



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 13, 2019

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

- A. [19-763](#) Public hearing, consideration, and possible action regarding the proposed modifications to Table 3.1-1; Section 3.2.C and 3.3.D; Table 5.4.1; and Section 10.3.D.11.a of the Broken Arrow Zoning Ordinance

Attachments: [B&B Zoning Ordinance Update 5-2-2019](#)

4. Consideration of Consent Agenda

- A. [19-643](#) Approval of Planning Commission meeting minutes of May 09, 2019

Attachments: [05 09 2019 Planning Commission Meeting Minutes](#)

- B. [19-723](#) Approval of Planning Commission meeting minutes of May 23, 2019

Attachments: [05 23 2019 Planning Commission Minutes](#)

- C. [19-705](#) Approval of PT19-109, Preliminary Plat, Highland 55 at Mission Hills, 19.63 acres, 1 Lot, PUD-189 (Planned Unit Development)/RM (Residential Multifamily) to PUD-189C/RM, north of Albany Street (61st Street), one-third mile west of 9th Street (Lynn Lane)

Attachments: [2-CHECKLIST.HIGHLAND 55 AT MISSION HILLS](#)
[3-PRELIMINARY PLAT AND COVENANTS.HIGHLAND 55 AT MISSION](#)
[4-CONCEPTUAL UTILITIES](#)
[5-CONCEPTUAL SITE PLAN.05-28-2019](#)

- D. [19-644](#) Approval of PT19-107, Conditional Final Plat, Creek Center, a replat of a part of Possum Run Addition, 1.05 acres, 1 Lot, A-1 (Agricultural) to CG (Commercial General), west of the southwest corner of Kenosha Street (71st Street) and 51st Street (Evans Road)

Attachments: [2-SUBDIVISION CHECKLIST](#)
[3-CONDITIONAL FINAL PLAT AND COVENANTS PT19-107](#)

- E. [19-710](#) Approval of request to deviate from masonry exterior building materials, ST19-111 (Site Plan), Tulsa Urology, 0.87 acres, PUD (Planned Unit Development)-130B/CH (Commercial Heavy) and RM (Residential Multi-family), 850 W. Mission Street (one-quarter mile north of Albany Street, west of Elm Place)

Attachments: [2-AERIAL](#)
[3-SITE PLAN, LANDSCAPE PLAN, ELEVATIONS AND RENDERINGS](#)
[4-PUD130B ELM CREEK COMMUNITY DEVELOPMENT](#)
[5-STONE RIDGE TOWNE CENTER PLAT](#)
[6-LOT SPLIT EXHIBIT](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [19-650](#) Public hearing, consideration, and possible action regarding BAZ-2029, Doyle Rezoning, 5.10 acres, A-RE to RE, one-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

Attachments: [2-CASE MAP](#)
[3-AERIAL](#)
[4-EXHIBIT-EXISTING LOTS](#)

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 #: 19-763, Version: 1

**Broken Arrow Planning Commission
06-13-2019**

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

Public hearing, consideration, and possible action regarding the proposed modifications to Table 3.1-1; Section 3.2.C and 3.3.D; Table 5.4.1; and Section 10.3.D.11.a of the Broken Arrow Zoning Ordinance

Modifications to the Broken Arrow Zoning Ordinance are being proposed in regards to Bed & Breakfast facilities. The proposed modifications are to Table 3.1-1; Section 3.2.C and 3.3.D; Table 5.4.1; and Section 10.3.D.11.a.

The reason for the modifications are to bring the zoning ordinance more inline with

Item	Proposed Modification
Section 3.1.F (Table 3.1-1)	The modification of Bed and Breakfast to Bed and Breakfast Type 3 and the addition of Bed & Breakfast Type 1 and Type 2.
Section 3.2.C	The modification and addition of standards and requirements Bed and Breakfast Type 1, Type 2, and Type 3.
Section 3.3.D	The remove of prohibition of Bed and Breakfasts as Home Occupations
Section 5.4.D (Table 5.4.1)	The modification and addition of parking standards for Bed and Breakfast Type 1, Type 2, and Type 3.
Section 10.3.D.11.a	The modification of Bed and Breakfast to Bed and Breakfast Type 3 and the addition of Bed & Breakfast Type 1 and Type 2 definition.

Attachments: Modifications to Table 3.1-1; Section 3.2.C and 3.3.D; Table 5.4.1; and Section 10.3.D.11.a.

Recommendation:

Recommend approval of proposed modifications to Table 3.1-1; Section 3.2.C and 3.3.D; Table 5.4.1; and Section 10.3.D.11.a of the Broken Arrow Zoning Ordinance, as presented, and an Ordinance be drafted for City Council approval.

Prepared and Approved By: Larry R. Curtis

LRC

ORDINANCE NO. XXXX

An ordinance amending Section 3.1.F (Table 3.1-1) Table of Allowed Uses, Section 3.2.C, Commercial Uses, Section 3.3.D, Additional Standards for Specific Accessory Uses, Section 5.4.D (Table 5.4.1), Off-Street Parking Schedule A, and Section 10.3.D.11a, Definitions of the City of Broken Arrow Zoning Ordinance; repealing all ordinances or parts of ordinances in conflict herewith; and declaring an emergency.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROKEN ARROW:

SECTION I. Section 3.1.F (Table 3.1-1), Table of Allowed Uses, of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

F. Table of Allowed Uses

[illegible]

TABLE 3.1-1 TABLE OF ALLOWED USES

P= Permitted; S=Specific Use

USE CATEGORY	USE TYPE	AG	RESIDENTIAL						DROD AREAS***							MIXED USE				COMMERCIAL/ OFFICE				IND'L		SPECIFIC USE PERMIT STANDARDS			
								1	2	3	4	5	6	7															
		A1	RE	RS1 / R1 RS2 / R2 RS3 / R3/RS4	R D	R M	R M H								N M	C M	D M	D F	O N	C N	C G	C H	I L	I H					
Group Living	Boarding, dormitory, and rooming house					P																							
	Group home	P	P	P	P	P	P	P	P	P																			
	Convalescent home, nursing home, or assisted living facility	S	S	S	P	P		S	S	S	S	P	P	P	P	P	P	P						3.2.A.2.					
				PUBLIC/INSTITUTIONAL USES																									
Community Service	Cemetery	S																							3.2.B.3.				
	Crematorium, without funeral parlor or public area	S																				P	P		3.2.B.4.				
	Government administration and civic buildings	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P						
	Municipal or community recreation center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S							
	Places of assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S			3.2.B.6.				
	Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Cultural Facility	Art gallery or museum, public	S	S	S	S	S		S	S	S	S	P	P	P	P	P	P	P		P	P	P			3.2.B.2.				
	Library, public	S	S	S	S	S		S	S	S	S	P	P	P	P	P	P	P		P	P	P			3.2.B.5.				

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				RS1 / R1 RS2 / R2 RS3 / R3/RS4	R D	R M	R M H	1	2	3	4	5	6	7	N M	C M	D M	D F	O N	C N	C G	C H	I L	I H	
Child Care Facility	Child care center	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	P	P	S				
	Day care center / nursery school	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	P	P	S				
	Home day care	P	P	P	P	P	P	P	P	P	P														
Education	College or university	S	S													S	S	S		S	P	P			3.2.B.7.
	Elementary	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P							3.2.B.7.
	Middle school or high school	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P							3.2.B.7.
	Trade school	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S	S	P	P	P		3.2.B.7
Health Care Facility	Medical office or clinic											P	P	P	P	P	P	P	P	P	P	P			
	Hospital	S	S	S	S	S	S										S				P	P			
Parks and Open Space	Arboretum or botanical garden	P	S	S																					3.2.B.1.
	Campground	S																							
	Community playfields and parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecom-munication Facility	Tower (including any facility with tower)			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	5.9
	Broadcasting or recording studio, (no tower)											P	P	P	P	P	P	P	P	P	P	P	P	P	
	Transmitting station (no tower)																			P	P	P	P	P	
Transportation Facility	Airport	S																				S	S	S	
	Bus and passenger train											S	S	P		P	S	S	S	P	P	P	P		

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		A1	RE	RS1 / R1 RS2 / R2 RS3 / R3/RS4	R D	R M	R M H	1	2	3	4	5	6	7	N M	C M	D M	D F	O N	C N	C G	C H	I L		I H							
				COMMERCIAL USES																												
Agriculture	Agriculture	P																														
Animal Sales and Services	Animal pet shop, retail														P		S										P	P	P			
	Animal training school	S																										S	P			3.2.C.1.
	Kennel	S																										S	P			3.2.C.1.
	Veterinary clinic/animal hospital	S														S		S									S	P	P			3.2.C.1.
	Veterinary clinic, large animal	S																														3.2.C.1.
Financial Service	Financial institution, with drive-thru													S	P	P	S	P	P	S	S	P	P	P								
	Financial institution, without drive-thru													P	P	P	P	P	P	P	P	P	P	P								
Food and Beverage Service	Bar/Nightclub														P	P		P	P								P	P				
	Catering service													P	P	P	P	P		P						P	P	P				
	Fruit and vegetable market													P	P	P				P	P					P	P	P				
	Restaurant, drive- in																P										P	P				
	Restaurant, without drive-thru													P	P	P	P	P	P	P		P	P	P			P	P	P			
	Restaurant, with drive-thru																P					S	P	P								
	Micro food and beverage production*													S	S	S	S	S	S	S		S	S	S		P	P				3.2.C.2	

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		A1	RE	RS1 / R1 RS2 / R2 RS3 / R3/RS4	R D	R M	R M H	1	2	3	4	5	6	7	N M	C M	D M	D F	O N	C N	C G	C H		I L	I H	
Office	Office, business or professional											P	P	P	P	P	P	P	P	P	P	P				
	Research laboratory																				P	P				
Recreation and Entertainment, Outdoor	General outdoor recreation	S																			P	S			3.2.C.4.	
	Golf course or driving range, unlighted	P	P	P	P	P	P																		3.2.C.4.	
	Golf course or driving range, lighted	S																			P				3.2.C.4	
	Major entertainment facility	S																			P	S			3.2.C.4	
	Race track (auto, dog, or horse)	S																			S				3.2.C.4	
	RV campground/ park																					S				3.2.C.3.
	Shooting range	S																								3.2.C.4
	Zoo	S																								3.2.C.4
Recreation And Entertainment Indoor	Art gallery or museum, private											P	P	P		P	P	P	P	P	P	P				
	Fitness and recreational sports center	S										P	P	P	S	P	P	P	S	S	P	P	S			
	General indoor recreation											S	S	P		P	S			P	P	P	S			
	Major entertainment facility											S	S	S			S	S			S	P	P			
	Movie theatre											S	S	P		P	S	S			P	P				

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		A1	RE	RS1 / R1 RS2 / R2 RS3 / R3/RS4	R D	R M	R M H	1	2	3	4	5	6	7	N M	C M	D M	D F	O N	C N	C G	C H		I L	I H	
Personal Services	Dry cleaning and laundry service													P		P					P	P	P			
	Funeral services													P		P				P	P	P				
	General personal services											P	P	P	P	P	P	P		P	P	P				
	Instructional services											P	P	P		P		P	S	P	P	P				
Retail (Sales)	Alcoholic beverages, retail sale												P	P		P	P			P	P	P				
	Convenience store with gas sales													P		P				P	P	P				
	Horticulture nursery sales	S												P							P	P				
	Open-air market or flea market												S	S			S				S	S				
	Retail, general											P	P	P	P	P	P	P		P	P	P				
	Retail, large																				P	P				
	Sexually oriented business																					P				
	Vehicles and Equipment																					S	P	P		
Boat and/or RV storage																					S	P	P			
Car wash																					P	P				
Gasoline sales														P						P	P	P				
Parking structure												P	P	P	P	P	P	P		P	P	P	P			
Vehicle sales and rental																					S			3.2.C.5.		
Vehicle service and repair, major																						P	P			
Vehicle service and repair, minor														P		P					P	P	P	P		

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		A1		RS1 / R1 RS2 / R2 RS3 / R3/RS4	R D	R M	R M H	1	2	3	4	5	6	7	N M	C M	D M	D F	O N	C N	C G	C H	I L	I H
Waste and Salvage	Auto salvage yard																						S	3.2.D.4.
	Scrap operations																						S	
	Recycling center (outdoor or indoor)																				S	P	P	
	Solid waste disposal	S																					S	3.2.D.2.

*Ordinance No. 3436, Adopted 06-06-2016

**Ordinance No. 3465, Adopted 12-20-2016

***Ordinance No. 3506, Adopted 01-02-2018

SECTION II. Section 3.2.C, Commercial Uses, of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

C. Commercial Uses

1. Animal Hospitals, Animal Training School, Kennel, and Veterinary Clinic

All such uses shall have their principal entrance and exit on an arterial street and if serving large animals shall be located on land no less than five (5) acres.

2. Micro Food and Beverage Production

Applications for micro food and beverage production shall provide information regarding building square footage, site development, hours of operation, odor expectations, truck deliveries and pick ups, production quantities, distribution expectations, and number of employee projections. **(Ord. No. 3436, Adopted 06-06-2016)**

3. Recreational Vehicle Campground/Park

Applications for recreational vehicle campgrounds/parks shall comply with and show the method of complying with the following standards:

- a. *No trailer, RV, or other similar vehicle shall be allowed for more than fourteen (14) days.***
- b.** No trailer, RV, or other similar vehicle will be parked for sale or display.
- c.** Only hard-surfaced roads shall be used throughout the grounds
- d.** Each campground shall provide facilities for the appropriate disposal of waste water, trash, and related items.
- e.** The following items shall be graphically shown on the application:
 - i.** All RV pad locations.
 - ii.** Pathways,
 - iii.** Provisions for utility hookups.
 - iv.** Parking facilities.
 - v.** Restroom facilities
 - vi.** Water/wastewater treatment facilities.
 - vii.** Dumpster locations and provisions for other trash receptacles.
 - viii.** Playground facilities.
 - ix.** Compliance with ADA guidelines.
 - x.** Landscaping.
 - xi.** Lighting.
 - xii.** Signage.

xiii. Storm water detention.

4. Recreation and Entertainment, Outdoor

All uses of this type requiring a specific use permit shall abut an arterial or collector street.

5. Vehicle Sales and Rental

Applications for vehicle sales and rental shall comply with the following standards:

- a. ***The minimum lot size shall be 2.5 acres, and the site shall have a minimum of 200 feet street frontage.***
- b. Landscaping shall meet or be upgraded to meet the landscape requirements of Section 5.2. Particular attention shall be given to installing landscape material that does not attract birds. No parking of vehicles shall be allowed within landscape areas.
- c. Such uses shall be located a minimum of 200 feet from any residential district, school, hospital, park, government office, or place of public assembly.
- d. No outdoor speakers shall be allowed within 500 feet of a residential area.
- e. Colored metal or wrought iron gates designed to enhance the appearance of the facility are encouraged. The use of chain link or barbed wire within 200 feet of a public street right-of-way is prohibited.
- f. Vehicle sales and rental are discouraged in multi-tenant commercial areas.
- g. The exterior of all buildings shall meet the requirements of Section 5.8.G.

6. Visitor Accommodations

Applications for Bed & Breakfast and other such transient lodging (excluding hotels or motels) shall comply with the following standards:

- a. **Type 1:** permitted in AG/A-1, RE, RS-1, R1, RS-2, R-2, RS-3, R-3, or RS-4 Zoning Districts and permitted in in the Downtown Residential Overlay District in Areas 1,2,3,4, and 5.
 - i. The owner shall reside on premise within the primary structure.
 - ii. Up to two individuals or (One (1) Family) persons are permissible to stay up to thirty (30) days.
 - iii. No more than two guest bedrooms and must be located within the primary residential structure.
 - iv. No individual cooking facilities may be installed in any guest room.
 - v. Meal service is limited to residential guests only. Sale of food and beverage to other than overnight guests is strictly prohibited.
 - vi. Parking: See Table 5.4.1
 - vii. Any proposed additions must be compatible with the architectural style and building materials for the dwelling and compliant with city codes.
 - viii. No lighting or signage may be installed for the business.

- ix. A permit shall be required each year of operation.
- b.** Type 2: permitted by specific use permit in A-1, RE, RS-1, R-1, RD, and RM Zoning Districts and by specific use permit in the Downtown Residential Overlay District in Areas 1, 2, 3, 4 and 5. It is permitted in the Downtown Residential Overlay District in Areas 6.
- i. Allows three to six individuals or up to Two (2) Families are permissible to stay up to thirty (30) days.
 - ii. One guest room may be permitted for each 3,000 feet of lot area, up to a maximum of four guest rooms.
 - iii. No individual cooking facilities may be installed in any guest room.
 - iv. Meal service is limited to residential guests only. Sale of food and beverage to other than overnight guests is strictly prohibited.
 - v. Parking: See Table 5.4.1
 - vi. Any proposed additions must be compatible with the architectural style and building materials for the dwelling and compliant with city codes.
 - vii. No lighting or signage may be installed for the business.
 - viii. A permit is required each year of operation.
- c.** Type 3: permitted by specific use permit in NM, CM, and DF Zoning Districts and permitted in AG / A-1, DM, CG, and CH zoning districts. It is permitted in the Downtown Residential Overlay District in Areas 6.
- i. Up to eight (8) sleeping rooms.
 - ii. Persons are permissible to stay up to thirty (30) days.
 - iii. No individual cooking facilities may be installed in any guest room.
 - iv. Parking: See Table 5.4.1
 - v. Must collect hotel/motel tax and remit to the City of Broken Arrow.

SECTION III. Section 3.3.D, Additional Standards for Specific Accessory Uses and Structures, of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

D. Additional Standards for Specific Accessory Uses and Structures

1. Home Occupations

A home occupation may be permitted as an accessory use to a principal dwelling unit in any of the residential districts, provided that:

a. *Size/Area*

The business or service is located within the dwelling or an associated accessory building, and does not exceed twenty percent (20%) of the combined floor area of the structures or five hundred square feet (500 sq.ft.), whichever is less.

b. *Employees and Residency*

The principal person or persons providing the business or service shall reside in the dwelling on the premises. The home occupation shall employ no more than one (1) person who does not reside on the premises.

c. *Neighborhood Compatibility*

- i. All vehicles used in connection with the home occupation shall be of a size, and located on the premises in such a manner, so as to not disrupt the quiet nature and visual quality of the neighborhood, and there shall be no more than two (2) vehicles per home occupation.
- ii. There shall be sufficient off-street parking for patrons of the home occupation, with the number of off-street parking spaces required for the home occupation to be provided and maintained in addition to the space or spaces required for the dwelling itself pursuant to Section 5.5, *Off-Street Parking and Loading*.
- iii. No additional parking areas other than driveways shall be located in the required front setback.
- iv. There shall be no advertising devices on the property, or other signs of the home occupation, which are visible from outside the dwelling or accessory building.
- v. The property shall contain no outdoor display or storage of goods or services that are associated with the home occupation.
- vi. Wholesale or retail sales of goods shall not occur on the premises.
- vii. The home occupation shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception.

d. *Prohibited Home Occupations*

The following uses, because of their impacts on the surrounding residential area, shall not be permitted as home occupations: auto repair or motorized implement repair; dance, music or other types of instruction (if more than four students are being instructed at one time); dental offices; medical offices; the painting of vehicles, trailers or boats; private schools with organized classes; motor vehicle towing operation; barber shops having more than one chair, beauty shops having more than one chair; welding shops; and nursing homes.; ~~bed and breakfast and other such transient lodging.~~

SECTION IV. Section 5.4.D (Table 5.4.1), Off-Street Parking Schedule A, of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

TABLE 5.4.1: OFF-STREET PARKING SCHEDULE A

Use Category	Use Type	Minimum Parking Spaces Required
RESIDENTIAL USES		
Household Living	Dwelling, duplex	2 per unit
	Dwelling, multi-family	2 per unit
	Dwelling, single-family attached	2 per unit
	Dwelling, single-family detached	2 per unit
	Dwelling, mobile home	2 per unit
	Dwelling, zero lot line	2 per unit
	Mobile home park	2 per unit (include visitor parking – 2 spaces per 3 mobile homes)
	Mobile home subdivision	2 per unit (include visitor parking – 2 spaces per 3 mobile homes)
Group Living	Boarding, dormitory, and rooming house	1 per bed
	Group home	1 per 2 beds, plus 1 per 100 square feet of assembly area
	Convalescent home, nursing home, or assisted living facility	1 per 2 beds/rooms (whichever is greater), plus 1 space per 2 employees on largest shift
PUBLIC/INSTITUTIONAL USES		
Community Service	Cemetery	See Schedule C
	Crematorium, without funeral parlor or public area	1 space per 400 square feet of office area
	Government administration and civic buildings	1 per 300 square feet
	Municipal or community recreation center	1 per 300 square feet
	Place of assembly	1 per 4 seats in meeting area or 1 per 100 square feet in meeting area without seats
	Public safety facility	1 per 300 square feet
	Public safety facility	1 per 300 square feet
Cultural Facility	Art gallery or museum, public	1 per 400 square feet
	Library, public	1 per 300 square feet
Child Care Facility	Child care center	1 per 400 square feet plus 1 additional space for pick-up and delivery of children
	Day care center / nursery school	1 per 400 square feet plus 1 additional space for pick-up and delivery of children
	Home day care	2 per dwelling unit plus 1 space for day care patrons
Education	College or university	1 per 400 square feet
	Elementary school	1 per 800 square feet
	Middle school or high school	1 per 400 square feet
	Trade school	1 per each 2 students, based on design capacity
Health Care Facility	Medical office or clinic	1 per 250 square feet
	Hospital	1 per 2 beds plus 1 space per 300 square feet of office area
Parks and Open Space	Arboretum or botanical garden	1 per 300 square feet
	Campground	1 per tent site plus 1 per employee on largest shift
	Community playfields and parks	See Schedule C
Telecommunication Facility	Tower (including any facility with tower)	No parking requirement
	Broadcasting or recording studio (no tower)	1 per 300 square feet
	Transmitting station (no tower)	1 per 200 square feet
	Transmitting station (no tower)	1 per 200 square feet
Transportation Facility	Airport	See Schedule C
	Bus and passenger train terminal	See Schedule C
	Heliport	See Schedule C
Utility	Utility facility, major	See Schedule C
	Utility facility, minor	See Schedule C

TABLE 5.4.1: OFF-STREET PARKING SCHEDULE A

Use Category	Use Type	Minimum Parking Spaces Required
COMMERCIAL USES		
Agriculture	Agriculture	See Schedule C
Animal Sales and Services	Animal pet shop, retail	1 per 300 square feet
	Animal training school	See Schedule C
	Kennel	1 per 200 square feet
	Veterinary clinic/animal hospital	1 per 200 square feet
	Veterinary clinic, large animal	1 per 200 square feet
Financial Service	Financial institution, with drive-thru	1 per 300 square feet, plus stacking spaces per Section 5.4.E. (Ord No. 3057, adopted 10-06-09)
	Financial institution, without drive-thru	1 per 300 square feet
Food and Beverage Service	Bar/Nightclub	1 per 100 square feet (including outdoor serving/seating areas)
	Catering service	1 per 300 square feet
	Fruit and vegetable market	1 per 300 square feet
	Restaurant, drive-in	1 per 100 square feet (including outdoor serving/seating areas)
	Restaurant, without drive-thru	1 per 100 square feet (including outdoor serving/seating areas)
	Restaurant, with drive-thru	1 per 100 square feet (including outdoor serving/seating areas) plus stacking requirements per Section 5.4.E (Ord No. 3057, adopted 10-06-09)
	Micro food and beverage production	See Schedule B
Office	Office, business or professional	1 per 300 square feet
	Research laboratory	1 per 500 square feet
Recreation and Entertainment, Outdoor	General outdoor recreation	See Schedule C
	Golf course or driving range, unlighted or lighted	Golf course: 6 per hole Driving range: 1.5 spaces per tee Buildings: Additional 1 per 400 square feet
	Major entertainment facility	1 per each four seats provided in the main seating area(s)
	Race track (auto, dog, or horse)	1 per each four seats provided in the main seating area(s)
	RV campground/park	See Schedule C
	Shooting range	1 per bay
	Zoo	See Schedule C
Recreation And Entertainment Indoor	Art gallery or museum, private	1 per 400 square feet
	Fitness and recreational sports center	1 per 250 square feet
	General indoor recreation,	1 per 250 square feet
	Major entertainment facility	See Schedule C
	Movie theatre	1 per each 4 seats provided
Retail (Personal Service)	Dry cleaning and laundry service	1 per 300 square feet
	Funeral services	1 per 4 seats of main assembly room
	General personal services	Under 2,000 square feet (gross floor area): 1 per 250 square feet 2,000 square feet or more (gross floor area): 1 per 300 square feet
	Instructional services	See Schedule C
Retail (Sales)	Alcoholic beverages, retail sale	1 per 300 square feet
	Convenience store with gas sales	1 per dispensing station plus 1 space per 200 square feet of retail space
	Horticulture nursery sales	1 per 300 square feet
	Open-air market or flea market	See Schedule B
	Retail, general	1 per 300 square feet
	Retail, large	1 space per 300 square feet
	Sexually oriented business	Bar, restaurant, or entertainment space: 1 space per 100 square feet; Retail sales/rental space: 1 space per 300 square feet

