SECTION.

15. CONCRETE PAVEMENT JOINT DETAILS RE: 6/C800.

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT RE: 1/C800
- HEAVY DUTY CONCRETE PAVEMENT RE: 1/C800
- CONCRETE SIDEWALK RE: 5/C800

N

20 0 10 20 40 80

1"=20'

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

BEFORE YOU DIG 1-800-522-OKIE CALL OKIE

C400

INTERIM REVIEW ONLY

DOCUMENT INCOMPLETE. NOT INTENDED FOR PERMIT, BIDDING OR CONSTRUCTION

DATE	REVISIONS

CITY OF BROKEN ARROW
Where opportunity lives

GH2 ARCHITECTS
Design. Service. Solutions.
320 S Boston Ave, Suite 100 Tulsa, Oklahoma 74103
918.587.6158 gh2.com

wallace
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Structural and Civil Consultants
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918.584.5858, 800.364.5858
OKLAHOMA CA #1460
EXP DATE 6/30/19

New Fire Station No. 3

Conceptual Site Plan

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. NA	JWR/TGS	04 FEB 2019	TGS	04 FEB 2019
VERT. NA	REVIEWED	DATE	APPROVED	DATE

LICENSE #	ENGINEER
26548	JORDAN RODICH

DRAWING NAME:	SHEET	PROJECT NO.
C400	5 OF 16	1840163

GH2 PROJECT #: 20160013

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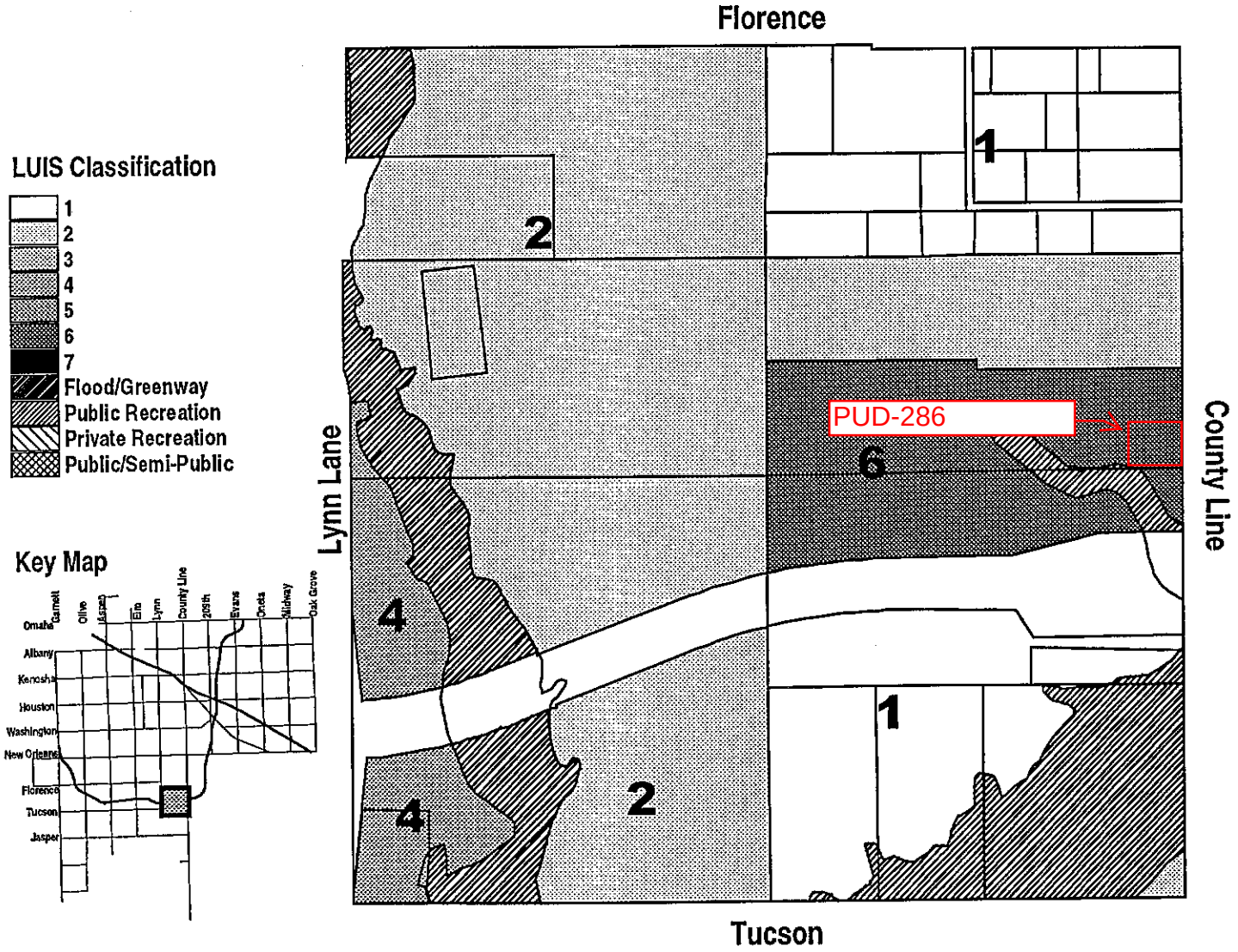
Florence/County Line/Tucson/Lynn Lane (Section 36-18-14)

A Level 6 designation is proposed for tracts north of the proposed South Loop along County Line in anticipation of future interchange at the South Loop. This is to encourage economic development in Broken Arrow. Level 4 designations are proposed for tracts west and south of the floodplain based on the LUIS model, adjacent industrial uses and the proposed South Loop. Level 2 designations are proposed for remaining tracts in the northeast, southwest and northwest quarter sections that lie north of the proposed South Loop and are not in the floodplain. A Level 1 designation is given the north half the northeast quarter and the south half of the southeast quarter to reflect the intensity of existing development and based on the likelihood that this area will not development at more intense levels than those allowed by Level 1 in the future.