TABLE 5.4.1: OFF-STREET PARKING SCHEDULE A

Use Category	Use Type	Minimum Parking Spaces Required
Vehicles and Equipment	Boat and/or RV storage	1 per 50 vehicles stored
	Car wash	1 per 500 square feet of building area
	Gasoline sales	1 per dispensing station plus 1 space per 200 square feet of retail space
	Parking structure	No requirement
	Vehicle sales and rental	1 per 400 square feet of office sales area, plus 1 space per 1,000 square feet outdoor display area
	Vehicle service and repair, major	1 per 400 square feet
	Vehicle service and repair, minor	1 per 400 square feet
Visitor Accommodation	Bed and breakfast Type 1	One parking space shall be provided for the owner-operator, plus one space for each room (calculation can include garage parking space)
	Bed and breakfast Type 2	One parking space shall be provided for the owner-operator, plus one space for each room (calculation can include garage parking space)
	Bed and breakfast Type 3	One parking space shall be provided for the owner-operator, plus one space for each room (calculation can include garage parking space)
	Hotel or motel	1 per room, plus 1 space per employee on largest shift, plus 1 space per 300 square feet of meeting or restaurant and bar area
INDUSTRIAL USES		
Industrial Service	Fossil fuel storage	1 per employee on largest shift
	General industrial service	See Schedule C
Manufacturing and Production	Assembly, light	1 per 1,500 square feet
	Manufacturing, light	1 per 1,500 square feet
	Manufacturing, heavy	1 per 1,500 square feet
Mining and Processing	Minerals and raw materials	See Schedule C
	Oil and gas	See Schedule C
Warehouse and Freight Movement	Mini-storage	1 per 3,000 square feet
	Motor freight terminal	See Schedule B
	Office warehouse	See Schedule B
	Storage yard	See Schedule B
	Warehouse	See Schedule B
	Wholesale establishment	See Schedule B
Waste and Salvage	Auto Salvage Yard	See Schedule C
	Scrap Operations	See Schedule C
	Recycling center (outdoor or indoor)	See Schedule C
	Solid waste disposal	See Schedule C

SECTION V. Section 10.3.D.11.a, Definitions, of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

11. Visitor Accommodation

For-profit facilities where lodging is provided to transient visitors and guests for a defined period. Specific use types include, but are not limited to:

a. Bed and Breakfast:

Type 1: One building containing in the aggregate no more than two (2) sleeping rooms that are occupied or intended or designed to be occupied as the temporary abiding place of person who are lodged within or without meals, for compensation per Section 3.2.C requirements.

Type 2: One building containing in the aggregate no more than four (4) sleeping rooms that are occupied or intended or designed to be occupied as the temporary abiding place of person who are lodged within or without meals, for compensation per Section 3.2.C requirements.

Type 3: One or more buildings containing in the aggregate no more than eight (8) sleeping rooms that are occupied or intended or designed to be occupied as the temporary abiding place of persons who are lodged with or without meals, for compensation per Section 3.2.C requirements.

SECTION VI. Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION VII. 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.

PASSED AND APPROVED and the emergency clause ruled upon separately this ____th day of _____, 2019.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

CITY ATTORNEY



City of Broken Arrow

Request for Action

File #: 19-643, **Version:** 1

Broken Arrow Planning Commission

06-13-2019

To: Chairman and Commission Members

From: Development Services Department

Title:

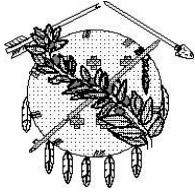
Approval of Planning Commission meeting minutes of May 09, 2019

Background: Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 05 09 2019 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held May 09, 2019.

Reviewed and Approved By: Larry R. Curtis



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

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

Thursday, May 09, 2019

Time 5:00 p.m.

Council Chambers

1. Call to Order

Meeting was called to order by Chairman Ricky Jones at 5:00 p.m.

2. Roll Call

Present: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

3. Old Business

Staff Planner Amanda Yamaguchi presented the background for Old Business Item 3A.

Chairman Ricky Jones announced his firm prepared the PUD for Item 3A so he would have to recuse himself from the discussion and vote. Mr. Jones left the Council Chambers.

A. 19-520 Public hearing, consideration, and possible action regarding PUD-288 (Planned Unit Development) and BAZ-2024 (Rezoning), Village at 1Eleven, 28.95 acres, A-1 to CM and RS4/PUD-288, located at the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)

Applicant Derek McCall, of Tanner Consulting, stated that when the Commission last met on April 11, after hearing public comments, he realized there was confusion among residents from the three adjacent neighborhoods about the PUD and the rezoning. A meeting was held on April 23, 2019, at Aspen Park Baptist Church. He stated the meeting was well attended and valuable input was received which helped them modify the PUD with the help of City staff.

He commented that, as stated by the City staff, their plan conforms to the Comprehensive Plan. He emphasized that the site was selected and the client purchased the site based on the Comprehensive Plan. The east part of the site between the hard corner and Aspen Park Baptist Church falls under the Comprehensive Plan land use intensity level for commercial employment nodes which allows NM, neighborhood mixed use, CM, community mixed use, ON, office neighborhood district, CN, commercial neighborhood district, and CG, commercial general district. Had they gone with the allowed CG zoning classification, the allowed uses could have included large, big-box retail buildings and had no restriction on building height or coverage on the site. He commented they felt that CM with additional self-imposed PUD restrictions would be more suitable for the area.

He stated that the west side of the property that is adjacent to the Aspen Park neighborhood to the north and Gray Oaks neighborhood to the south is currently listed at Level-4 transitional area under the Comprehensive Plan. Level-3 uses allow for RS4 single-family residential district, RD residential duplex district, RM residential multifamily district, RMH residential mobile home district, and NM neighborhood mixed use. They believe that RS4 single family housing will be the least intensive and the most compatible allowed use within the Level-3 zoning district.

He expressed that while they have set a maximum of 75 lots within this area of the PUD, the current conceptual site plan is only showing 62 lots, and all of the proposed lots meet the minimum lot area of RS3 and the majority of the lots actually meet the minimum lot area of R2, which is the same zoning as the adjacent Aspen Park neighborhood to the north. They are seeking RS4 because this is the least dense allowed use based on the Comprehensive Plan and because the architecture of the proposed homes requires a narrower lot width than what is allowed under RS2 and RS3.

He stated that this planned unit development and the rezoning are a good fit for the area and is in line with the City of Broken Arrow Comprehensive Plan.

Lee Whelpley asked Mr. McCall if he agreed with the Staff recommendations and Mr. McCall answered in the affirmative.

The floor was opened for public comment.

Mark Smith, 4805 S Chestnut Avenue, handed out a presentation packet to the Commissioners. He stated that he was one of the four houses in Gray Oaks that received a letter announcing the rezoning proposal meeting on April 11, 2019. He noted he was taken by surprise on what was being proposed. He researched how he could prevent this high-density complex from being built across from his peaceful neighborhood. In the rules for approval criteria published in the Broken Arrow Zoning Ordinance Book Review and Approval Procedures, Section 6.4, concerning planned unit developments, it states “The Broken Arrow Planning Commission has a responsibility to approve rezoning only if the rezoning meets all criteria.” He presented:

- Criteria Part A states the rezoning will promote the public health, safety, and general welfare. Relevant to public health are the statistics that show high density urban developments are at risk for increased amounts of crime. In regards to public safety, the developer’s design outline illustrates that it will create a large amount of additional traffic on the corner of 111th and Aspen. The Village at 1Eleven design outline shows two opposite facing exit/entrances. This congestion point will most certainly impose an impossible way to make a left turn out of either neighborhood. He suspects his general welfare will drop significantly like depreciated property value of his home. He sees that there is no compliance to Part A:
- Criteria Part B states the rezoning is consistent with the Comprehensive Plan and the purposes of this ordinance. A PUD in this area of town is not consistent with the Comprehensive Plan. This unusual post-modern, metro style of the PUD design leans more towards being located near downtown and not built in the middle of existing urban residential neighborhoods. Surrounding property value is at risk because a high-density gated urban village with a commercial business component is very odd in being located right in the center of established scenic neighborhoods. The Village at 1Eleven is a strange design for this area of town, and a much better development fit for this transition area is RS2. There is no compliance to Part B.
- Criteria Part C states the rezoning is consistent with the stated purposes of the proposed zoning district. Meeting the requirement of Criteria Part C will depend on who you talk to. The area homeowners’ answer proposes the consistent way to develop this beautiful wildlife-filled wooded area is by rezoning to urban residential, which is allowed under LUIS Level 3 rules as this transition zone is adjacent to Aspen Park. The developer’s view is not consistent with this area. It instead pursues ripping out the trees, making more money than a conventional development would allow, and cramming as many dwellings, rental spaces, and business rental storefronts it can into this proposed PUD area. There is no compliance to Part C.
- Criteria Part D states the rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract. There are indeed significant adverse impacts and they are more than just “likely.” In order to prove significant adverse impacts on this area, one must perform impact study, impact data analyses, or studies, as it pertains to potential crime in adjacent neighborhoods, impact on property values, impact on traffic, impact on water draining, possibility of being EPA non-compliant. All the above, for some reason, are not allowed. He found that the developer’s written reply was, “Impact studies are not performed for common developments such as this.” The developer twisted the interpretation of the Comprehensive Plan in their favor. They bend their unusual Village at 1Eleven design into the status of a common development, an obvious attempt to avoid or disguise multiple conflicts with the City’s approval criteria for rezoning. The developer uses the description “experimental” when needing an excuse to not provide statistical performance data for this type of PUD design. The developer then uses the description “common” when needing to avoid an Impact Study. The impact studies should be performed and include a Casey General Store business in the impact research as that company is eyeing this vote on PUD 288 before it proceeds with its plans to build on the opposite corner. There is no compliance to Part D.
- Criteria Part E states future uses on the subject tract will be compatible in scale with uses on other properties in the Vicinity of the subject tract. The Village at 1Eleven is not compatible in scale to this area and so it is not compliant to Part E.

He explained that the proposed area of town is historically very important; that before there was Broken Arrow there was Elam. When the citizens of Elam could not convince the railroad to lay tracks nearby, they pulled their buildings on skids with steam tractors to where the railroad tracks were eventually built. Those homes on skids next to the tracks became downtown Broken Arrow. He suggested that the City keep this area green, protect the wildlife from being killed, keep this area of town less dense in development, and research the availability of federal and state funds and grants that could be utilized for the construction of a

Broken Arrow Historic Founders Preservation Park. He concluded that the voices of opposition are being heard and petitions have been signed and submitted.

Mike Leatherland, 2309 W Austin Street, commented that he was not speaking for the homeowners of Aspen Park, but as a concerned citizen of Broken Arrow. He stated he respected the development of South Broken Arrow but wished that that development be more of a disciplined approach to that growth. He noted that purchase of real estate is to maximize the return on an investment. He commented Broken Arrow is littered with RS2 and RS3 developments which are expected given the demographics and economic makeup of Broken Arrow. If this proposal was for RS2, his efforts would stand little chance of being successful since this rezoning would be comparable to Aspen Park.

He remarked that Broken Arrow residents are conservative in nature when it comes to construction style, and that a combination of modern construction and dense lots both pose lot absorption risk for the development, and that price points and market conditions are well in excess of market conditions in the area, which poses a serious risk to access to financing that appraised values do not support.

He noted two open civil judgment cases in Tulsa which named Rural Construction as the defendant, and that with the RS4 development already being considered high risk in nature, to allow a developer with a history of failing to correct matters in a non-judicial setting is concerning and adds a potential credibility issue.

He surmised that, should the Commission approve and pass this item along to the City Council, it sets a precedent for future development within the entire footprint of Broken Arrow by stating that the development layout of Broken Arrow is undisciplined since a high-density development was allowed in a lower density area of the City. He pled for the Commission to consider the zoning change to RS4 as an undisciplined growth strategy for Broken Arrow since there is a lack of directional consistency regarding the development layout in this area.

Lori Pettus, 5005 S Chestnut Avenue, thanked the commissioners for serving. She commented that she purchased her lot because she appreciated the space. She stated that the developers at the Village at 1Eleven state in their proposal, "The flat buildings mimic the feel of a city block street grid." She noted that that was not what the residents bought into when they purchased their homes; that that was not what they wanted. She commented that without question, this kind of housing will diminish the property values of homes, and that 100 percent of the homeowners on the immediate perimeter (and large numbers of homeowners who do not currently live in that area) have signed a petition objecting to this zoning change.

She commented on how traffic would be impacted in the area and that it would be a danger to the children in the nearby schools. She requested that the zoning be changed from agricultural to RS2, which is in keeping with the conformity and compatibility of the existing neighborhood and will assist with the traffic safety going forward.

Sam Crenshaw, 2313 W Austin Street, stated that first-time homeowners tended to shy away from trendy neighborhoods. He commented that he moved to the area because of the openness and the opportunity to raise a family in a safe, quiet location. He stated he has been a police officer in Tulsa for four years and asked if the Commission was familiar with 41st and 129th in Tulsa, an area zoned CS. He stated that that is an area where he sees a lot of crime and that the PUD is very similar to the plans of Village at 1Eleven. He stated that as of January of this year, that area has seen over 414 reported criminal acts, minimum 3 crimes a day, which includes vandalism, rape, robbery, assaults, burglary, larceny, auto theft, and four reported homicides. He concluded that he is in favor of a continuation of a neighborhood like Aspen Park or Gray Oaks.

Jerry Agee, 5208 S Chestnut Avenue, stated that Gray Oaks, Aspen Park, Watford, plus residences on South 140th Street, are all opposed to the rezoning development of the parcel just immediately north of the Gray Oaks subdivision for the following reasons:

- Development is not compatible with the surrounding subdivision
- There will be an increase of crime.
- Increase in traffic of approximately 300 cars a day entering and leaving the area will increase the flow of traffic now moving east and west on 111th Street.
- The proposed five lanes of 111th will not improve the egress of Gray Oaks residents or any other resident departing south of 111th trying to go westbound.
- All residents who live within 300 feet of the proposed development received a letter by the City signed a petition in opposition.
- Residents who live outside the 300 feet of Gray Oaks, Aspen Park, Watford and South 140th Street have also signed opposing development and rezoning.

He requested that the Commission deny the proposed rezoning request because there is a majority that feels opposition should carry a positive response to their request by the City of

Broken Arrow.

Kay Guardy, 4801 S Chestnut Avenue, Gray Oaks, stated that she is an original homeowner in Gray Oaks, south of the proposed development and she is the first home on the east side as you enter the neighborhood. She believes there is common ground that all can be happy with but will require a compromise. She stated that rather than a PUD zone approval, to elect to zone what is now the northwest corner transition zone to RS2, which would allow the developers to build a better fit than high density apartments and is a better choice for the City and the neighborhoods.

She commented on the traffic situation currently in the area and said that the proposed street changes will make it nearly impossible to navigate and will be a negative impact to any prospective homeowner or renter. She commented about a recent article regarding the 20 best cities to live for first time homeowners and noted that the number one town was Broken Arrow.

Debbie Ziggler, 4800 S Chestnut Avenue, commented that as Broken Arrow citizens, they put their trust in the decisions the Planning Commission makes. She said she is thankful they are there to make sound decisions. She noted that the developer does not live in the community and she wants to see that the Commission makes decisions that benefit the community and not the developer.

Derek McCall reiterated that the PUD and the rezoning request are in line with the Comprehensive Plan and used the definitions in the Comprehensive Plan to determine what this development looked like and what the PUD ended up being. He stated that while the developer may not be from Broken Arrow, he lives in the area and has had family in the area for 35 years. He thanked the Commission for considering the PUD and the rezoning and stated that they made their decisions based on the documents that they as developers and consultants use to make decisions daily.

Justin Morgan, civil engineer of Tanner Consulting, 5323 South Lewis, stated that Florence is being widened, but also being fixed as far as grades. He noted that as far as entrances to Gray Oaks lining up, it is a code requirement to line up entrances so people are turning left and not running into each other. He stated that based on the dimensions of the land, lining them up was the appropriate and preferred way to do it.

Lee Whelpley thanked everybody who spoke and was impressed that the Planning Commission was a recommending body to the City Council, and that the decision one way or another is not the final decision.

Mark Jones stated that property value is subjective and really cannot be taken consideration. He believes something is currently in place with the City that will address these issues as the City grows. He commented that a lot of the issues mentioned are growing pains to the City and since being on the Commission for three years, he has seen projects like this come across the Commission numerous times. He stated he will not stop economic growth to the City and will consider the best use of this piece of property for development. He stated that he does, however, have concerns about what the project represents but a lot of those are the same as the residents'.

Fred Dorrell commented he has the same concerns as the homeowners, but also has faith in the Staff and their ability as the people that we rely on.

MOTION made by Mark Jones to approve Agenda Item 3A, 19-520, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye:	2 -	Mark Jones, Fred Dorrell
Nay:	2 -	Pablo Aguirre, Lee Whelpley
Recused:	1 -	Ricky Jones

Ricky Jones returned to Council Chambers.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the background for the Consent Agenda Items.

Ricky Jones explained the Consent Agenda and asked if anyone wished to remove any items. No one responded. He stated his firm prepared the revised plat for Item 4C and would need to remove the Item from the Consent Agenda.

A. 19-555 Approval of Planning Commission meeting minutes of April 11, 2019.

MOTION made by Mark Jones to approve Agenda Item 4A, 19-555, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

B. 19-561 Approval of Planning Commission meeting minutes of April 25, 2019

MOTION made by Mark Jones to approve Agenda Item 4B, 19-561, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

D. 19-514 Approval of PT19-106, Preliminary Plat, Fire Station No. 3, 3.03 acres, 1 Lot, A-1 to PUD-286/CG, one-half mile south of Florence Street (111th Street), west of 23rd Street (County Line Rd), north of the Creek Turnpike

MOTION made by Mark Jones to approve Agenda Item 4D, 19-514, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

E. 19-527 Approval of PT19-107, Preliminary Plat, Creek Center, a replat of a part of Possum Run Addition, 1.05 acres, 1 Lot, A-1 to CG, south of Kenosha Street (71st Street) and west 225th East Avenue (Evans Road)

MOTION made by Mark Jones to approve Agenda Item 4E, 19-427, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

F. 19-541 Approval of PT19-108, Preliminary Plat, Harvest Center, 75.03 acres, 2 Lots, A-1 to PUD-289/IL, one-half mile north of Houston Street (81st Street), west of 23rd Street (County Line Road)

MOTION made by Mark Jones to approve Agenda Item 4F, 19-541, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Amanda Yamaguchi, Staff Planner presented Item 4G.

G. 19-525 Approval of PT17-114, Conditional Final Plat, The Villas at Turnberry, a replat of Lot 1, Block 1, Turnberry Commercial, 9.77 acres, 24 Lots, CG to CG and RS 4, southwest corner of 37th Street (209th East Avenue) and Dearborn Street (41st Street)

MOTION made by Mark Jones to approve Agenda Item 4G, 19-525, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Ricky Jones left the Council Chambers.

5. Consideration of Items Removed from Consent Agenda

4C. 19-526 Approval of PT17-115A, Revised Preliminary Plat, Creek 51 Business Park, 97.21 acres, 8 Lots, A-1 to CG and IL/PUD-204A, one-half mile south of Houston Street (81st Street), west of Highway 51

MOTION made by Mark Jones to approve Agenda Item 4C, 19-526, per Staff recommendations. The motion was seconded by Pablo Aguirre. The motion carried the following vote:

Aye: 4 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley
Recused: 1 - Ricky Jones

Ricky Jones returned to Council Chambers.

6. Public Hearings

A. 19-499 Public hearing, consideration, and possible action regarding PUD-290 (Planned Unit Development), Riverbrook Apartments, 14.56 acres, RM to PUD-290/RM, one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th East Avenue)

Larry Curtis, Acting Development Services Director, presented this item, saying that the property was rezoned RM by the City Council on January 17, 1972, as part of BAZ-308, which was part of four rezoning applications in the area. On January 20, 1972, Ordinance 416 was approved by City Council that changed the rezoning on the property from R-1 to R-5. On February 1, 2008, the Zoning Ordinance was updated and R-5 zoning district was changed to RM.

Applicant is interested in developing the apartment project on the property. The development is proposed to be completed in two phases. The first phase consists of 6.7 acres within 72-acre units. There are 29 one-bedroom units, 22 two-bedroom units, and 22 three-bedroom units. According to the design statement submitted with the PUD, the property has been developed in accordance with the Broken Arrow Zoning Ordinance and Development with regulation associated with the RM zoning district, except as summarized in their staff report.

The surrounding properties in the area are zoned RM, R2, and R3 and RD zoning. Property associated with PUD-290 was designated as greenway flood plain in the Comprehensive Plan in 1997, when the Comprehensive Plan was adopted. The property was shown in the 1984 FEMA flood maps to be located entirely within the 100-year flood plain.

The 1999 flood plain maps continued to show the property within the 100-year flood plain. However, in 2009 this changed and the maps showing the property below to be in the 500-year flood plain associated with the project area. While no development can occur in the 100-year flood plain, development is permitted within the 500-year flood plain. FEMA maps prepared in 2012 and 2016 continue to show most of the property in the 500-year flood plain with just the area along the northeast section of the property, along the property located within the creek area to be in the 100-year flood plain.

With the existing RM zoning, the area located outside the 100-year flood plain should have been designated as Level 3 in the Comprehensive Plan. With that, RM zoning is in conformance with the Comprehensive Plan L3 with PUD-290 applicant proposing to develop the property in accordance with RM zoning district, except for the following:

- Restrict the number of units in Phase 1 to 72 units instead of 133 that is allowed through straight zoning
- Limit the height of structures to 45 feet for three-story units, and 25 feet for two-story units, as compared to the height limits allowed in the RM zoning district. In addition, the neighborhood to the northeast that is zoned R2, the heights of the structures are limited to 50 feet.
- Reduce the parking requirement for one-bedroom units from two parking spaces to 1.5 parking unit spaces

In Phase 2 there will be four units located on the same building plain along the south boundary instead of three. Property abuts a large AEPPSO power line. According to Section 6.4 of the Zoning Ordinance, the PUD provisions are established for one or more of the following purposes:

- To permit and encourage innovative land development while maintaining appropriate limitation on the character of the use and ensuring compatibility with the adjoining properties.
- To permit greater flexibility within development to best utilize the physical features of the site and encourage for greater public benefits than would otherwise be achieved through development under this ordinance.
- To encourage the provision and to preserve the meaningful open space to encourage integrated and unified design and function of the various uses.

In Staff's opinion, PUD-290 satisfies 1, 2, and 3 of Section 6.4a of the Zoning Ordinance. Applicant is limited to the number of units in Phase 1 to 72 units, which is 46% less than what is allowed in the RM Zoning District. Building height is limited to 45 feet for three-story units. Applicant is requesting relief from the landscaping and building setbacks required from the inner property lines being created.

Based on the Comprehensive Plan, the existing zoning, the design statement, and conceptual site plan submitted with PUD-290, the location of the property and the surrounding land use, the Staff recommends that the PUD be approved, subject to the property being platted and the following changes being made to the design statement: Page 3, Item 5, screening 5.2 E2B, revised as follows: A security fence of at least six feet in height shall be outside the 100 flood plain along the northeast boundary. The revised design statement incorporating the changes shall be submitted to Staff no later than May 14, 2019.

He stated that a protest from the surrounding property owners was received, and is being evaluated as with the previous item by INCOG. Should this be moved to City Council, that evaluation will be provided to the Council and noted to see if it meets the requirements of state statutes.

Applicant Patrick Rooney, 2034 E 38th Street, Tulsa, stated he is seeking to build a 72-unit apartment project and not seeking any zoning changes with this proposed PUD. He stated that the reason he's seeking a PUD is to allow the project to be developed more appropriate to the unique characteristics of the site. It would result in a lower unit density than that allowed under the existing in-place RM zoning.

When asked by Fred Dorrell if he agreed with Staff recommendations, Mr. Rooney confirmed that he was.

Ricky Jones opened the public hearing for PUD-290 and BAZ-1997, Item 6A and asked if anyone wished to speak on the item.

William Kok, 1008 W Pensacola Court, stated he collected two petitions and submitted them to the City. One was against the complex, and he stated homeowners did not want the apartments in their backyard, even though the zoning allowed for it. He stated the second petition was against the variance; the screening fence on the northeast side is a concern because it allows for the increase of trespasses. He stated he does not agree with the reduction in parking spaces, believing it would lead to overcrowding of the parking lot and traffic hazards. He remarked that this is not the best use for the property; that the homeowners believed this was a sports complex for the neighborhood. He stated he does not see how, from looking at the site plan, that crowding buildings together would create more livable space. He also stated that the traffic on Aspen is horrendous and more people turning in and out of Aspen would create problems.

Ricky Jones reiterated that the property is currently zoned multifamily; if the City denied the PUD, developers could build multifamily now without asking because it is a use permitted by the zoning. Mr. Kok confirmed he understood but wanted the commission to know that the residents are not in favor of the apartment complex, and that the developer did not ask for resident input.

LaNita Phillips, 1301 W Ocala Street, stated she lives less than one mile diagonally from the apartments. Since living at her residence, she received letters that she is now in the flood plain, and that the Corps of Engineers suggested she purchase flood insurance. She explained that she does not understand that the property is in a 500-year flood plain. She commented that during spring through late fall, the traffic is very heavy near Aspen and 131st. She then indicated that she concurs with earlier speakers that there are already many apartments in the City and does not understand why the area needs another apartment complex.

Ian Kesarich, 1405 W Quinton Street, indicated his property backs up to the creek where the planned apartments would be built. He stated that he is concerned about the environmental impacts to the creek. Ricky Jones interjected by explaining that this meeting is not for discussing drainage and it would be addressed later in the platting process if the PUD is approved. Mr. Kesarich noted that he understood. He stated that he personally objects to the land being used in the proposed manner; that there is a huge amount of congestion in the area because there is only one exit out of that area and he does not believe that adding more people to that area, especially on the weekends, would be beneficial to the community. He commented that since there are vacancies in neighboring apartment complexes, he does not understand what the purpose of building another apartment complex would be.

Ricky Jones closed the public hearing.

Cory Farmer, 222 E Main Street, Oklahoma City, who represents the consultant for the applicant, stated that both phases of the development are combined into one PUD. He explained

Commission meeting.

Larry Curtis stated that this item is an update to the code in regards to bed and breakfasts, notably an Airbnb of any type. It is currently illegal in City of Broken Arrow to have an Airbnb, so the codes need to be brought up to date to facilitate these types of accommodations within the community. He explained that there would be three types of bed and breakfasts.

- Allow for two rooms, or up to two sets of guests, with a permit from the Development Services Department without getting a specific use permit. The permit would require annual renewal, and there would be an associated fee.
- Allow for up to four rooms, require a specific use permit, and would allow for homes that are not currently occupied but are rented out. A notification would be sent to neighbors within 300 feet of the property.
- Allow for standard B&Bs, up to eight units, in certain zoning districts and would require a specific use permit.

Larry Curtis asked for time to vet this item to the public so there could be more community input and discussion.

MOTION made by Mark Jones to continue Agenda Item 6C, 19-562, until the June 27, 2019, Planning Commission meeting per Staff recommendations. The motion was seconded by Lee Whelpley. The motion carried the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

7. Appeals

None.

8. General Commission Business

Ricky Jones recognized Officer Pall and thanked him for attending the meeting.

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

Larry Curtis requested to put an item on the agenda for the Commission to formalize how to proceed with public input.

Ricky Jones commented that there is a requirement to limit to three minutes any input for interested parties.

Larry Curtis stated he would provide a copy of the form to the Commission.

Mark Jones stated that he does not want the forum to be a platform for grandstanding, but rather to glean public input.

Larry Curtis stated the importance of discussing the matter and deciding on how to proceed.

Lee Whelpley asked if the time limit can be altered.

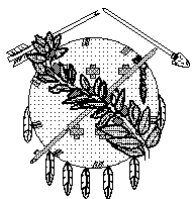
Larry Curtis responded he believes the language that has been provided by the City Council allows for modification.

Tammy Ewing responded that she has yet to find the actual action taken by the Council, and that she cannot yet answer that question.

10. Adjournment

MOTION: by Fred Dorrell to adjourn at 7:02 p.m. The motion was seconded by Lee Whelpley. The motion carried the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones



City of Broken Arrow

Request for Action

File #: 19-723, **Version:** 1

Broken Arrow Planning Commission

06-13-2019

To: Chairman and Commission Members

From: Development Services Department

Title:

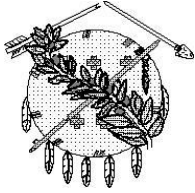
Approval of Planning Commission meeting minutes of May 23, 2019

Background: Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 05 23 2019 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held May 23, 2019.

Reviewed and Approved By: Larry R. Curtis



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, May 23, 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: 4 - Pablo Aguirre, Fred Dorrell, Lee Whelpley, Ricky Jones
Absent: 1 - Mark Jones

3. Old Business

A. 19-631 Public hearing, consideration, and possible action regarding the proposed modifications to Sections 5.7 (Signs) of the Broken Arrow Zoning Ordinance

Planner II Jane Wyrick reported Section 5.7 of the Zoning Ordinance was proposed to be modified to update sign code requirements. She noted the existing sign code was approved by City Council in January of 2008 and had been in effect since February 2008 with modifications and updates in preceding years. She reported in 2015 the Supreme Court ruled Gilbert, Arizona town sign regulations were content based and were an unconstitutional regulation of speech as the town sign regulations included different rules for different categories of signs. She explained if a sign code included content based language it was subject to strict scrutiny by the courts and a municipality must be able to demonstrate the language was included to further a compelling government interest. She noted a section outlining the purpose and intent of Broken Arrow sign ordinance was expanded in Section 5.7. She explained Broken Arrow was amending Section 5.7 of the Zoning Ordinance in response to the Supreme Court ruling. She explained other language was being adjusted to accommodate newer technology signage, included a new definitions section, and addressed signage within Area 7 of the DROD. She stated Staff recommended approval of the proposed modifications to Section 5.7 of the Broken Arrow Zoning Ordinance as presented and an Ordinance be drafted for City Council approval.

Chairperson Jones asked if signs which advertised a product not sold on location and were considered off premise advertising signs were included as content based signage. He asked if such signage would be prohibited. Acting Development Services Director Larry Curtis responded in the negative; for example, a billboard advertising pest control placed on property which was utilized to sell fast food was permitted.

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

MOTION: A motion was made by Pablo Aguirre, seconded by Lee Whelpley.

Move to approve Item 3A, 19-631, per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Jones stated Item 3A would go before City Council on June 17, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding this Item, said individual was required to fill out a Request to Appear before City Council form in advance.

4. Consideration of Consent Agenda

Planner II Jane Wyrick presented the Consent Agenda.

A. 19-576 Approval of PT19-100, Conditional Final Plat, Independent School District No. 3 (Broken Arrow Public Schools, Elementary 16), 38.734 acres, 1 Lot, A-1, one-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th E. Avenue)

Ms. Wyrick indicated the applicant and Staff agreed to remove Checklist Items 13 and 15 for this Item and she recommended the Planning Commission's motion reflect this adjustment.

Chairperson 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 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 Fred Dorrell, seconded by Mark Jones.

Move to approve Consent Agenda Item 4A including removal of Checklist Items 13 and 15 per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Jones stated Item 4A would go before City Council on June 17, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding this Item, 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 taken or required.

6. Public Hearings

A. 19-547 Public hearing, consideration, and possible action regarding BAZ-2027, Callaway Project, 7.03 acres, A-1 to RD, one eighth mile south of Jasper Street (131st Street), east of Olive Avenue (129th E. Avenue)

Acting Development Services Manager Larry Curtis reported BAZ-2027 was a zoning request change from A-1 (agricultural) to RD (residential duplex). He explained the applicant proposed to sell the property associated with BAZ-2027 to residents who wished to build a 5,500 square foot detached single family home on the property. He explained the couple wished to split the property into two lots and sell the remaining parcel to an individual with the intent to build a single family detached home. He noted the property was currently zoned A-1 with a minimum lot size of 5 acres and a minimum frontage of 330 feet. He noted the property was designated as Level 3 in the Comprehensive Plan and RD zoning was in compliance with the Comprehensive Plan in Level 3. He explained whereas R-2 and R-3 zoning were also in compliance with the Comprehensive Plan, due to the limitation of lot size and the distance from other zoning districts with R-2 or R-3 classification, it was determined RD zoning was more appropriate in this area. He stated on April 26, 2019 the applicant mailed a letter to all property owners on the radius report list informing the property owners of his intent to divide the property into 3.5 acre lot estates with each lot containing a single family home. He reported the applicant indicated positive response. He stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended BAZ-2027 be approved subject to the property being platted. He explained Staff recommended platting be waived if the property was developed for single family homes, but platting be required if developed for a residential duplex type home. He noted the warranty deeds associated with the lot split would specify each property could only be used for a single family detached residence.

Chairperson Jones stated while platting was waived if the property was developed for a single family home, if RD zoning was approved development of the property into residential duplex type homes would be permitted. Mr. Curtis explained a self-imposed restriction would be placed on the lot split which indicated the property could only be used for single family development. He indicated to develop the property for multifamily purposes an applicant would be required to come before the Planning Commission and request to revoke the restriction prior to platting the property for duplex purposes.

The applicant, Mr. Cody Callaway, stated his address was 300 N. Main Street, Suite A, Broken Arrow, OK 74012. He stated he was in agreement with Staff recommendations. He explained the reasoning behind the request for RD zoning rather than R-1 or R-2 zoning, as R-1 or R-2 zoning would require a Comprehensive Plan change.

Commissioner Pablo Aguirre asked about the restriction clause. Mr. Curtis explained the language within the Deed Document stated “no additional split would be permissible without approval of the Planning Commission” and “only a single family home may be permissible on this lot” and “this use cannot be modified without approval of the Planning Commission.”

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

MOTION: A motion was made by Pablo Aguirre, seconded by Lee Whelpley.

Move to approve Item 6A, 19-547, per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Jones stated Item 6A would go before City Council on June 17, 2019 at 6:30 p.m. He recommended the applicant attend this City Council Meeting. He explained if any individual desired to speak regarding this Item, said individual was required to fill out a Request to Appear before City Council form in advance.

B. 19-569 Public hearing, consideration, and possible action regarding BAZ-2028, Callaway Parking Lot, 0.72 acres, DROD Area 5 (Downtown Residential Overlay)/R-3 (Single

Family Residential), ON (Office Neighborhood), and PUD-242 (Planned Unit Development) to DROD Area 5 (Downtown Residential Overlay)/ON (Office Neighborhood), on the northeast corner of Detroit Street and First Street

Mr. Larry Curtis reported BAZ-2028 was a zoning change request from DROD Area 5/R-3 (single family residential) to DROD Area 5/ON (office neighborhood). He stated the property was platted as Lot 17 through Lot 15 of Block 17 in the original town of Broken Arrow. He noted Milestone a 4 story building with 31,000 square feet of commercial space on the ground floor and 3 levels of apartments containing 90 units was under construction immediately west of this property. He reported the applicant proposed to develop a covered parking lot with fencing and landscaping to be used by Milestone. He explained while a parking structure was not permitted in the R-3 Zoning District it was identified as a permitted use in Area 5 of the DROD; therefore, the applicant requested to keep DROD Area 5, but change the underlying zoning district from R-3 and ON/PUD-242 to ON which would revoke the underlying PUD-242. He stated the Comprehensive Plan showed this area designated as Level 5, and ON was identified as possible in the Comprehensive Plan in Level 5. He noted there was no height impact. He stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended approval of BAZ-2028. He stated Staff recommended platting be waived as the property was previously platted. He noted a site plan for the parking lot would be submitted and approved by staff prior to development. He noted the parking lot would be screened and landscaped in accordance with the Broken Arrow zoning code.

The Applicant Cody Callaway stated his address was 300 N. Main Street, Suite A, Broken Arrow, OK 74012. He stated he was in agreement with Staff recommendations. He stated he originally intended to develop an office building on this property, but once Milestone was underway he realized a parking lot would be more appropriate. He thanked Staff for being helpful during the process.

Chairperson Jones opened the Public Hearing for Item 6B. He asked if any present wished to speak regarding Item 6B.

Mr. Don Linley stated his address was 22629 E. 81st Street, Broken Arrow, OK. He stated he had lived at this address for 46 years and owned the property at 233 E. Elgin near the proposed zoning change. He stated he had no concerns with the zoning change. He asked if it was normal for a zoning change to be requested after development had begun as he noted the Milestone building was currently under construction. He stated he wondered whether he should proceed with his intended property improvements or if his property value might increase and be worth selling to a developer in the near future. He asked if his property would require a zoning change for this purpose. Mr. Curtis explained the Milestone property was unrelated to the property which was requesting a zoning change currently; therefore, the request was not being made after development had begun. He explained the zoning change would not affect Mr. Linley's property. He noted Staff would be happy to speak with Mr. Linley following the Planning Commission Meeting regarding whether his property would require a zoning change to be sold for the purpose of office building development.

Chairperson Jones stated the Milestone project had caused some concern to a church located south of the property regarding parking on church property by Milestone visitors. He noted this proposed parking development potentially could alleviate this concern.

Chairperson Jones asked if any others present wished to speak regarding Item 6B; hearing none he closed the Public Hearing.

MOTION: A motion was made by Fred Dorrell, seconded by Lee Whelpley.

Move to approve Item 6B, 19-569, per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Jones stated Item 6B would go before City Council on June 17, 2019 at 6:30 p.m. He recommended the applicant attend this City Council Meeting. He explained if any individual desired to speak regarding this Item, said individual was required to fill out a Request to Appear before City Council form in advance.

C. 19-578 Public hearing, consideration, and possible action regarding PUD-161H, a request for a major amendment to Planned Unit Development 161, Savvy Swimmers, 0.87 acres, PUD-161/CG, located one eighth mile west of Olive Avenue (129th E. Avenue), north of Kenosha Street (71st Street)

Ms. Jane Wyrick reported PUD-161H was a major amendment request to PUD-161. She reported the Design Statement indicated this project was planned as a scuba diving and swim instruction facility called Savvy Swimmers. She explained when PUD-161 was approved in 2005 the property was zoned C-2 (planned shopping center) which did not include commercial swimming pool as a permitted use. She noted the Zoning Ordinance was updated and C-2 zoning was converted to CG (commercial general) which did not include a designation for

commercial swimming pool, but included general indoor recreation use. She stated the applicant proposed to include general indoor recreation as a permitted use. She reported other requested amendments included a reduction of the rear setback from 50 feet to 25 feet, allowed a deviation in exterior building materials to include metal, glass and masonry, and amended the parking ratio to 1 space per 300 square feet. She reported in October of 2016 City Council approved PUD-161G on this property to reduce the rear setback from 50 feet to 23 feet, with a single story building, 8 foot high screening fence along the east boundary, installation of irrigation, and restaurant use prohibition with all other PUD-161 regulations remaining in effect. She noted PUD-161G was not vested; therefore, it never took effect. She noted the adjacent property to the south was included in PUD-143A, approved by the Planning Commission as a minor amendment in May of 2007, which allowed the rear setback to be reduced from 50 feet to 23 feet with several restrictions. She reported the renderings for the project showed two driveways and a drive isle which circled the back of the building. She noted the applicant indicated access was needed to the rear of the building for pickup and drop off of heavy scuba equipment; however, the drive isle would limit the width of the landscape buffer adjacent to the east property boundary. She stated Staff recommended a minimum 10 foot wide landscape buffer in this location. She explained the various zoning ordinance requirements regarding parking and noted the applicant requested modifying the parking requirement due to this being a pool facility; Staff agreed. She reviewed other PUD requirements which were in accordance with PUD-161. She noted a patio area was planned; Staff suggested hours of operation be applied to the project and amplified sound not be permitted in the patio area. She stated Staff recommended no second floor windows facing residential uses, along with a 35 foot height limit. She reported there was no flood plain on the property. She reported staff received four phone calls regarding this project: two asked about the nature of the project, one had a concern regarding noise, and one was opposed to the project. She stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended PUD-161H be approved with the included conditions.

Chairperson Jones asked if the individual who was opposed to the project indicated a reason. Ms. Wyrick responded in the negative; the individual only stated "that won't work."

Chairperson Jones asked if the applicant was present. Ms. Wyrick responded in the negative; the applicant's wife, the architect, instructor and realtor were present.

The applicant's wife, Mrs. Heidi Bailey, stated her address was 107 E. Main Street, Jenks, OK 74037. She stated she was mostly in agreement with Staff recommendations. She asked if it would be possible to play light coffee shop style background music on the patio as it was intended as a waiting place for parents during lessons. Chairperson Jones asked if Ms. Bailey would be in agreement with days and hours for music permission. He explained "light music" was a nebulous term and hard to enforce; therefore, unless Ms. Bailey could set decibel limitations, as well as hours of operation, residents would be concerned. He stated he was willing to permit Ms. Bailey or the architect to work with staff to determine an enforceable decibel level and operating hours for music. Ms. Bailey stated she understood and agreed. Ms. Wyrick noted the building could be moved forward 5 feet to provide an additional buffer in back of the property. Chairperson Jones stated he believed an accommodation could be reached, but he was unwilling to allow "light music" without establishing ground rules through Staff.

Commissioner Aguirre asked how many exceptions were being requested through the PUD. Ms. Wyrick responded essentially three exceptions and listed said exceptions.

Chairperson Jones asked if the applicant agreed with the remaining staff recommendations, such as the window restriction. Ms. Bailey responded in the affirmative. Chairperson Jones asked about Ms. Bailey's current facility which operated in Jenks. Ms. Bailey explained the facility in Jenks was a scuba school and had been in operation for three years. Mr. Curtis asked if Ms. Bailey intended to operate two schools or move the school to Broken Arrow. Ms. Bailey responded the school would be moving to Broken Arrow.

Vice Chairperson Whelpley asked if the patio would include surrounding materials to mute sound. Ms. Bailey stated her architect could better answer this question. The applicant's architect, Mr. Scott White, stated his address was 10410 E. 112th Place South. He stated there would be shrubbery, a privacy fence, and a 10 foot buffer zone with trees. He noted the back side of the patio would include a 5 foot wall, as well as shrubbery surrounding the patio. Chairperson Jones noted there were noise ordinances in place as well.

Commissioner Aguirre asked why the building had been moved back on the property. Mr. White responded there was an issue with the irregularly shaped lot, front setback, building size, and sidewalk requirements. He noted the building was now setback 35 feet from the rear of the property. Chairperson Jones noted parking would be along the side of the building. Mr. White concurred.

Chairperson Jones opened the Public Hearing for Item 6C. He asked if any present wished to

Speak regarding Item 6C.

Ms. Cindy Mayner stated her address was 1109 N. Kalanchoe Avenue, Broken Arrow, OK. She stated she owned the building next door to this proposed project. She stated she was thrilled with the proposed project and had no concerns regarding the patio. She stated she was concerned about potential overflow parking onto her property, as well as from her property onto Savvy Swimming property. She stated she wished to contact the Baileys regarding parking and the possibility of partnering with Savvy Swimming for parking space. Chairperson Jones noted a large portion of the building would be pool space which Staff felt would not need the same parking requirements as normal floor space parking requirements. He suggested Ms. Mayner contact Ms. Bailey following the meeting to discuss parking. Ms. Mayner agreed.

Chairperson Jones asked if any others present wished to speak regarding Item 6C; hearing none, he closed the Public Hearing.

Chairperson Jones stated Broken Arrow did not currently have a scuba/swim lesson facility and he approved of the project.

MOTION: A motion was made by Fred Dorrell, seconded by Lee Whelpley.

Move to approve Item 6C, 19-578, per Staff recommendation with the caveat the applicant can discuss with Staff a modification regarding patio music decibel level, and if an amenable compromise is reached the recommendation is to go on to City Council as noted.

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Jones stated Item 6C would go before City Council on June 17, 2019 at 6:30 p.m. He recommended the applicant attend this City Council Meeting. He explained if any individual desired to speak regarding this Item, 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

A. 19-633 **Consideration, discussion, and possible approval of modified Request to Appear forms and Guidelines for Planning Commission meetings**

Mr. Larry Curtis reported City Council recommended the Planning Commission and Board of Adjustment consider regulations regarding speaking time limits, as well as Request to Appear forms, similar to City Council regulations. He stated the City Clerk's office created a Request to Appear before the Planning Commission form and provided guidance as directed by City Council. He stated the Planning Commission should consider speaking time limits for applicants, as well as citizens. He explained these regulations allowed for orderly meetings, as well as provided documentation of individuals who appeared before the Planning Commission.

Chairperson Jones asked if there was a directive from City Council to implement this system. Assistant City Attorney Tammy Ewing responded in the negative. Chairperson Jones stated he felt the Planning Commission had operated successfully in the 16 years he had served without assigning time limits. He stated he believed the Planning Commission was cognizant enough to curb individual tangents which were unrelated to topic while allowing citizens to vent freely, especially as this was not permitted during City Council Meetings. He noted he appreciated the freedom to permit speakers as much time as needed when there were few speakers, while possibly implementing time limits when many were present to speak. Ms. Ewing stated asking citizens to sign up to speak was helpful for documentation purposes, improved accuracy of Meeting Minutes, became public record, and also enabled meeting attendees to indicate an "in support of" or "in opposition to" position without necessarily speaking. Discussion ensued regarding problems with these forms in the past, filing the forms with the City Clerk's Office, online sign-up, forms being available during the meeting, and concerns with time limits.

Commissioner Aguirre commented City Council had success with time limits and noted the forms would be beneficial as a means for data collection. Assistant City Attorney Ewing explained there were two separate issues: the form and the time limit. Commissioner Aguirre stated the future of the Planning Commission should be considered; while Chairperson Jones did an excellent job controlling the Planning Commission Meetings, he may not always be present. Discussion ensued regarding the current method of operation working smoothly, citizens getting angry with time restrictions, and City Council appreciating the Planning Commission allowing citizens to freely express opinions.

Vice Chairperson Whelpley stated he agreed the form which collected information would be beneficial; but he agreed Chairperson Jones did an excellent job steering speakers in the proper direction. Assistant City Attorney Ewing stated a lack of consistency of rules and regulations could lead to capricious arguments, especially if citizens felt unable to express themselves

simply because others had previously expressed similar opinions. Discussion ensued regarding Broken Arrow doing an excellent job running public hearings, neighboring municipalities, Planning Commissions versus City Councils, rules preventing chaos, and Planning Commission subject matter being less inflammatory than City Council subject matter.

Commissioner Fred Dorrell agreed with both Chairperson Jones and Commissioner Aguirre. He stated forms would be helpful, but were not necessary. He stated “grandstanding” was not an issue during Planning Commission Meetings and time limits could be both beneficial and problematic. Assistant City Attorney Ewing stated an agreement could be made to allow time limit extensions when desired via Planning Commission vote. Commissioner Dorrell stated he worried a time limit would promote filibustering to fill said time limit.

Discussion ensued regarding informing citizens the Planning Commission did not take property values into consideration, the narrow scope the Planning Commission was allowed to consider regarding recommendations, the possibility of including this type of information on the form, the possibility of standardized instructions for public hearings regarding speaker behavior, a blanket statement regarding the Planning Commission not considering property values possibly causing debate, being careful about phrasing of instructions and Planning Commission limitations, as well as Planning Commission Members being required to approve or deny requests regardless of personal feelings and opinions.

Chairperson Jones asked Staff for an opinion. Mr. Curtis stated Staff would like the form to help with record keeping. He stated Staff would like a time limit; however, he understood the Planning Commission acted as a sounding board regarding items which went before City Council. He indicated Staff was present to serve the Planning Commission; ultimately Staff would support whatever decision the Planning Commission made in this regard.

Commissioner Aguirre stated he approved of the form as it clarified who was permitted to speak and for how long. He noted he felt the suggested 5 minutes per public speaker, 10 minutes per applicant with an additional 5 minutes for a rebuttal was reasonable. He stated he believed the form should include a statement which clearly indicated the Planning Commission was not permitted to take property values into consideration in decision making, but in a nonabrasive manner.

Mr. Curtis suggested Staff was amenable to tabling this Item to allow the Planning Commission Members to consider this further individually and discuss again at a future Meeting. Planning Commission agreed to table Item 8A. Mr. Curtis indicated Staff would contact each Planning Commission Member individually to discuss opinions during the next two weeks. Assistant City Attorney Ewing asked Item 8A not be tabled or continued, but be put on a future Agenda as three separate Items, one being use of a sign-up form, two being guidelines and three being time limits. Mr. Curtis concurred. Commissioner Dorrell concurred.

Assistant City Attorney Ewing stated Chairperson Jones, as well as the other Planning Commission Members, did an excellent job running the Planning Commission Meetings. She stated she wanted him to understand the suggestion for new rules and regulations was not a negative reflection upon Chairperson Jones in any way. Chairperson Jones indicated he understood and commented the chairmanship was rotated regularly.

Discussion ensued regarding the benefits of requiring residents to fill out a form prior to the Meeting requesting to speak.

MOTION: A motion was made by Pablo Aguirre, seconded by Fred Dorrell.

Move to take no action regarding Item 8A

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Fred Dorrell, Lee Whelpley, Ricky Jones

Commissioner Dorrell asked if this item would be placed back on the Agenda. Mr. Curtis responded in the affirmative.

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

Mr. Curtis asked for all present to be aware of the flooding conditions in south Broken Arrow and to be cautious.

Chairperson Jones stated he saw Mr. Norm Stephens while in Las Vegas at ICSC. He commended Mr. Stephens for an outstanding job representing and promoting the City of Broken Arrow.

Assistant City Attorney Ewing stated collectively the Planning Commission had more experience regarding the above discussed Item (Item 8A). She asked the Planning Commission Members to be creative and feel free to express any new ideas.

Special Projects Manager Farhad Daroga announced a joint work session with the Planning

Commission and City Council regarding the next Comprehensive Plan would be held on June 20, 2019 in the City Hall Main Conference Room at 5:00 p.m. He stated the Nazarene Meeting was rescheduled for Tuesday, June 18, 2019 at the Church of the Nazarene to review the Elm and New Orleans plan.

Assistant City Attorney Ewing reminded the Planning Commission of the Open Meetings Act requirement not to have discussions outside of Meetings regarding issues which might come before the Planning Commission.

10. Adjournment

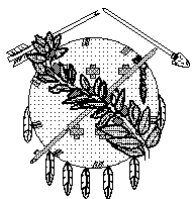
The meeting adjourned at approximately 6:20 p.m.

MOTION: A motion was made by Pablo Aguirre, seconded by Fred Dorrell.

Move to adjourn

The motion carried by the following vote:

Aye: **4 -** Pablo Aguirre, Fred Dorrell, Lee Whelpley, Ricky Jones



City of Broken Arrow

Request for Action

File #: 19-705, Version: 1

Broken Arrow Planning Commission

06-13-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of PT19-109, Preliminary Plat, Highland 55 at Mission Hills, 19.63 acres, 1 Lot, PUD-189 (Planned Unit Development)/RM (Residential Multifamily) to PUD-189C/RM, north of Albany Street (61st Street), one-third mile west of 9th Street (Lynn Lane)

Background:

Applicant: Alan Betchan, AAB Engineering, LLC

Owner: White Earth, LLC

Developer: Tallgrass Capital LLC

Engineer: AAB Engineering, LLC

Location: North of Albany Street (61st Street), one-third mile west of 9th Street (Lynn Lane)

Size of Tract 19.63 acres

Number of Lots: 1

Present Zoning: PUD-189/RM (PUD-189C/RM approved subject to platting)

Comp Plan: Level 3

PT19-109, the preliminary plat for Highland 55 at Mission Hills, contains 19.63 acres on one proposed lot. This property, which is located north of Albany Street (61st Street), one-third mile west of 9th Street (Lynn Lane), is presently zoned PUD-189/RM. On November 6, 2018, the City Council conditionally approved PUD-189C. PUD-189C was approved subject to the property being platted.

As part of PUD-189C, there will be 98 duplex dwelling units on one lot. According to the developer, development of the property will be designed and oriented towards active adults. A unique feature related to PUD-189C is that all 98 units, associated landscaping, fencing, and streets will be owned and maintained by one property owner. All of the units will be one story with a maximum building height of 35 feet. In lieu of sidewalks, there will be a 5-foot wide trail system paved with asphalt or concrete. The trail will be maintained by the property owner.

According to PUD-189C, Highland 55 at Mission Hills will be a private gated neighborhood. As part of PUD-189C, it was specifically recognized that access to Fargo Street to the north will be restricted to emergence access only. The main vehicular access to this development will be from the south through an access easement that will connect with Albany Street and align with 3rd Street. While all the streets inside PUD-189C will be private streets maintained by the property owner, the streets will be at least 26 feet in width and constructed to

City of Broken Arrow standards. At the Planning Commission meeting associated with PUD-189C, the developer acknowledged that all construction traffic would access the property from Albany Street and that no construction traffic would be allowed through the Lynn Lane Village and Country Lane neighborhoods to the north.

None of the property is located in a 100-year floodplain area. There are high-pressure pipeline easements approximately 80 feet in width along the north boundary. As per the City of Broken Arrow Subdivision Code, all structures will have to setback at least 50 feet from any and all high-pressure pipelines. An overhead power line and associated easement is located along the west boundary.

Water and sanitary sewer service will be provided by the City of Broken Arrow. According to the conceptual utility plan, the sanitary sewer lines will be located in the front yard next to the street.

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utilities
Preliminary site plan

Recommendation:

Staff recommends PT19-109, preliminary plat for Highland 55 at Mission Hills, be approved, subject to the attached checklist.

Reviewed and Approved By: **Larry R. Curtis**

BDM

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Highland 55 at Mission Hills
CASE NUMBER: PT19-109
RELATED CASE NUMBERS: PUD-189C and BAZ-2005
COUNTY: Tulsa
SECTION/TOWNSHIP/RANGE: Section 35/T19N/R14E
GENERAL LOCATION: North of Albany Street, one-third mile west of 9th Street
CURRENT ZONING: PUD-189/RM (PUD-189C/RM approved subject to platting)
SANITARY SEWER BASIN: Lynn Lane
STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: AAB Engineering LLC
ENGINEER ADDRESS: P.O. Box 2136
Sand Springs, OK 74063
ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Tallgrass Capital LLC
DEVELOPER ADDRESS: 1000 West Wilshire, Suite 357
Oklahoma City, OK 73116
DEVELOPER PHONE NUMBER: 405-840-4400

PRELIMINARY PLAT

APPLICATION MADE: May 20, 2019
TOTAL ACREAGE: 19.63
NUMBER OF LOTS: 1
TAC MEETING DATE:
PLANNING COMMISSION MEETING DATE:
COMMENTS:

1. ____ The subdivision statistic says 19.62 acres while the subdivision data and legal description say 19.63 acres. Please rectify.
2. ____ Identify the abutting property to the south, west, and part of the east as "Unplatted".
3. ____ Show the mutual access easement and associated document number for connection to Albany Street. At the intersection with Albany Street, the mutual access easement shall be wide enough to accommodate at least one 13' inbound lane, two 12' outbound lanes, and a median in accordance with the Subdivision Regulations. Document number for off-site MAE shall be shown on the plat prior to the plat being recorded.
4. ____ PUD-189C referenced this development being a part of a gated community. The gate design will need to meet the requirements of the Subdivision Regulations, which may impact right-of-way or mutual access easement widths. Gate design shall be submitted and approved, prior to the plat being recorded.
5. ____ Place case number (19-109) in lower right corner of plat.
6. ____ Provide Certificate of Authorization number for engineer and surveyor.
7. ____ On the location map, delete "East" from both Albany Street and Omaha Street. Use Broken Arrow street names and place County street names in parenthesis (i.e. 9th Street and Omaha Street).
8. ____ On Explorer Pipeline revise to say "District Court Case C-71-1168".
9. ____ Revise Section IIA of the covenants. PUD 189C references the Zoning Ordinance that was adopted as part of Ordinance 2931.
10. ____ Correct typo error in Section II.G of the covenants.
11. ____ Include the portion of PUD-189C pertaining to Fire Sprinklers in Section II of the covenants.
12. ____ On the north end of the property that connects with East Fargo Street, show "Restricted Access". On Sheet 1 add the following, "Restricted Access – The entry at East Fargo Street shall be for emergency access only to vehicular traffic."
13. ____ Show appropriate utility easement around the perimeter of the property. If there is a utility easement of at least 11 feet on the adjoining property, an 11-foot wide utility easement is required. If there is no utility easement on the adjacent property, a 17.5-foot wide utility easement is required, unless modified by TAC.
14. ____ Show the 50-foot building setback line from high-pressure pipeline.
15. ____ Add lot and block number.
16. ____ Show a representative example of the 18-foot front building line setback.
17. ____ Show the 20-foot wide perimeter landscape area that is required as part of PUD 189C.

18. ____ The arrows referencing "U/E Document #2006064830 & the Park at Mission Hills PUD No. 189" near the northeast corner of the plat are not shown correctly.
19. ____ Correct the address for the City of Broken Arrow, it should be "220 South First Street".
20. ____ Provide a dimension for locating where the MAE intersects the south property line and show the width of the MAE.
21. ____ Add the DD number to the Detention Determination note.
22. ____ Add the Horizontal State Plane North Datum to the subdivision data.
23. ____ Show a minimum of a 50' tangent between reverse curves to meet AASHTO requirements and verify that all curves are designed with a 30 mph speed limit for a 26' wide street.
24. ____ Show an Overland Drainage Easement (ODE) where concentrated pipe flow will be channelized and flow overland to existing structures.
25. ____ Add a section to the covenants defining the MAE and its uses, restriction, and maintenance responsibilities.
26. ____ On Sheet 2 please correct the leaders for the South 15' U/E label to correctly identify the linework for the U/E, one of them is pointing at the line for the MAE
27. ____ Show a stormwater utility Easement and the associated document number for the portion of the private storm sewer that extends onto the property to the South. Document number shall be shown on the plat prior to the plat being recorded.
28. ____ Show a continuous 15' U/E that covers the public water and sanitary sewer lines that cross or penetrate into the MAE.
29. ____ Show a 10'x5' notch around the fire hydrants located 26' from the centerline of the MAE.
30. ____ Obtain a Standard Construction Specification Variance for the sanitary sewer that is shown next to the private road.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT:

APPLICATION MADE:

TOTAL ACREAGE:

NUMBER OF LOTS:

TAC MEETING DATE:

PLANNING COMMISSION MEETING DATE:

CITY COUNCIL MEETING DATE:

COMMENTS:

31. ____
32. ____
33. ____
34. ____ The conditional final plat and the "no exceptions taken" engineering drawing must agree with respect to Limits of Access and No Access, easement both internal and external, reserve area, traffic control medians, street layouts, rights-of-way, etc. Please provide a written statement (e-mail statement is acceptable) that the conditional final plat agrees with the "no exceptions taken" engineering plans.
35. ____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
36. ____ Show monuments on plat.
37. ____

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

LETTER OF APPROVAL FROM UTILITY COMPANY SUBMITTED?

____ NATURAL GAS COMPANY APPROVAL

____ ELECTRIC COMPANY APPROVAL

____ TELEPHONE COMPANY APPROVAL

____ CABLE COMPANY APPROVAL

CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?

____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH
OKLAHOMA CORPORATION COMMISSION, 405-521-2271

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

____ STORMWATER PLANS, ACCEPTED ON:

_____ PAVING PLANS, ACCEPTED ON:
 _____ WATER PLANS, ACCEPTED ON:
 _____ SANITARY SEWER PLANS, ACCEPTED ON:
 _____ SEWAGE DISPOSAL PLANS, SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
 _____ WATER PLANS SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON: _____
 _____ IS A SIDEWALK PERFORMANCE BOND DUE? _____ HAVE THEY BEEN SUBMITTED? _____
 _____ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWERS, SANITARY SEWER
 AND PAVING? (CIRCLE APPLICABLE) _____ HAVE THEY BEEN SUBMITTED? _____
 _____ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

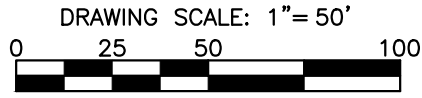
_____ ADDRESSES REVIEWED AND APPROVED?
 _____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?
 _____ PLANNING DEPARTMENT REVIEW COMPLETE ON:
 _____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
 _____ FINAL PLAT SENT TO PROJECT ENGINEER FOR FINAL REVIEW ON:

FEES

_____ FINAL PLAT PROCESSING FEE (\$150 + (\$5 X _____ LOTS)	\$ _____
_____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
_____ EXCESS SEWER CAPACITY FEE (\$700 X _____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
_____ ACCELERATION/DECELERATION LANES ESCROW	\$ _____
_____ WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
_____ SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
_____ STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
_____ DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
_____ REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
_____ REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
_____ STREET SIGNS, LIGHTS, ETC. (\$150 X _____ SIGNS)	\$ _____
_____ SIDEWALK ESCROW	\$ _____
_____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X _____ (SF INCREASED IMPERVIOUS \$ _____ AREA) (less any area in Reserve Area of ½ acre or more)	\$ _____
TOTAL FEE(S)	\$ _____

FINAL PROCESSING OF PLAT

_____ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: _____
 _____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
 _____ FINAL PLAT PICKED UP FOR RECORDATION ON: _____
 _____ 2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
 _____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT



PRELIMINARY PLAT

Highland 55 at Mission Hills

PUD NO. 189 C

A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 35, T-19-N, R-14-E, IBM.,
TULSA COUNTY, STATE OF OKLAHOMA

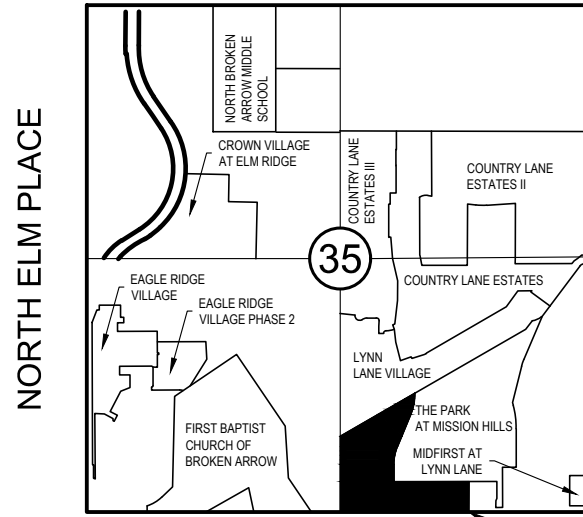
OWNER/DEVELOPER

TALLGRASS CAPITAL LLC.
1000 WEST WILSHIRE, SUITE 357
OKLAHOMA CITY, OK 73116
PHONE: 405-840-4400
ATTN: CHRIS FRANKLIN

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

R-14-E
EAST 51ST STREET SOUTH



EAST ALBANY STREET

LOCATION MAP

SCALE: 1"=2000'

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE (1) LOT IN ONE
(1) BLOCK (19.62 ACRES)

LEGEND

POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
R.O.W.....	RIGHT OF WAY
CHB.....	CHORD BEARING
CHL.....	CHORD LENGTH
ARC.....	ARC LENGTH
R.....	RADIUS
Δ.....	DELTA
U/E.....	UTILITY EASEMENT
M.A.E.....	MUTUAL ACCESS EASEMENT
BK.....	BOOK
PG.....	PAGE
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET
XXXX.....	STREET ADDRESS
	MUTUAL ACCESS EASEMENT

SUBDIVISION DATA

BENCHMARK
1 1/2" ALUMINUM CAP-FLUSH-SET STAMPED
"561", SET S.E. OF 31ST STREET, AND 177TH E. AVE.
ELEV = 695.014' (NAVD 1988)

BASIS OF BEARINGS
ASSUMED BEARING OF N 01°25'57" W ALONG THE WEST
LINE OF THE SE/4 OF SECTION 35, T-19-N, R-14-E TULSA
COUNTY, STATE OF OKLAHOMA

LAND AREA
854,935 SF± / 19.63 ACRES±

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP
STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS,
POINTS OF CURVE, POINTS OF TANGENT, POINTS OF
COMPOUND CURVE, POINTS OF REVERSE CURVE, A MAG
NAIL WITH WASHER STAMPED "CA6318" TO BE SET AT ALL
STREET CENTERLINE INTERSECTIONS, CENTER OF
CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER
COMPLETION OF IMPROVEMENTS, UNLESS NOTED
OTHERWISE.

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 ON
IN PLACE OF LEGAL DESCRIPTION.

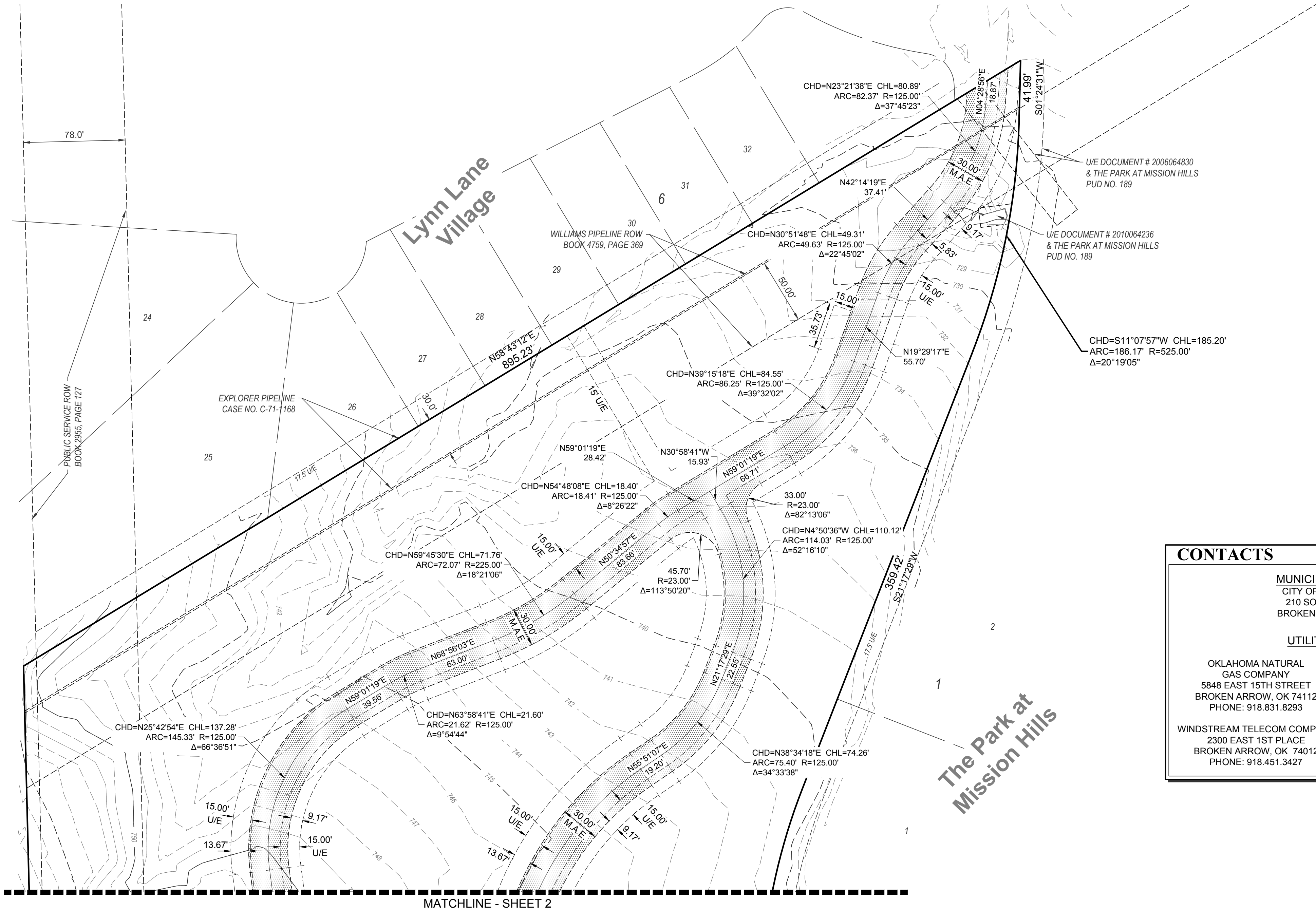
DETENTION DETERMINATION
DETENTION DETERMINATION NUMBER: DD-_____

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BROKEN ARROW
210 SOUTH 1ST STREET
BROKEN ARROW, OK 74012

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY 5848 EAST 15TH STREET BROKEN ARROW, OK 74112 PHONE: 918.831.8293	AEP / PSO 212 EAST 6TH STREET BROKEN ARROW, OK 74119 PHONE: 918.599.2351
WINDSTREAM TELECOM COMPANY 2300 EAST 1ST PLACE BROKEN ARROW, OK 74012 PHONE: 918.451.3427	COX COMMUNICATIONS 11811 EAST 51ST STREET BROKEN ARROW, OK 74145 PHONE: 918.286.4658



PLOT DATE: May, 20, May, 2019 FILE: P:\194231\HIGHLAND 55 AT MISSION HILLS.DWG



DRAWING SCALE: 1"= 50'
0 25 50 100

PRELIMINARY PLAT

Highland 55 at Mission Hills

PUD NO. 189 C

A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 35, T-19-N, R-14-E, IBM.,
TULSA COUNTY, STATE OF OKLAHOMA

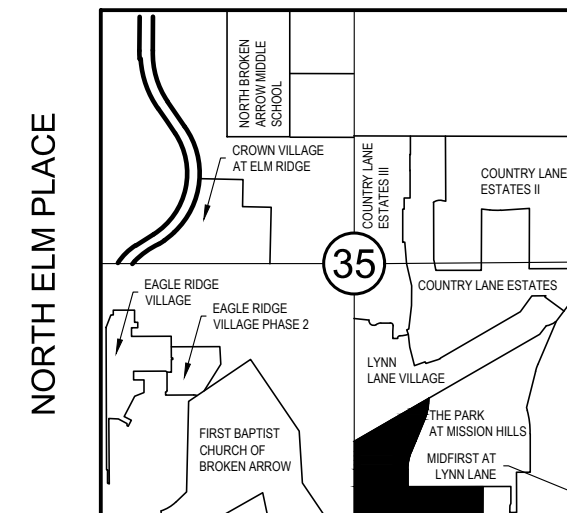
OWNER/DEVELOPER

TALLGRASS CAPITAL LLC.
1000 WEST WILSHIRE, SUITE 357
OKLAHOMA CITY, OK 73116
PHONE: 405-840-4400
ATTN: CHRIS FRANKLIN

ENGINEER/SURVEYOR

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R-14-E
EAST 51ST STREET SOUTH



SOUTH LYNN LANE ROAD
T-19-N

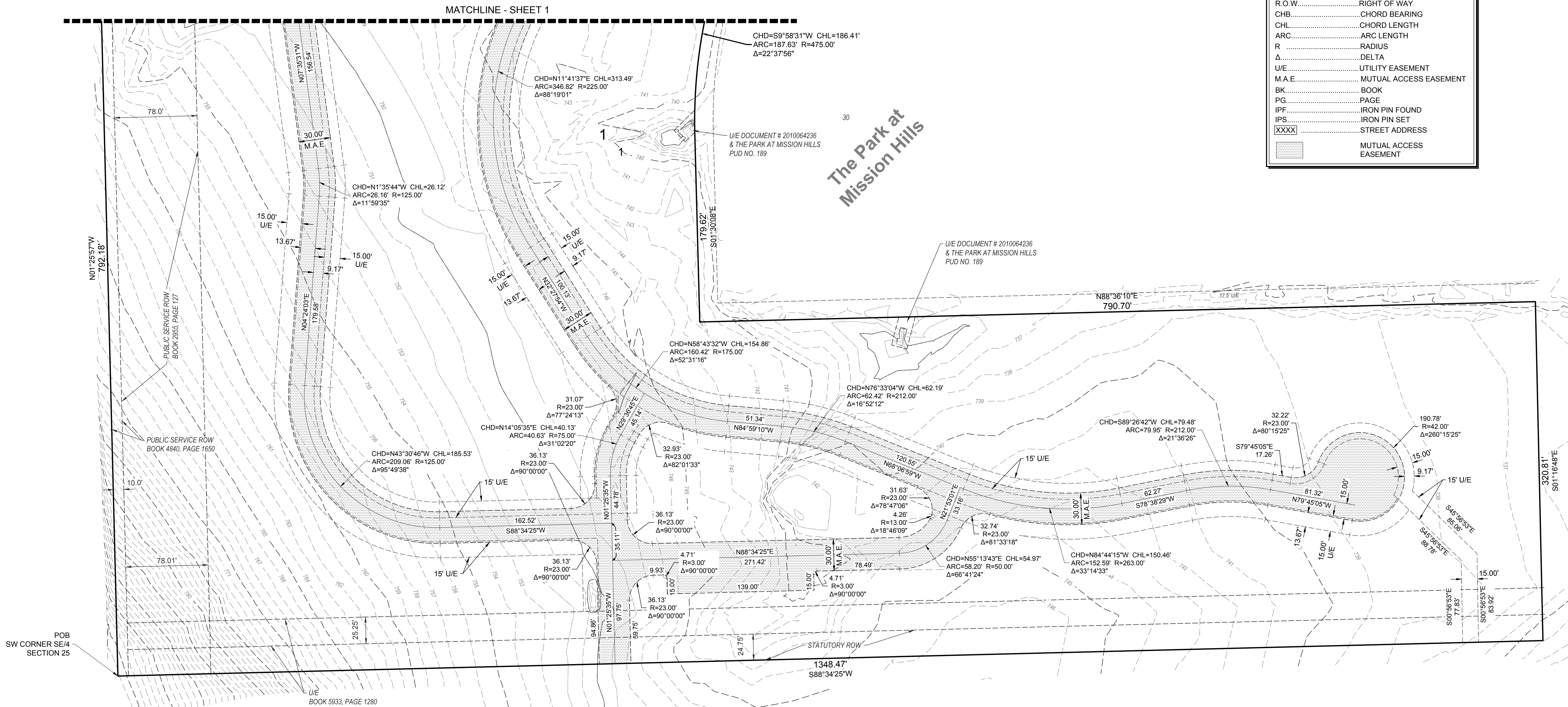
EAST ALBANY STREET

LOCATION MAP

SCALE: 1"=2000'

LEGEND

POB..... POINT OF BEGINNING
POC..... POINT OF COMMENCEMENT
R.O.W..... RIGHT OF WAY
CHB..... CHORD BEARING
CHL..... CHORD LENGTH
ARC..... ARC LENGTH
R..... RADIUS
Δ..... DELTA
U/E..... UTILITY EASEMENT
M.A.E..... MUTUAL ACCESS EASEMENT
BK..... BOOK
PG..... PAGE
IPF..... IRON PIN FOUND
IPS..... IRON PIN SET
XXXX..... STREET ADDRESS
 MUTUAL ACCESS EASEMENT



PLAT DATE: May, 20, May, 2019. FILE IN 19-0426-HIGH AND 19-0426-EX-STRIMMONSON HILLS

NOW ALL MEN BY THESE PRESENTS:

TALLGRASS CAPITAL LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4); THENCE N 01°25'57" W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 792.18 FEET TO THE SOUTHWEST CORNER OF LOT TWENTY-FIVE (25) OF BLOCK SIX (6) OF LYNN LANE VILLAGE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT NUMBER 6031, FILED IN THE RECORDS OF THE OFFICE OF THE TULSA COUNTY CLERK; THENCE N 58°43'12" E ALONG THE SOUTHERLY LINE OF SAID LYNN LANE VILLAGE A DISTANCE OF 895.23 FEET TO THE WEST MOST CORNER OF LOT ONE (1), BLOCK ONE (1), OF SAID LYNN LANE VILLAGE, SAID POINT ALSO BEING THE WEST MOST NORTHWEST CORNER OF LOT TWO (2), OF BLOCK ONE (1), OF THE PARK AT MISSION HILLS, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE DOC #6356, FILED IN THE RECORDS OF THE OFFICE OF THE TULSA COUNTY CLERK; THENCE ALONG THE WESTERLY LINE OF BLOCK ONE (1) OF THE PARK AT MISSION HILLS FOR THE NEXT FIVE (5) COURSES AS FOLLOWS:

- 1) S 01°24'31" W A DISTANCE OF 41.99 FEET;
 - 2) ON A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 186.17 FEET, A RADIUS OF 525.00 FEET, A CHORD BEARING OF S 11°07'57" W AND A CHORD LENGTH OF 185.20 FEET;
 - 3) S 21°17'29" W A DISTANCE OF 359.42 FEET;
 - 4) ON A CURVE TO THE LEFT WITH AN ARC LENGTH OF 187.63 FEET, A RADIUS OF 475.00 FEET, A CHORD BEARING OF S 09°58'31" W AND A CHORD LENGTH OF 186.41 FEET;
 - 5) S 01°30'08" E A DISTANCE OF 179.62 FEET TO THE SOUTHWEST CORNER OF BLOCK ONE (1) OF THE PARK AT MISSION HILLS;
- THENCE N 88°36'10" E ALONG THE SOUTH LINE OF BLOCK ONE (1) OF THE PARK AT MISSION HILLS A DISTANCE OF 790.70 FEET; THENCE S 01°16'48" E A DISTANCE OF 320.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4); THENCE S 88°34'25" W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 1348.47 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 854.935 SQUARE FEET/19.63 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE (1) LOT AND ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "HIGHLANDS 55 AT MISSION HILLS" A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, (THE "SUBDIVISION")

SECTION I. EASEMENTS AND UTILITIES

- A. UTILITY EASEMENTS
- 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 OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF BROKEN ARROW FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM 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 ALL UTILITY LINES, INCLUDING WATER LINES AND STORM SEWER, 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 SERVICE AND ALL UTILITY SERVICES TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. 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, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.
- B. UNDERGROUND SERVICE
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
 2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
 3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
 4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- C. WATER AND STORM SEWER SERVICE
1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM SEWERS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN OR STORM SEWER.
 2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS AND STORM SEWERS SHALL BE PROHIBITED. THE CITY OF BROKEN ARROW MAY SPECIFICALLY ENFORCE THIS PROVISION.
 3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND STORM SEWER, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
 4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR STORM SEWER FACILITIES.
 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

- D. PAVING AND LANDSCAPING WITHIN EASEMENTS
- THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED, HOWEVER, THE CITY OF BROKEN ARROW, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

- E. GAS SERVICE
1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
 2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
 3. THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
 4. THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
 5. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
 6. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION E SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- F. SURFACE DRAINAGE AND LOT GRADING RESTRICTION
- EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- G. CERTIFICATE OF OCCUPANCY RESTRICTIONS
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE CITY OF BROKEN ARROW UNTIL COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY OF BROKEN ARROW. ANY AND ALL CONSTRUCTION PURSUANT TO ANY BUILDING PERMIT, BUT PRIOR TO THE CITY OF BROKEN ARROW'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT, SHALL BE AT THE OWNER/DEVELOPER'S, CONTRACTOR'S/BUILDER'S OR INVESTOR'S OWN RISK.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

- A. PLANNED UNIT DEVELOPMENT RESTRICTIONS
- WHEREAS HIGHLAND 55 AT MISSION HILLS WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT, DESIGNATED AS PUD 189C PURSUANT TO SECTION 3, ARTICLE VII OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, (ORDINANCE NO. 1560) AS AMENDED AND EXISTED ON MAY 2, 2005 (HEREINAFTER REFERRED TO AS THE "BROKEN ARROW ZONING ORDINANCE"); WHICH PUD - 189C WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON OCTOBER 11th, 2019, AND WAS APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA, ON NOVEMBER 5th, 2018; AND WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA; THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BIDDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

PRELIMINARY PLAT

Highland 55 at Mission Hills

PUD NO. 189 C

A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 35, T-19-N, R-14-E, IBM.,
TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER

TALLGRASS CAPITAL LLC,
1000 WEST WILSHIRE, SUITE 357
OKLAHOMA CITY, OK 73116
PHONE: 405-840-4400
ATTN: CHRIS FRANKLIN

ENGINEERS/SURVEYOR

AAB ENGINEERING LLC

CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

- B. PERMITTED USES
- RD RESIDENTIAL DUPLEX DISTRICT
- C. GROSS RESIDENTIAL AREA
- 19.63 ACRES FOR PUD-189C
- D. MAXIMUM NUMBER OF DWELLING UNITS
- 98
- E. MINIMUM LIVABILITY SPACE PER DWELLING
- 1600 SF.
- F. MAXIMUM BUILDING HEIGHT
- ONE STORY/35 FEET
- G. OFF STREET PARKING
- 2 OFF STREET PARING SPACES FOR DWELLING UNIT
- H. MINIMUM BUILDING SETBACKS
- 20' FROM PERIMETER TRACT
18' FROM STRUCTURES TO PRIVATE ROADWAY SYSTEM

- I. LANDSCAPING
- A LANDSCAPE AREA OF AT LEAST 20 FEET WIDE WILL BE PROVIDED AROUND THE PERIMETER OF THE DEVELOPMENT, AS REQUIRED AND REGULATED BY CHAPTER 5, SECTION 5.2.B EXCEPT SECTION 5.2.1.a.iv. IS MODIFIED TO REDUCE THE NUMBER OF TREES REQUIRED PER DWELLING UNIT FROM TWO TREES TO ONE TREE PROVIDED EACH TREE SHALL HAVE A CALIPER OF 3 INCHES (ZONING ORDINANCE REQUIRES 2 INCH CALIPER). FOR ANY EXISTING TREE TO BE INCLUDED AS THE REQUIRED NUMBER OF TREES, THE SIZE, TYPE AND LOCATION OF THE TREE MUST BE SHOWN ON THE LANDSCAPE PLAN. SHRUBS ARE INCREASED AS FOLLOWS:
1. 7.5 - 3 GALLON SHRUBS ARE INSTALLED PER DWELLING UNIT (ZONING ORDINANCE REQUIRES 5 - 3 GALLON SHRUBS 50% INCREASE)
 2. 5 - 1 GALLON GROUNDCOVER OR FLOWERING SHRUBS ARE INSTALLED PER DWELLING UNIT (ZONING ORDINANCE DOES NOT REQUIRE ANY GROUNDCOVER OR FLOWERING SHRUBS).

- J. SCREENING
- AS REQUIRED AND REGULATED BY CHAPTER 5, SECTIONS 5.2.D AND 5.2.E. AN OPAQUE FENCE, AT LEAST SIX FEET IN HEIGHT, SHALL BE INSTALLED ALONG THE SOUTH PORTIONS OF AREA B AND AREA B EXPANDED, ALONG THE NORTH, SOUTH, AND WEST BOUNDARIES. AN OPAQUE FENCE OF AT LEAST SIX FEET IN HEIGHT SHALL BE PROVIDED IF A FENCE MEETING THE REQUIREMENTS DOES NOT CURRENTLY EXIST. ALL BRACING AND METAL POSTS SHALL BE INSTALLED ON THE INSIDE PART OF THE FENCE. REQUIRED SCREENING FENCE SHALL BE MAINTAINED BY THE DEVELOPER OR OWNER OF THE DEVELOPMENT.

- K. SIGNS
- AS PERMITTED AND REGULATED BY CHAPTER 5, SECTION 5.7 SIGNS FOR USES PERMITTED IN AREA B. NO OFF SITE SIGNAGE SHALL OCCUR.

- L. LIGHTING
- AS PERMITTED AND REGULATED BY CHAPTER 5, SECTION 5.6 EXTERIOR LIGHTING FOR THE USES PERMITTED IN AREA B AND AREA B EXPANDED.

- M. BUILDING FACADES
- EXTERIOR BUILDING MATERIALS OF THE RESIDENTIAL DUPLEX UNITS AND AMENITY FACILITIES SHALL INCORPORATE BRICK, STUCCO, STONE OR CEMENT FIBER BOARD MATERIAL (SUCH AS HARDIE PLANK 5/16" THICKNESS OR EQUAL). AT LEAST 50% OF THE ENTIRE FACADE FOR EACH ELEVATION OF THE RESIDENTIAL UNITS WILL BE EITHER BRICK OR STONE.

- N. TRAIL SYSTEM
- IN LIEU OF SIDEWALK REQUIREMENTS, A TRAIL SYSTEM, SIMILAR TO ONE ILLUSTRATED ON THE CONCEPTUAL DEVELOPMENT PLAN WILL BE CONSTRUCTED. THE TRAIL SYSTEM WILL BE AT LEAST 5' IN WIDTH AND PAVED BY THE PROPERTY OWNER WITH EITHER CONCRETE OR ASPHALT. THE TRAIL WILL BE PERMANENT, AND MAINTAINED BY THE PROPERTY OWNER. THE TRAIL SYSTEM WILL BE DESIGNED AND SUBMITTED TO THE CITY OF BROKEN ARROW WITH THE LANDSCAPING PLANS.

- O. LOT SPLITS
- AREA B AND AREA B EXPANDED WILL BE DEVELOPED AS ONE CONTIGUOUS DEVELOPMENT WITH NO LOT SPLITS. FURTHERMORE NO LOT SPLITS WILL BE ALLOWED IN THE FUTURE.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

- A. ENFORCEMENT
- THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO; AND ADDITIONALLY THE COVENANTS WITHIN SECTION I. WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- B. DURATION
- THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- C. AMENDMENT
- THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN

ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE PLANNING COMMISSION OF THE CITY OF BROKEN ARROW AND STAFF, OR ITS SUCCESSORS AND BY THE OWNER/DEVELOPER WHILE AN OWNER OF AT LEAST ONE (1) LOT, AND AFTER THE OWNER/DEVELOPER HAS TRANSFERRED ALL LOTS BY THE OWNER/DEVELOPER OF A MAJORITY OF THE LOTS CONTAINED WITHIN THE SUBDIVISION.

- D. SEVERABILITY
- INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: TALLGRASS CAPITAL LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2019.

TALLGRASS CAPITAL LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
CHRIS FRANKLIN, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2019, BY
CHRIS FRANKLIN, MANAGER OF TALLGRASS CAPITAL LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

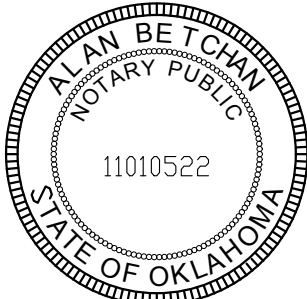
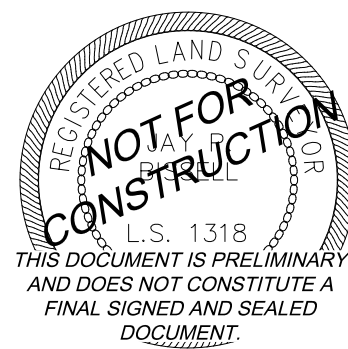
I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "HIGHLANDS 55 AT MISSION HILLS" A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 20, 2019
COMMISSION NUMBER: 11010522

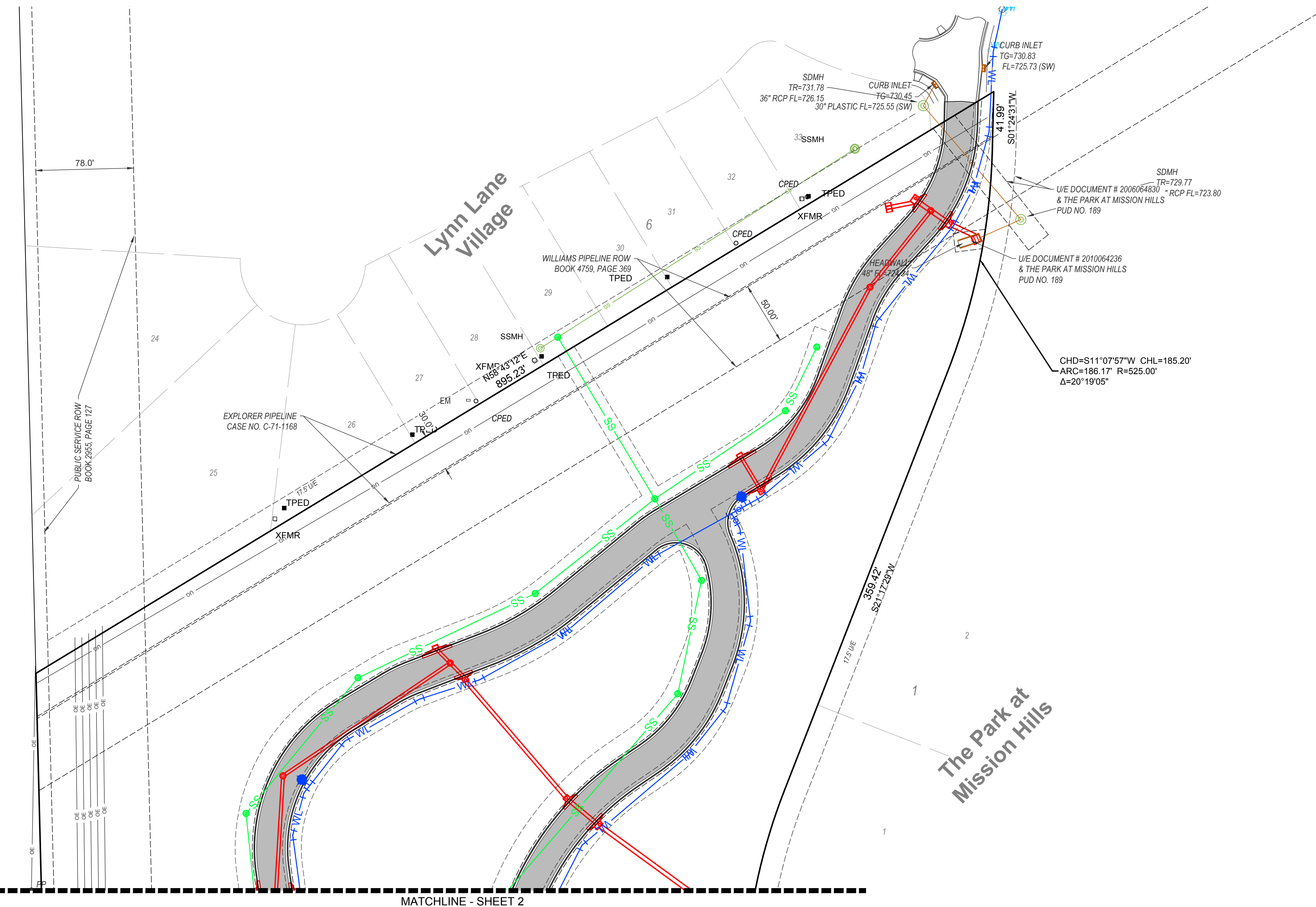


Highland 55 at Mission Hills








A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 35, T-19-N, R-14-E, IBM.,
TULSA COUNTY, STATE OF OKLAHOMA

TALLGRASS CAPITAL LLC.
1000 WEST WILSHIRE, SUITE 357
OKLAHOMA CITY, OK 73116
PHONE: 405-840-4400
ATTN: CHRIS FRANKLIN

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM



LEGEND

B/L.....	BUILDING LINE
U/E.....	UTILITY EASEMENT
 WL	EXISTING WATER LINE
 SS	EXISTING SANITARY SEWER LINE
 SD	EXISTING STORM SEWER LINES
 WL	PROPOSED WATER LINE
 SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINES
	PROPOSED ASPHALT PAVEMENT

Highland 55 at Mission Hills

A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 35, T-19-N, R-14-E, IBM.,
TULSA COUNTY, STATE OF OKLAHOMA

TALLGRASS CAPITAL LLC.
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A map of the North Elm Place area. The map shows a grid of streets. North Elm Place runs vertically on the left. To its right is a road that curves around a hill, labeled 'HORN HILL ROAD' and 'BROKEN ARROW COUNTRY LANE'. Below this, a road is labeled 'CROWN VILLAGE AT TOWN SQUARE'. Further right, a road is labeled 'COUNTRY LANE AT COUNTRY LANE ESTATES II'. Below that, a road is labeled 'COUNTRY LANE ESTATES I'. To the left of this road, a road is labeled 'EAGLE RIDGE VILLAGE' and 'EAGLE RIDGE VILLAGE PHASE 2'. Below this, a road is labeled 'LYNN LAKE VILLAGE'. At the bottom left, a road is labeled 'FIRST BAPTIST CHURCH OF BROKEN ARROW'. At the bottom right, a road is labeled 'THE PARK AT MISSION HILLS' and 'WINDPOST AT LYNN LAKE'. A large '35' is in a circle in the center of the map.

EAST ALBANY STREET

LOCATION MAP

SCALE: 1"=2000'

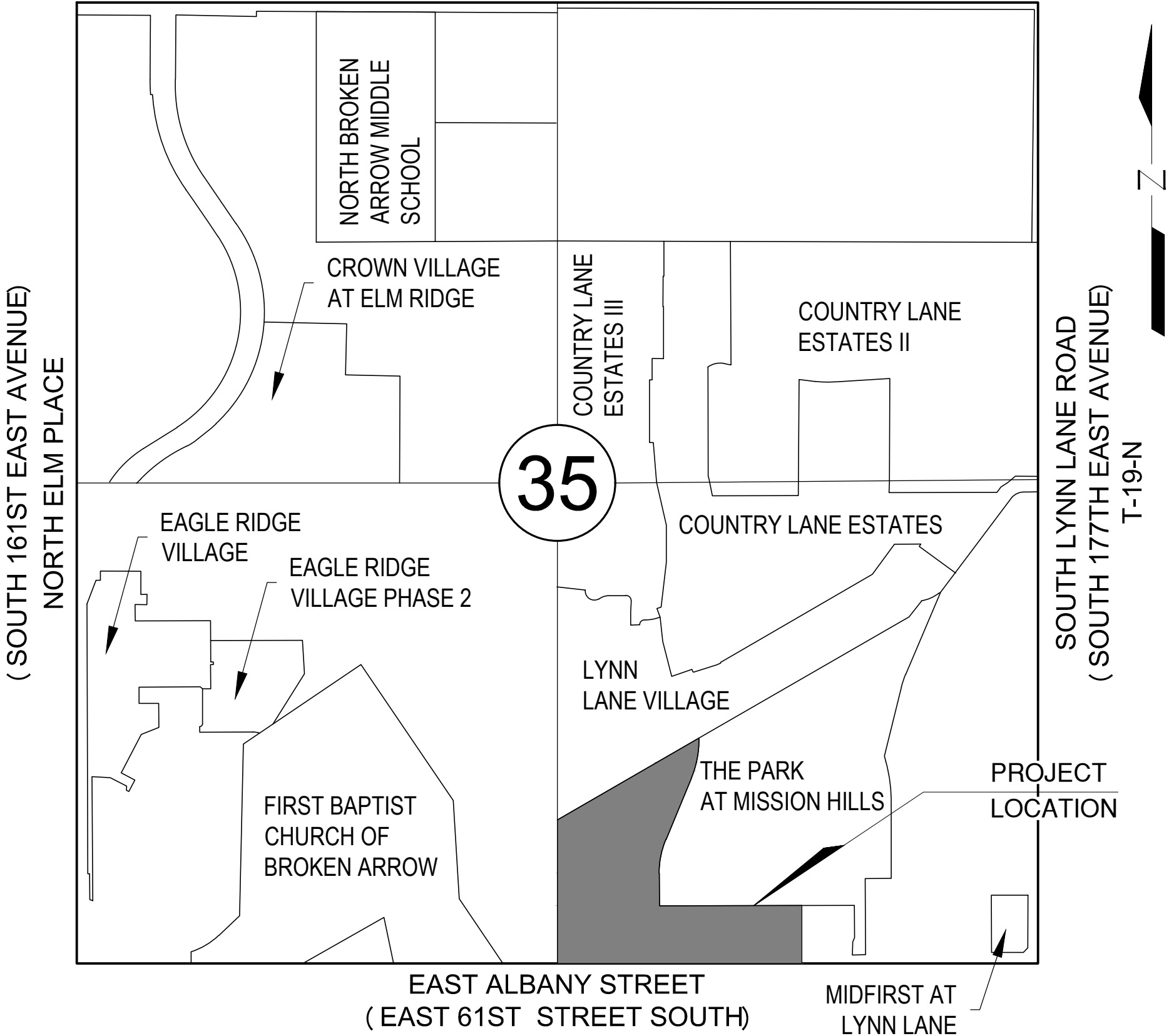


Paving, Grading, Storm Sewer and Sanitary Sewer Plan
for

Highland 55 at Mission Hills

A PART OF THE SE/4 OF SECTION 35,
T-19-N, R-14-E, I.B.M., TULSA COUNTY, OKLAHOMA

R-14-E
(EAST 51ST STREET SOUTH)
EAST OMAHA STREET SOUTH



PROJECT LOCATION SECTION 35, T-19-N, R-14-E, TULSA COUNTY

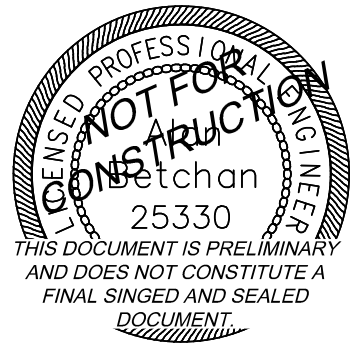
CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS, AUGUST 19, 1999, SHALL GOVERN ALL CONSTRUCTION AS SUPPLEMENTED BY OKLAHOMA STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, APPROVED BY THE DEPARTMENT OF TRANSPORTATION 2009.

Detention Determination Number: _____

AAB Engineering, LLC

Engineering • Surveying • Land Planning

P.O. Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288



BENCHMARK

CHISELED BOX SET 960.08' WEST AND 85.09' NORTH OF THE SOUTHEAST CORNER OF SECTION 35.
ELEV 728.52 (NAVD 88)

PLANS AND ESTIMATE PREPARED BY: **AAB** ENGINEERING, LLC
OK LA6818 Exp: June 30, 2020
PO Box 2136 Office: (918) 514-4283
Sand Springs, OK 74063 Fax: (918) 514-4288

OWNER/DEVELOPER

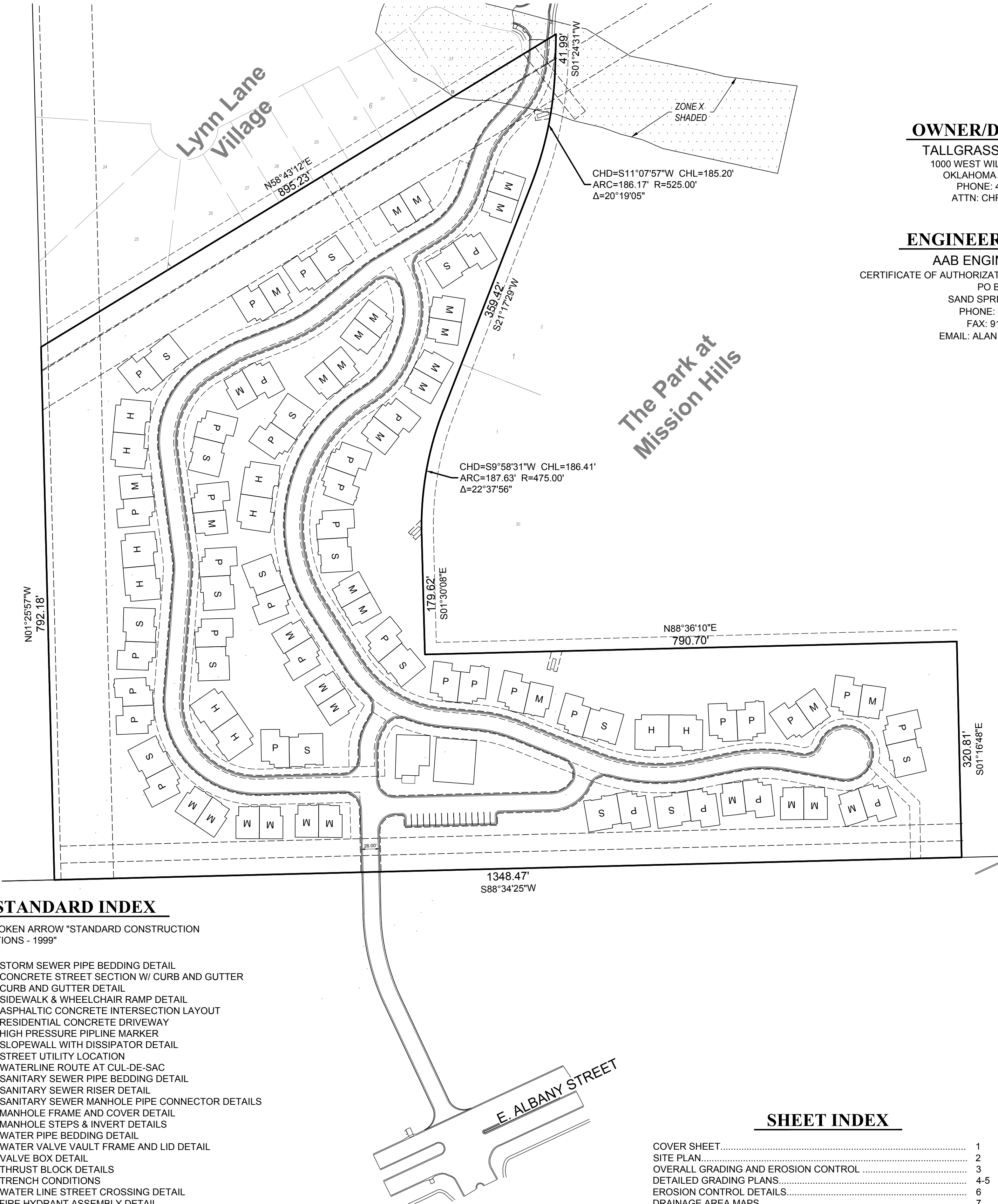
TALLGRASS CAPITAL LLC.
1000 WEST WILSHIRE, SUITE 357
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ENGINEER/SURVEYOR

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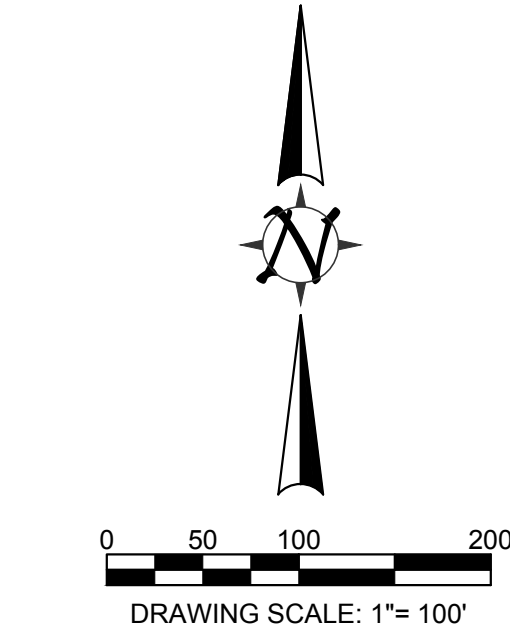
STANDARD INDEX

CITY OF BROKEN ARROW "STANDARD CONSTRUCTION SPECIFICATIONS - 1999"

ST01 -	STORM SEWER PIPE BEDDING DETAIL
ST04 -	CONCRETE STREET SECTION W/ CURB AND GUTTER
ST05 -	CURB AND GUTTER DETAIL
ST06 -	SIDEWALK & WHEELCHAIR RAMP DETAIL
ST10 -	ASPHALTIC CONCRETE INTERSECTION LAYOUT
ST15 -	RESIDENTIAL CONCRETE DRIVEWAY
ST23 -	HIGH PRESSURE PIPELINE MARKER
ST25 -	SLOPEWALL WITH DISSIPATOR DETAIL
UT02 -	STREET UTILITY LOCATION
UT03 -	WATERLINE ROUTE AT CUL-DE-SAC
SS01 -	SANITARY SEWER PIPE BEDDING DETAIL
SS03 -	SANITARY SEWER RISER DETAIL
SS06 -	SANITARY SEWER MANHOLE PIPE CONNECTOR DETAILS
SS09 -	MANHOLE FRAME AND COVER DETAIL
SS11 -	MANHOLE STEPS & INVERT DETAILS
W01 -	WATER PIPE BEDDING DETAIL
W03 -	WATER VALVE VAULT FRAME AND LID DETAIL
W05 -	VALVE BOX DETAIL
W06 -	THRUST BLOCK DETAILS
W07 -	TRENCH CONDITIONS
W08 -	WATER LINE STREET CROSSING DETAIL
W09 -	FIRE HYDRANT ASSEMBLY DETAIL
W11 -	3/4" METER SETTING
W20 -	TRENCH ADJACENT TO ROADWAY

THE FOLLOWING ODOT ROADWAY DESIGN STANDARD DETAIL AND SPECIFICATIONS WILL BE USED FOR THIS PROJECT (MAY 2009)

MJB-3-1	MANHOLES & JUNCTION BOXES
CDIP30-1	CONCRETE DROP INLETS FOR 30 DEG. SKEW 18" TO 72" R.C. PIPES
SMD-3	STANDARD MEDIAN DRAIN



LEGEND

A/C.....	AIR CONDITIONER UNIT/PAD
4GAI.....	4-GRATE AREA INLET
AMH.....	ACCESS MANHOLE
B/L.....	BUILDING SETBACK LINE
B/W.....	BARBED WIRE FENCE
BC.....	BOTTOM OF CURB
BM.....	BENCHMARK
BOP.....	BEGINNING OF PROJECT
C/L.....	CHAIN LINK FENCE
CCI.....	CONCRETE CURB INLET
CICI.....	CAST IRON CURB INLET
CONC.....	CONCRETE
CPED.....	CABLE/TV PEDESTAL
CY.....	CUBIC YARDS
EOP.....	END OF PROJECT
ELEC.....	ELECTRIC
EPED.....	ELECTRIC PEDESTAL
ESMT.....	EASEMENT
EX.....	EXISTING
F/E.....	FENCE EASEMENT
FH.....	FIRE HYDRANT
FL.....	FLOWLINE
FLT.....	THROAT FLOWLINE
FP.....	FLAG POLE
GLT.....	GROUND LIGHT
GM.....	GAS METER
GRSR.....	GAS RISER
GUY.....	DOWN GUY
GV.....	GAS VALVE
HDPE.....	HIGH DENSITY POLYETHYLENE
IPF.....	IRON PIN FOUND
LF.....	LINEAR FEET
LNA.....	LIMITS OF NO ACCESS
LP.....	LIGHT POLE
MA/E.....	MUTUAL ACCESS EASEMENT
MB.....	MAILBOX
OD/E.....	OVERLAND DRAINAGE ESMT
OE.....	OVERHEAD ELECTRIC
OL.....	ORNAMENTAL LIGHT
PG.....	PROPOSED GRADE
PP.....	POWER POLE
RW/E.....	RESTRICTED WL EASEMENT
RCP.....	REINFORCED CONC. PIPE
RET. WALL.....	RETAINING WALL
S/W.....	SIDEWALK
SD.....	STORM DRAIN
SDMH.....	STORMWATER MANHOLE
SF.....	SQUARE FEET
SGAI.....	SINGLE GRATE AREA INLET
SPHD.....	SPRINKLER HEAD
SS.....	SANITARY SEWER
SSCO.....	SANITARY SEWER CLEANOUT
SSLH.....	SANITARY SEWER LAMPHOLE
SSMH.....	SANITARY SEWER MANHOLE
SY.....	SQUARE YARD
TC.....	TOP OF CURB
TG.....	TOP OF GRATE
TP.....	TOP OF PAVING
TPED.....	TELEPHONE PEDESTAL
TR.....	TOP OF RIM
TS.....	TRAFFIC SIGN
TW.....	TOP OF WALL
U/E.....	UTILITY EASEMENT
UG.....	UNDERGROUND GAS LINE
UTMH.....	UTILITY MANHOLE
W/ DIP.....	WITH UNDERGROUND RISER
WL.....	WATERLINE
WLMH.....	WATERLINE MANHOLE
WM.....	WATER METER
WRSR.....	WATER SPIGOT
WV.....	WATER VALVE





City of Broken Arrow

Request for Action

File #: 19-644, Version: 1

Broken Arrow Planning Commission

06-13-2019

To: Chairman and Commission Members

From: Development Services Department

Title:

Approval of PT19-107, Conditional Final Plat, Creek Center, a replat of a part of Possum Run Addition, 1.05 acres, 1 Lot, A-1 (Agricultural) to CG (Commercial General), west of the southwest corner of Kenosha Street (71st Street) and 51st Street (Evans Road)

Background:

Applicant: EuroTexan Investments, LLC

Owner: EuroTexan Investments, LLC

Developer: EuroTexan Investments, LLC

Engineer: Bird Surveying & Design, PLLC

Location: West of the southwest corner of Kenosha Street (71st Street) and 51st Street (Evans Road)

Size of Tract 1.05 acres

Number of Lots: 1 proposed

Present Zoning: A-1 (Agricultural) to CG (Commercial General)

Comp Plan: Level 4 (Commercial/Employment Nodes)

PT19-107, the conditional final plat for Creek Center, contains 1.05 acres and is proposed to be developed as one lot. This property, which is located west of the southwest corner of Kenosha Street (71st Street) and 51st Street (Evans Road), was rezoned from A-1 to CG on November 6, 2018, when the City Council approved BAZ-2013, subject to the property being replatted. The preliminary plat for Creek Center was approved by the Planning Commission on May 9, 2019.

This property is currently being used for commercial purposes and was originally platted in Wagoner County as a part of Possum Run on February 4, 1980. The property was annexed into the city limits of Broken Arrow on February 18, 1980 by Ordinance No. 819.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water to this development will be available from City of Broken Arrow. Since the development is in excess of 300-feet from the nearest public sanitary sewer line, sanitary sewer service is proposed to be provided through the use of a septic system to be approved by DEQ and utilities.

Attachments: Checklist

Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT19-107, conditional final plat for Creek Center be approved, subject to the attached checklist.

Reviewed and Approved By: **Larry R. Curtis**

ALY

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Creek Center a Resubdivision of a part of Possum Run Addition

CASE NUMBER: PT19-107

RELATED CASE NUMBERS: BAZ-2013

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 8/18/15

GENERAL LOCATION: west of the southwest corner of Kenosha Street and Evans Road

CURRENT ZONING: A-1 to CG

SANITARY SEWER BASIN:

STORM WATER DRAINAGE BASIN:

ENGINEER: Bird Surveying & Design

ENGINEER ADDRESS: 9020 N. 175th East Avenue
Owasso, OK 74055

ENGINEER PHONE NUMBER: 918-862-9717

DEVELOPER: EuroTexan Investments, LLC

DEVELOPER ADDRESS: 5301 E Dallas Place
Broken Arrow, OK 74014

DEVELOPER PHONE NUMBER: 918-862-9717

PRELIMINARY PLAT

APPLICATION MADE: 4/15/19

TOTAL ACREAGE: 1.05

NUMBER OF LOTS: 1

TAC MEETING DATE: 5/7/19

PLANNING COMMISSION MEETING DATE: 5/9//19

COMMENTS:

1. ____ Remove the proposed building from the plat. This will be added during the site plan review.
2. ____ Remove all extra lines from the plat. Concrete and gravel drives do not need to be shown.
3. ____ Show the property line beginning after the dedication of the ultimate right-of-way along Kenosha Street. This should be a total of 60-feet from the centerline of Kenosha except for within 350-feet of the intersection, which should be 65-feet.
4. ____ There should be a dedication of utility easement 17.5-feet inside the ultimate right-of-way. This is increased to 22.5-feet within 250-feet of the intersection.
5. ____ Remove the text dedicating right-of-way and utility easements from the adjacent property which is not being platted and use a gray line color for the adjacent property information.
6. ____ The building setback line should be measured from the new property line.
7. ____ Provide the DD number on the face of the plat.
8. ____ Remove the space for the development number under the title
9. ____ Place case number (PT19-107) in lower right corner of plat.
10. ____ Show a Mutual access easement from the both entries to Possum Run II.
11. ____ Remove the 17.5-foot utility easement which will be encroached upon by the existing building.
12. ____ In Section 1 of the covenants, revise the spelling from stork drainage to storm drainage.
13. ____ Move the address for the existing building into the box representing the building. An address for the proposed building has been assigned but will not be shown on the plat.
14. ____ The right side of the plat is cutoff. Please correct.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Creek Crossing

APPLICATION MADE:

TOTAL ACREAGE: 0.90

NUMBER OF LOTS: 1

TAC MEETING DATE: 06-11-19

PLANNING COMMISSION MEETING DATE: 6-13-19

CITY COUNCIL MEETING DATE:

COMMENTS:

15. _____ Please correct either the plat name in the title or in the dedication so that both location match.
16. _____ Correct text overlap in Engineer/Surveyor information.
17. _____ North/South streets are incorrect on the vicinity map. Evans Road (225th E Avenue) is to the east of the property and 209th (37th Street) is to the west.
18. _____ Correct the transition between the 60-foot and 65-foot ROW along Kenosha Street. Right-of-ways shall transition at the end of the 350-foot distance back to existing right-of-way boundary along a 30-degree angle per the engineering design criteria manual.
19. _____ The conditional final plat and the “no exceptions taken” engineering drawing must agree with respect to Limits of Access and No Access, easement both internal and external, reserve area, traffic control medians, street layouts, rights-of-way, etc. Please provide a written statement (e-mail statement is acceptable) that the conditional final plat agrees with the “no exceptions taken” engineering plans.
20. _____ Finished for elevations (FFE) shall be shown for each lot on the Final Plat along with identification of lots requiring backflow preventers.
21. _____ Show monuments on plat.
22. _____ In the location description of the addition, below the CREEK CROSSING name, the township is referenced incorrectly: “T-18-M” should be “T-18-N”.
23. _____ In the vicinity map the township is referenced incorrectly: “T-18-E” should be “T-18-N”.
24. _____ In the verbal description of the property lines, third paragraph, the East side boundary line, S00o03’36”W 175.00’ is referred to as “Due South” and the West side boundary line, N00o03’36”E 180.00’ is referred to as “Due North”. Please make appropriate corrections to have agreement in property line description and map bearings.
25. _____ In the verbal description of the property lines, the section entitled “KNOW ALL MEN BY THESE PRESENTS” and the following four (4) paragraphs are duplicated. Please make appropriate corrections to eliminate duplication.
26. _____ At the point identified as “NE CORNER / SECTION 8 / T-18-N R-15-E”, the four (4) section identifiers appear to be incorrect. It is believed that CW sequence 9 / 18 / 17 / 8 should read 4 / 9 / 8 / 5. Please update as needed.
27. _____ The NE property corner calls out “45’ MUTUAL ACCESS”, please add “EASEMENT” as a suffix.
28. _____ Please provide more information between the southern boundaries of Creek Crossing and Possum Run.
 - a. _____ Add a 20’ dimension to show the N-S distance between the two southern boundaries.
 - b. _____ Add the 10’ U/E North of the southern boundary of Possum Run.
29. _____ Add 227.00’ dimension to the Possum Run eastern border line.

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

LETTER OF APPROVAL FROM UTILITY COMPANY SUBMITTED?

- _____ NATURAL GAS COMPANY APPROVAL
_____ ELECTRIC COMPANY APPROVAL
_____ TELEPHONE COMPANY APPROVAL
_____ CABLE COMPANY APPROVAL

CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?

- _____ OK CORPORATION COMMISSION CERTIFICATE OF RECORDS SEARCH
_____ OKLAHOMA CORPORATION COMMISSION, 405-521-2271

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

- _____ STORMWATER PLANS, ACCEPTED ON:
_____ PAVING PLANS, ACCEPTED ON:
_____ WATER PLANS, ACCEPTED ON:
_____ SANITARY SEWER PLANS, ACCEPTED ON:
_____ SEWAGE DISPOSAL PLANS, SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
_____ WATER PLANS SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON: _____
_____ IS A SIDEWALK PERFORMANCE BOND DUE? _____ HAVE THEY BEEN SUBMITTED? _____
_____ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWERS, SANITARY SEWER AND PAVING? (CIRCLE APPLICABLE) _____ HAVE THEY BEEN SUBMITTED? _____
_____ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

____ ADDRESSES REVIEWED AND APPROVED?
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?
____ PLANNING DEPARTMENT REVIEW COMPLETE ON:
____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
____ FINAL PLAT SENT TO PROJECT ENGINEER FOR FINAL REVIEW ON:

FEES

____ FINAL PLAT PROCESSING FEE (\$150 + (\$5 X ____ LOTS)	\$ _____
____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
____ EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
____ ACCELERATION/DECELERATION LANES ESCROW	\$ _____
____ WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
____ SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
____ STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
____ DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
____ REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
____ REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
____ STREET SIGNS, LIGHTS, ETC. (\$150 X ____ SIGNS)	\$ _____
____ SIDEWALK ESCROW	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X ____ (SF INCREASED IMPERVIOUS AREA) (less any area in Reserve Area of ½ acre or more)	\$ _____
TOTAL FEE(S)	\$ _____

FINAL PROCESSING OF PLAT

____ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: _____
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ FINAL PLAT PICKED UP FOR RECORDATION ON: _____
____ 2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT

PRELIMINARY PLAT

CREEK CROSSING

A RESUBDIVISION OF POSSUM RUN ADDITION

OWNER:
EUROTEXAN INVESTMENTS, LLC
5103 E DALLAS PL
BROKEN ARROW, OK 74014
918-862-9717

AN ADDITION TO THE CITY OF BROKEN
ARROW, WAGONER COUNTY, OKLAHOMA
A RESUBDIVISION OF A PART OF POSSUM
RUN ADDITION, SITUATED IN THE NE/4,
NE/4 SECTION 8, T-18-M, R-15-E.

ENGINEER/SURVEYOR:
BIRD SURVEYING & DESIGN, PLLC
9020 N 175TH EAST AVE.
OWASSO, OK 74055
918-862-9717
PERMIT PLS 1558
CA 4454 6/30/2020

NOTE:

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

MONUMENTATION:

1/2" IRON PINS TO BE SET AT ALL PROPERTY CORNERS
UNLESS OTHERWISE NOTED

BASIS OF BEARINGS:

THE BEARING BASE FOR THIS SURVEY IS BASED ON BEARINGS
POSSUM RUN PLAT, AN ADDITION TO WAGONER COUNTY, OK

BENCH MARK:

ADS BA 32
N 394,129.740
E 2,643,241.428
ELEV 624.979
3" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "BA-32"
ON NORTH SIDE OF E. 71st ST (E. KENOSHA) APPROX 200 FEET
WEST OF S. 234TH E. AVE. NAVD 1988.

OWNER'S CERTIFICATE OF DEDICATION, EASEMENT GRANT
AND BILL OF ASSURANCE
CREEK CENTER A RESUBDIVISION OF A PART OF POSSUM RUN ADDITION

KNOW ALL MEN BY THESE PRESENTS:

That Eurotexan Investments, LLC., is the Owner of the following described tract of land located in
Wagoner County, Oklahoma, to-wit:

A tract of land in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Eight
(8), Township Eighteen (18), Range Fifteen (15) East of the Indian Meridian, City of Broken Arrow.
Wagoner County, State of Oklahoma according to the US Government survey thereof. more
particularly described as follows:

Commencing at the Northeast corner of said Section Eight (8); Thence Due South a distance of
65.00 feet; Thence Due West a distance of 200.00 feet Point of Beginning; Thence Due South a
distance of 175.00 feet; Thence Due West a distance of 220.00 feet; Thence Due North a
distance of 180.00 feet; Thence Due East a distance of 70.00 feet; Thence Due South 5.00 feet;
Thence Due East a distance of 150.00 feet to the Point of Beginning. Said tract containing
38,860.83 square feet or 0.9 acres more or less.

and that the above owner has caused the same to be surveyed into lots and blocks, and streets
in conformity to the annexed plat which it hereby adopts as the plat of the above described land
under the name of "Creek Crossing", an Addition to the City of Broken Arrow, Wagoner County,
Oklahoma.

KNOW ALL MEN BY THESE PRESENTS:

THAT Eurotexan Investments, LLC., is the Owner of the following described tract of land located in
Wagoner County, Oklahoma, to-wit:

A tract of land in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Eight
(8), Township Eighteen (18), Range Fifteen (15) East of the Indian Meridian, City of Broken Arrow.
Wagoner County, State of Oklahoma according to the US Government survey thereof. more
particularly described as follows:

Commencing at the Northeast corner of said Section Eight (8); Thence Due West a distance of
33.00 feet; Thence Due South a distance of 33.00 feet; Thence Due West a distance of 167.00
feet to the Point of Beginning; Thence Due South a distance of 207.00 feet; Thence Due West a
distance of 220.00 feet; Thence Due North a distance of 207.00 feet; Thence Due East a
distance of 220.00 feet to the Point of Beginning. Said tract containing 45,540.00 square feet or
1.05 acres more or less.

and that the above owner has caused the same to be surveyed into lots and blocks, and streets in
conformity to the annexed plat which it hereby adopts as the plat of the above described land
under the name of "Creek Crossing", an Addition to the City of Broken Arrow, Wagoner County,
Oklahoma.

SECTION I: EASEMENT/UTILITY DEDICATIONS, ACCESS LIMITATIONS AND STORM DRAINAGE

1. The above owner hereby dedicates for public use all the streets as shown on said plat and
does hereby guarantee clear title to all land that is so dedicated and hereby relinquishes any and
all rights of all vehicular ingress and egress from any property or properties within the bounds
designated as "LIMITS-OF-NO ACCESS" (LNA), as shown on the attached plat, except as may be
hereafter released, altered, or amended by the City of Broken Arrow and approved by the Broken
Arrow Planning Commission or its successors, or as otherwise provided by the Statutes and Laws of
the State of Oklahoma pertaining thereto. The foregoing covenant shall be enforceable by the City
of Broken Arrow, Oklahoma, or its successors.

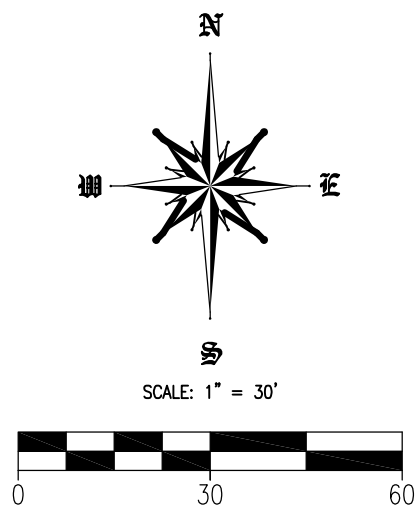
2. The undersigned owner and further dedicates to the public for use forever easements and
right-of-ways as shown and designated on the accompanying plats for the several purposes of
constructing, maintaining, operating, repairing, removing and replacing any and all public utilities,
including storm and sanitary sewers, communication lines, electric power lines and transformers, gas
lines and water lines, together with all fittings and equipment for each of such facilities including
poles, wires, conduits, pipes, valves, meters and any other appurtenance thereto with the right of
ingress and egress to and upon said easements and right-of-way for the uses and purposes of
aforesaid together with similar rights in each and all of the streets shown on said plat.

3. In connection with the installation of underground electric, natural gas and communication
service, all lots as subject to the following provisions, to-wit:

(a). Overhead pole lines for the supply of electric and communication service may be located
along all boundaries of said Addition. Street light poles or standards shall be served by
underground cable and elsewhere throughout said Addition, all supply lines shall be located
underground, in the easement-ways reserved for the general utility services and streets, shown on
the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages,
may also be located in said easement-ways.

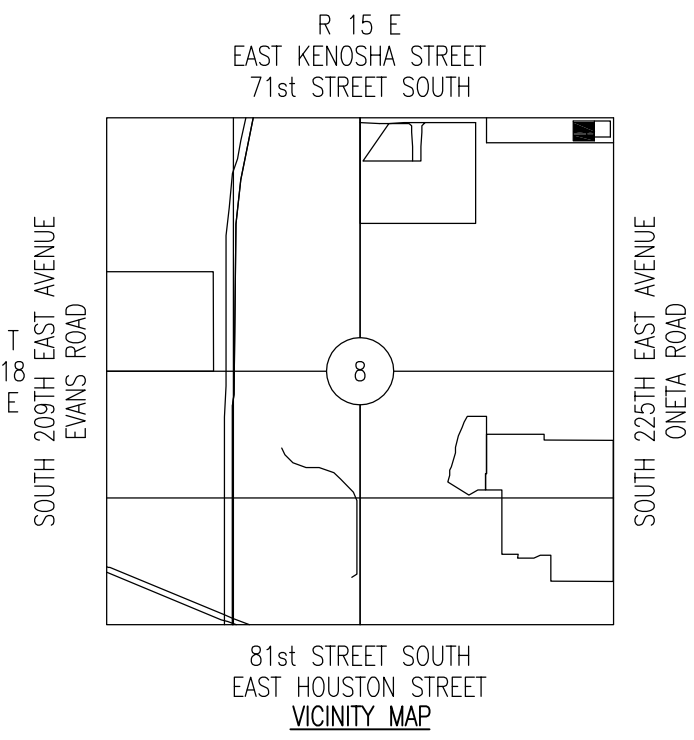
(b). Except to structures on lots described in paragraph (a) above which may be served from
overhead electric and communication service lines, underground service cables and gas service lines
to all buildings which may be located on all lots in said Addition may be run from the nearest
service pedestal, transformer or gas main to the point of usage determined by the location and
construction of such structure as may be located upon each lot; PROVIDED that upon the
installation of such service cable and/or service line to a particular structure, the supplier of
electric, communication, and gas service shall thereafter be deemed to have a definitive, permanent,
effective and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5
feet on each side of such service cable, extending from the service pedestal, transformer or gas
main to the service entrance on said structure.

(c). The supplier of electric, communication and gas service, through its proper agents and
employees, shall at all time have right of access to all such easement-ways shown on said plat,
or provided for in this Deed of Dedication for the installing, maintaining, removing or replacing any
portion of said underground electric, communication and gas facilities so installed by it.



LEGEND:

U/E = UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
POB = POINT OF BEGINNING
555 = STREET ADDRESS



SUBDIVISION STATISTICS:
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
LOT 1, BLOCK 1 CONTAINS 0.9 TOTAL ACRES 38,860.83 SQUARE FEET

(d). The owner of each lot shall be responsible for the protection of underground electric,
communication and gas facilities located on his property and shall prevent the alteration of grad or
any construction activity which may interfere with said underground electric, communication and gas
facilities, but the owner will pay for the damage or relocation of such facilities caused or
necessitated by the acts of the owner of his agents or contractors.

(e). The foregoing covenants concerning underground electric, communication and gas facilities
shall be enforceable by the supplier of electric, communication and gas service, and the owner of
each lot agrees to be bound hereby.

4. Water, Storm Sewer and Sanitary Sewer Service.

(a). The owner of each lot shall be responsible for the protection of public water mains and
public storm sewer and sanitary sewer facilities located within any granted or dedicated public utility
easement on his lot and shall prevent the alteration of grade within such easement in excess of
three feet from the finished grade elevation shown on the approved water and sewer line plans.
The owner of each lot shall likewise protect said mains and facilities from any construction activity
(other than that of Public utility companies in the exercise of their rights) which may interfere with
the same. The prohibition against grade alteration shall be limited to the public areas.

(b). The City of Broken Arrow, Oklahoma or its successors will be responsible for ordinary
maintenance of public water mains and storm sewer and sanitary sewer facilities, but the owners of
each lot will pay for damage or relocation of such facilities caused or necessitated by the acts of
such owner, his agent or contractors.

(c). The City of Broken Arrow, Oklahoma or its successors, through its proper agents and
employees shall at all times have the right of access with its equipment to all public utility
easements shown on the accompany plat or provided for in this Certificate of Dedication for the
purpose of installing, maintain, removing or replacing any portion of said underground water and
sewer facilities.

IN WITNESS WHEREOF, The Undersigned has caused his/her name to be affixed on this _____ day
of _____, 2019.

STATE OF OKLAHOMA)
COUNTY OF WAGONER)
Before me, the Undersigned, a Notary Public in and for said County and State, on this _____
day of _____, 2019 personally appeared _____
, to me known to be the identical person who subscribed his/her name as the maker to the
foregoing instrument and acknowledge to me that he/she executed the same as his/her voluntary
act and deed for the uses and purposes set forth therein.

Given under my hand and seal the day last above written.

My Commission Expires: _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Robert E. Bird, a Registered Land Surveyor in the state of Oklahoma, hereby certify that I have,
at the insistence of the owners designated above, caused the above described survey to be
performed under my supervision, and that the accompanying plat is a true and correct
representation of said survey.

Signed and sealed this _____ day of _____, 2019

Robert E. Bird, PLS 1558

STATE OF OKLAHOMA)
COUNTY OF WAGONER)
Before me, the Undersigned, a Notary Public in and for said County and State, on this _____
day of _____, 2019 personally appeared Robert E. Bird, to me known to be the
identical person who subscribed his name as the maker to the foregoing instrument and
acknowledge to me that he executed the same as his voluntary act and deed for the uses and
purposes set forth therein.

Given under my hand and seal the day last above written.

My Commission Expires: _____

Notary Public

APPROVED _____ BY THE CITY
COUNCIL OF THE CITY OF BROKEN ARROW,
OKLAHOMA.

MAYOR

ATTEST CITY CLERK

STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU
OF DETENTION DETERMINATION NO: DD-040519-10

IMPERVIOUS AREA		
EXISTING SF 28,328	PROPOSED SF 27,975	NET CHANGE SF (353)

*NOTE: DECREASE IN IMPERVIOUSNESS REQUIRES NO
DETENTION.



City of Broken Arrow

Request for Action

File #: 19-710, Version: 1

**Broken Arrow Planning Commission
06-13-2019**

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

Approval of request to deviate from masonry exterior building materials, ST19-111 (Site Plan), Tulsa Urology, 0.87 acres, PUD (Planned Unit Development)-130B/CH (Commercial Heavy) and RM (Residential Multi-family), 850 W. Mission Street (one-quarter mile north of Albany Street, west of Elm Place)

Background:

Applicant: Chad Walker, Bird Nest Studio
Owner: Richard Saint, RBS Enterprises
Developer: Richard Saint, RBS Enterprises
Architect: Chad Walker, Bird Nest Studio
Location: 850 W. Mission Street (one-quarter mile North of Albany Street, west of Elm Place)
Size of Tract 0.87 acres
Number of Lots: 1
Present Zoning: PUD-130B/CH and RM
Comp Plan: Level 3 (Transition Area), Level 6 (Regional Employment/Commercial)

Tulsa Urology is proposing to construct a new medical office building at 850 W. Mission Street. The property is platted as Lot 1, Block 2 of Stone Ridge Towne Center presently zoned CH (Commercial Heavy), RM (Residential Multi-family) and PUD-130B (approved by the City Council on December 17, 2007). The north portion of this property is zoned RM; however, development is guided by PUD-130B which designates this area for uses allowed in the CH district except as specified in PUD-130B.

On June 22, 2017, the Planning Commission approved BAL-2023, to split a 2.37-acre lot into three tracts. Emerson Orthodontics constructed a building on Tract A, and Tulsa Urology proposes to build a 7,906-square-foot building on Tract C. The site infrastructure was built in conjunction with construction of Emerson Orthodontics including utilities, sidewalks, curb cuts, parking lot, lighting and trash enclosure.

The medical office building for Tulsa Urology is proposed to be two stories and to include two units. Exterior buildings materials are proposed to include a wood rainscreen, exterior tile, aluminum storefront windows, plate steel window surrounds, and standing seam metal roofing on sloped portions of the roof. Section 5.8.G.1. of the Zoning Ordinance states that vertical exteriors of building facades in the office and commercial districts

that are facing a public street shall be constructed of masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. Other materials such as metals, wood, plastic and other masonry material may be considered and approved by the Planning Commission through the site plan review process. Therefore, applicant is requesting Planning Commission approval to have the wood rainscreen, tile, metal and glass for the vertical exteriors of the building facades.

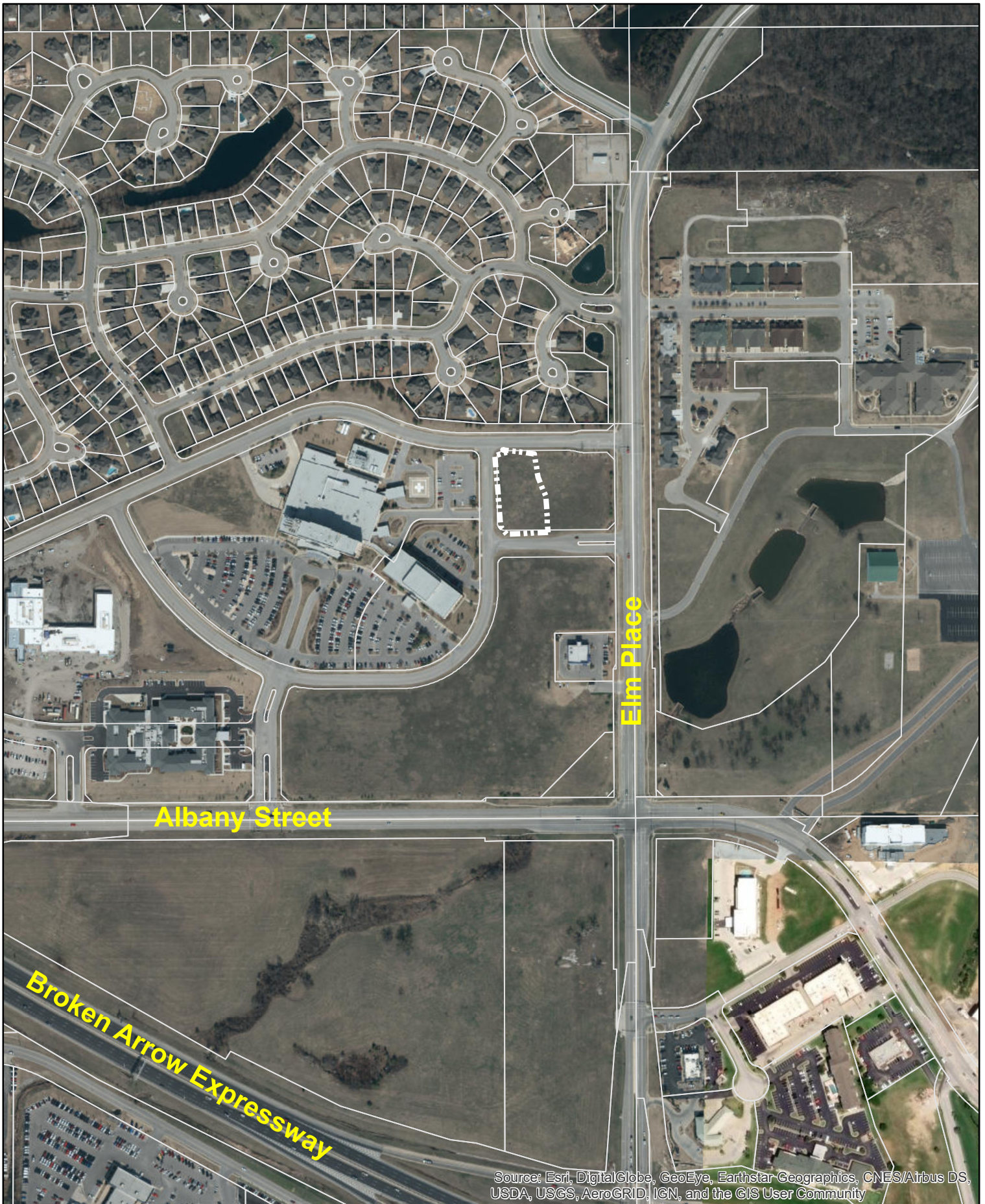
Attachments: Aerial
 Site Plan, Landscape Plan, Elevations and Renderings
 PUD-130B Elm Creek Community Development
 Stone Ridge Towne Center Plat
 BAL-2023 Lot Split Exhibit

Recommendation:

Staff recommends that the building elevations for Tulsa Urology be approved as presented.

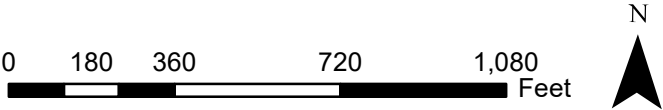
Reviewed and Approved By: **Larry R. Curtis**

JMW



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

ST19-111
TULSA UROLOGY



TULSA UROLOGY MEDICAL OFFICE

850 W. MISSION STREET
BROKEN ARROW, OK 74012



PO Box 700357
Tulsa, Oklahoma 74170
Tel: 918.340.3026
www.birdneststudio
cwalker@birdnest.studio

STRUCTURAL ENGINEER

360e

360 Engineering Group, PLLC

www.360enggroup.com

1201 East 3rd Street

Tulsa, OK 74120

918.518.1124

MEP ENGINEER

V2 ENGINEERING, LLC
3134 E. 15TH STREET
TULSA, OK 74104
918.560.9007

CIVIL ENGINEER

SISEMORE WEISZ
& ASSOCIATES, INC
6111 E. 32ND PLACE
TULSA, OK 74135
918.665.3600

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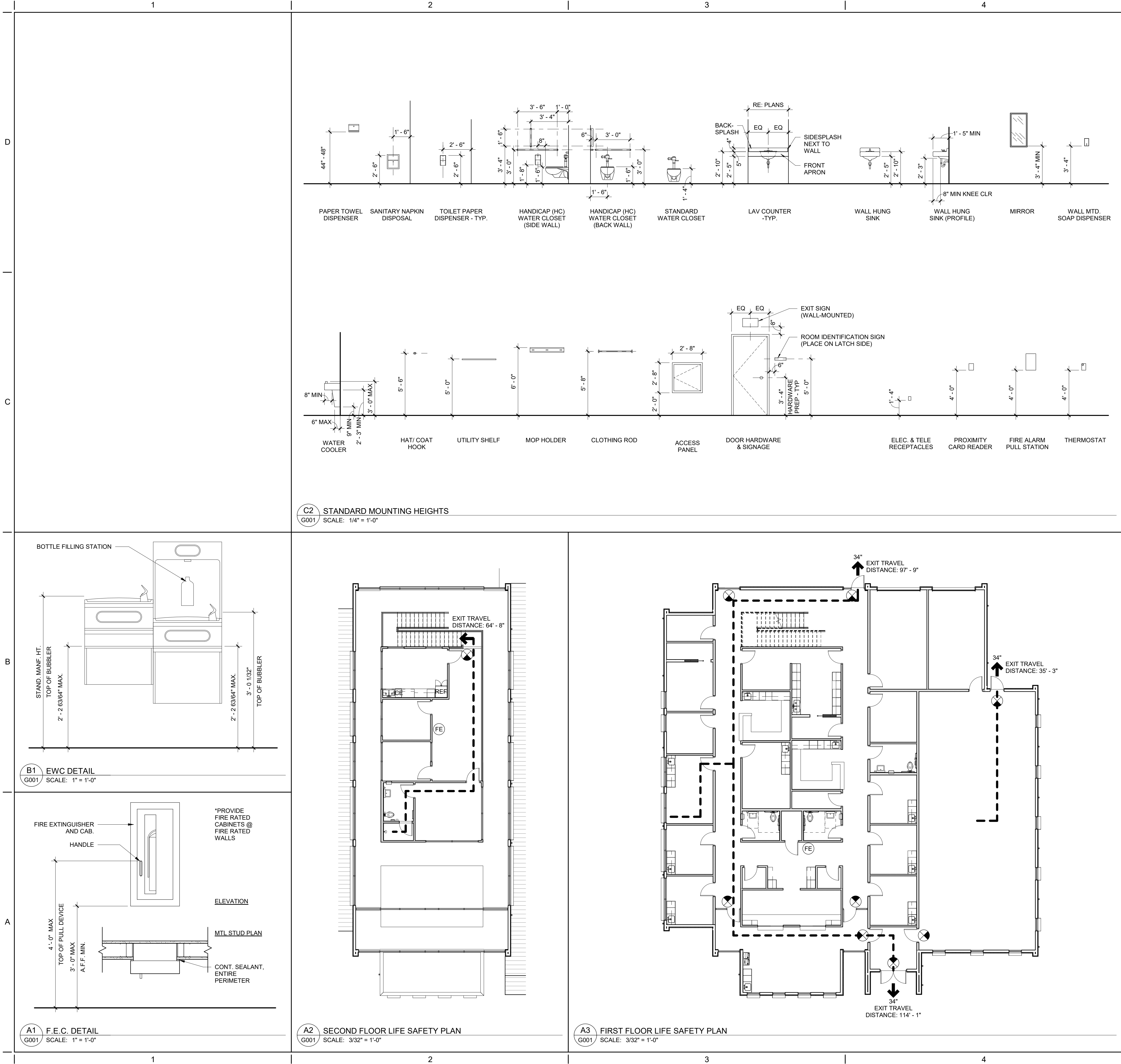
08 PLUMBING	
P101	PLUMBING DOMESTIC WATER FLOOR PLANS
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TULSA UROLOGY MEDICAL OFFICE

PROJECT NO.
18-011

ISSUE
PERMIT SET

ISSUE DATE
05.03.19



ADOPTED CODES		
INTERNATIONAL BUILDING CODE®, 2015 EDITION (IBC®, 2015) INTERNATIONAL EXISTING BUILDING CODE®, 2015 EDITION (IEBC®, 2015) INTERNATIONAL FIRE CODE®, 2016 EDITION (IFC®, 2016) INTERNATIONAL FUEL GAS CODE®, 2016 EDITION (IFGC®, 2016) INTERNATIONAL MECHANICAL CODE®, 2016 EDITION (IMC®, 2016) INTERNATIONAL PLUMBING CODE®, 2015 EDITION (IPC®, 2015) NATIONAL ELECTRIC CODE®, 2015 EDITION (NEC®, 2015)		
CODE DATA - IBC		
2015 INTERNATIONAL BUILDING CODE AND NFPA 101		
SECTION 304.1	OCCUPANCY CLASSIFICATION	BUSINESS (B)
TABLE 601	CONSTRUCTION TYPE	TYPE V-B NS
TABLE 504.3	ALLOWABLE HEIGHT ACTUAL HEIGHT	40'-0" 30'-5"
TABLE 504.4	ALLOWABLE NO. STORIES ACTUAL NO. STORIES	TWO (2) TWO (2)
TABLE 506.2	ALLOWABLE AREA ACTUAL AREA	9,000 SQ FT 7,906 SQ FT
TABLE 803.11	INTERIOR FINISH REQ'S BY OCCUPANCY GROUP B - NON SPRINKLERED EXIT ENCLOSURES & PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	CLASS A CLASS B CLASS C
TABLE 1004.1.2	MAX FLOOR AREA ALLOWANCE / OCCUPANT CALCULATED OCCUPANT LOAD BUSINESS FIRST FLOOR SECOND FLOOR ACTUAL OCCUPANT LOAD	GROSS SQ FT / 100 6,794 SQ FT / 100 = 68 1,112 SQ FT / 100 = 12 TOTAL OCCUPANTS = 80
SECTION 1005	STAIRWAYS STAIRWAY WIDTH REQ'D STAIRWAY WIDTH PROVIDED OTHER EGRESS COMPONENTS EXIST WIDTH REQ'D EXIT WIDTH PROVIDED	.3" PER OCCUPANT .3" x 12 = 3.6" 44" .2" PER OCCUPANT .2" x 80 = 16" 34" x 4 DOORS = 136"
SECTION 1006.3	PATH OF EGRESS TRAVEL TO AN EXIT SHALL NOT PASS THROUGH MORE THAN ONE ADJACENT STORY.	
TABLE 1006.3.1	MINIMUM EXITS / OCCUPANT LOAD OCCUPANT LOAD 1-500	EXITS PER STORY 2
TABLE 1006.3.2(2)	STORIES W/ ONE EXIT - OCCUPANCY B MAX OCC LOAD 49	MAX TRAVEL DISTANCE 75'-0"
SECTION 1013.1	EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN.	
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE OCCUPANCY B	W/O SPRINKLER SYSTEM 200'
TABLE 1020.2	MINIMUM CORRIDOR WIDTH OCCUPANCY ANY NOT LISTED	MINIMUM WIDTH 44"
TABLE 2902.1	MINIMUM NUMBER OF PLUMBING FIXTURES	
OCCUPANCY B WATER CLOSETS		1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR REMAINDER
REQUIRED		50 / 25 = 2 30 / 50 = 1 3 TOTAL
PROVIDED		4
LAVATORIES		1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER
REQUIRED		80 / 40 = 2
PROVIDED		4
DRINKING FOUNTAINS		1 PER 100 80 / 100 = 1
REQUIRED		2
MOP SINKS		1
REQUIRED		1
PROVIDED		1

BIRD NEST STUDIO

PO Box 700357
Tulsa, Oklahoma 74170
Tel: 918.340.3026
www.birdneststudio.com
cwalker@birdneststudio.com

STATE OF OKLAHOMA
CHAD CLINE WALKER
No. 6555
TULSA
OK
LICENSED ARCHITECT

05.03.19

TULSA UROLOGY
MEDICAL OFFICE
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BROKEN ARROW, OK 74012

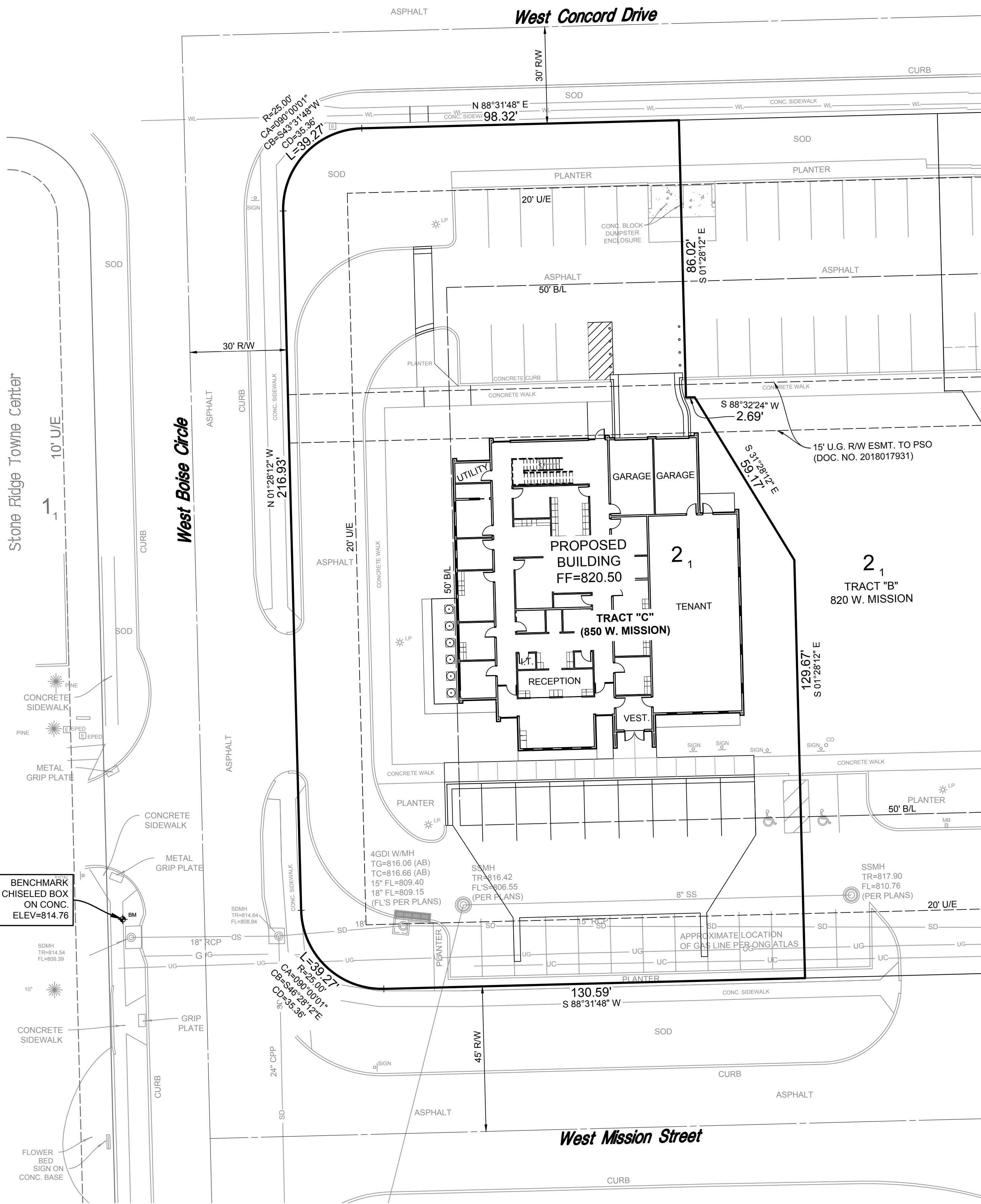
GENERAL INFORMATION

PROJECT NO.: 18-011
DATE: 05.03.19
REVISED:
SHEET:
G001
PERMIT SET

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Legend

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
CGMP	CORRUGATED METAL PIPE
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GUY	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MAVE	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
ML	METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
PPT	POWER POLE W/TRANSFORMER
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGDI	SINGLE GRATE DROP INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TGDI	TRIPLE GRATE DROP INLET
TBOX	TELEPHONE BOX
TSBX	TRAFFIC SIGNAL BOX
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TSMH	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
UT	UNDERGROUND TELEPHONE
UTMH	TELEPHONE MANHOLE
W	WATERLINE
WM	WATER METER
WS	WATER SPIGOT
WV	WATER VALVE
XFMR	TRANSFORMER



Cover Sheet Tulsa Urology

PART OF LOT 1, BLOCK 2 OF 'STONE RIDGE TOWNE CENTER' IN PART OF
THE SOUTHEAST QUARTER OF SECTION 34, T-19-N, R-14-E
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2019
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600

Architect:
Bird Nest Studio
P.O. Box 700357
Tulsa, OK, 74170
Phone: (918) 340-3026
Contact: Chad Walker

Owner:
Richard Saint
RBS Enterprises
800 W. Boise Circle, Suite 210
Broken Arrow, OK, 74012
Phone: (918) 606-1779
Contact: Richard Saint
Email: Rsturo @ gmail.com

PROPERTY ADDRESS: 850 W. MISSION STREET (TRACT C)

Benchmark:
CHISELED BOX ON CONCRETE, SOUTHWEST CORNER OF WEST BOISE CIRCLE.
ELEVATION=814.76
1988 NAVD DATUM

Basis of Bearing:
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM.
1988 NAVD DATUM

Legal Description

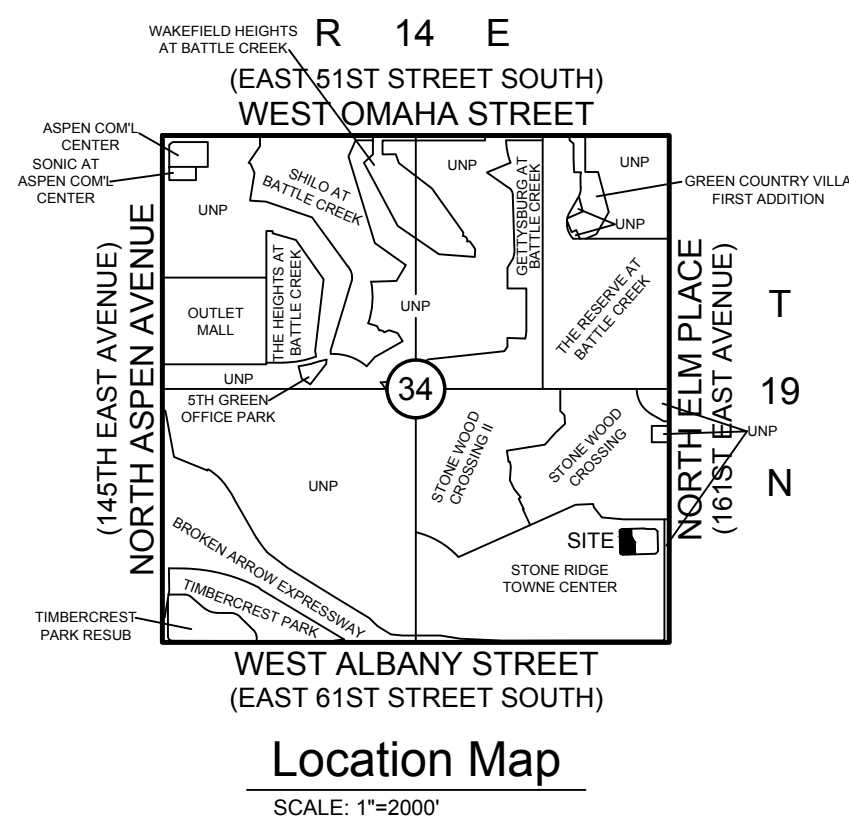
A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), STONE RIDGE TOWNE CENTER, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°31'48" WEST FOR 75.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°44'21" AND A RADIUS OF 100.00 FEET WITH A CHORD BEARING OF NORTH 83°36'02" WEST AND CHORD DISTANCE OF 27.38 FEET FOR AN ARC LENGTH OF 27.47 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°44'21" AND A RADIUS OF 100.00 FEET WITH A CHORD BEARING OF NORTH 83°36'02" WEST AND A CHORD DISTANCE OF 27.38 FEET FOR AN ARC LENGTH OF 27.47 FEET; THENCE SOUTH 88°31'48" WEST FOR 116.98 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 01°28'12" EAST FOR 86.02 FEET; THENCE NORTH 88°32'24" EAST FOR 2.69 FEET; THENCE SOUTH 31°28'12" EAST FOR 59.17 FEET; THENCE SOUTH 01°28'12" EAST FOR 129.67 FEET; THENCE SOUTH 88°31'48" WEST FOR 130.59 FEET TO THE POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF NORTH 46°28'12" WEST AND A CHORD DISTANCE OF 35.36 FEET FOR AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 01°28'12" WEST FOR 216.93 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF NORTH 43°31'48" EAST AND A CHORD DISTANCE OF 35.36 FEET FOR AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 88°31'48" EAST FOR 98.32 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

Land Area Summary

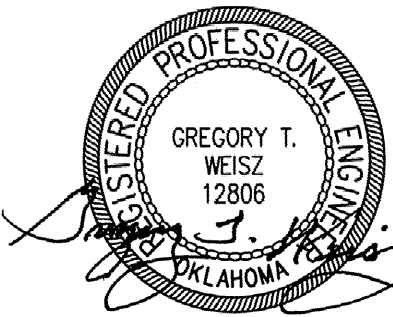
EXISTING IMPERVIOUS AREA	19,131 SQ. FT. (0.44 AC.)
PROPOSED IMPERVIOUS AREA	27,316 SQ. FT. (0.63 AC.)
<u>INCREASE</u> IN IMPERVIOUS AREA	8,185 SQ. FT. (0.19 AC.)
TOTAL DISTURBED AREA	17,437 SQ. FT. 0.40 AC.)

STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION
DETERMINATION NO: DD-062117-18



Index

SHEET NAME	SHEET#
COVER SHEET	1
GRADING & EROSION CONTROL PLAN	2
GRADING & EROSION CONTROL DETAILS/DEMOLITION PLAN	3
PAVING PLAN & DETAILS	4
UTILITY PLAN	5



Permit Set

DATE: 5-3-2019

DATE	REVISIONS



CITY OF
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ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF BROKEN ARROW PUBLIC
WORKS DEPARTMENT SPECIFICATIONS, INCLUDING
O.D.O.T. 2009 EDITION SPECIFICATIONS



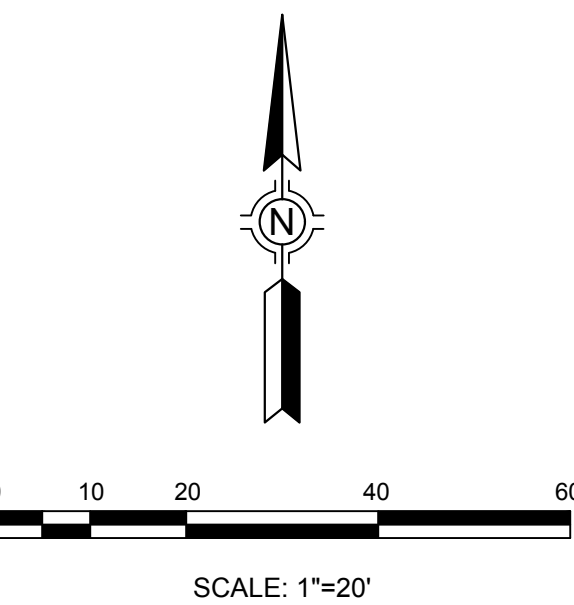
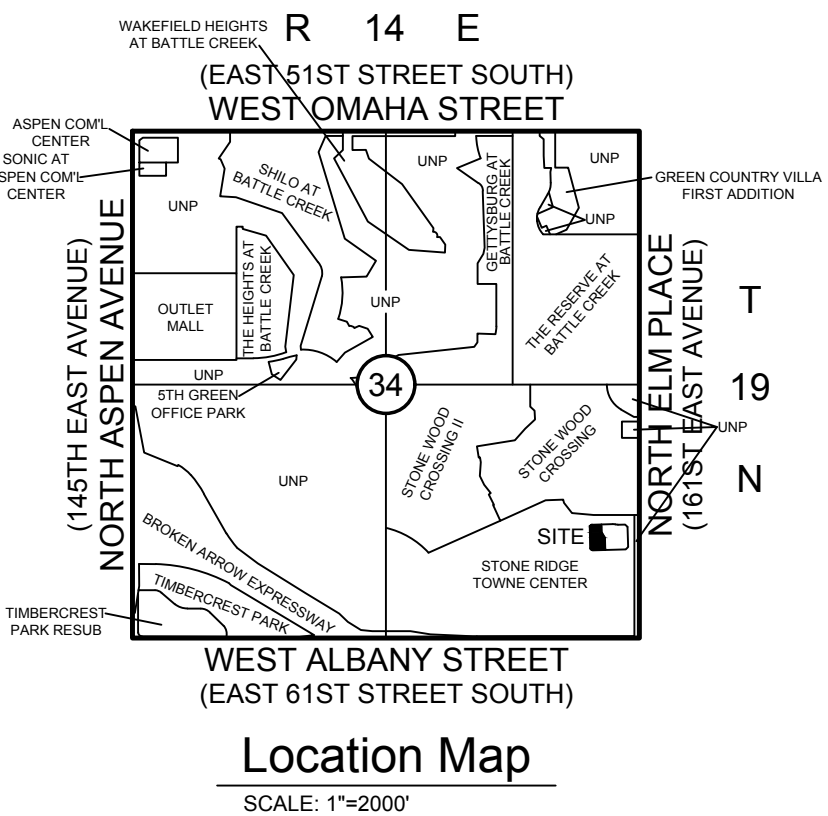
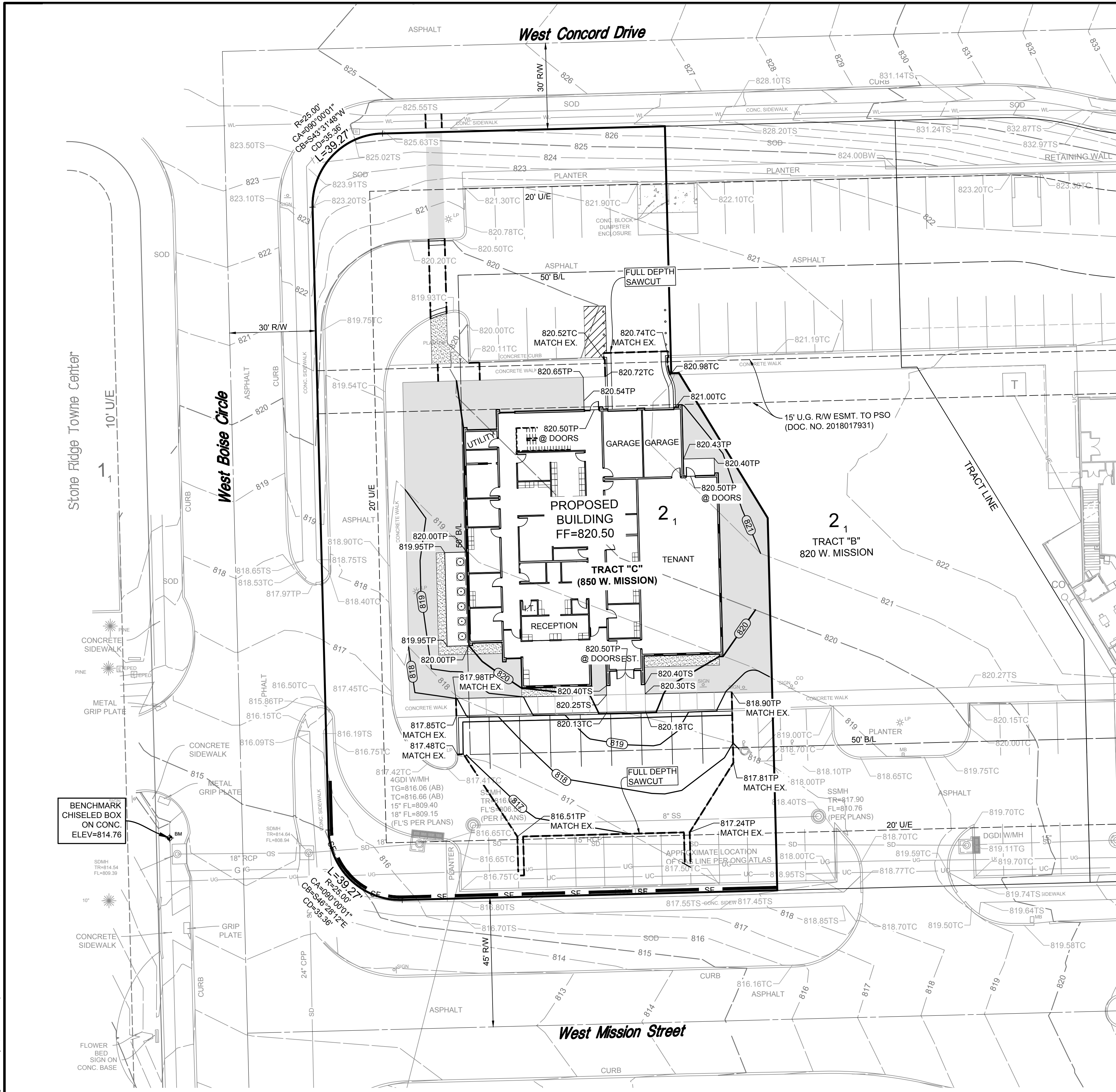
Sisemore Weisz & Associates, Inc.
6111 EAST 32ND PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8968
EXP. DATE 6/30/19

Tulsa Urology Cover Sheet

DEVELOPMENT NO. : ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

SCALE: PLAN 1"=20' HORZ. na VERT. na	DESIGN GTW 5/3/19	DATE 5/3/19	DRAFTED LAD	DATE 5/3/19
DRAWING NAME: 8298PVCV.dwg	SHEET OF 5	1 5/3/19	WORK ORDER NO. 18298	

K:\1208\2828\GRPL.dwg SHEET 2, May 03, 2019, 12:41:15pm, SISMORE WEISZ & ASSOCIATES, INC., 2019



Legend

- 817.43TS = SPOT ELEVATIONS (AS DESIGNED-EMERSON ORTHODONTICS)
- 817.43TS(AB) = SPOT ELEVATIONS (AS-BUILT SHOTS 4-3-19)
- 817.50TC = PROPOSED SPOT ELEVATIONS

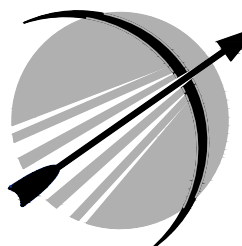
- TS TOP OF SIDEWALK
- TG TOP OF GRATE
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- 820 EXISTING CONTOUR
- 820 PROPOSED CONTOUR
- SF SILT FENCE
- DRAINAGE ARROW
- BERMUDA SLAB SOD
- PLANTER BED
- STABILIZED CONSTRUCTION ENTRANCE
- FULL DEPTH SAW CUT

GEO NOTES:
1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY BUILDING & EARTH DATED APRIL 21, 2017.



Permit Set DATE: 5-3-2019

DATE	REVISIONS



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6111 EAST 32nd PLACE
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C.A. NO. 2421
PHONE: (918) 665-3600
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EXP. DATE 6/30/19

Tulsa Urology
Grading & Erosion Control Plan

DEVELOPMENT NO. : ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=20'	GTW	5/3/19	LAD	5/3/19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5/3/19		
DRAWING NAME: 8298GRPL.dwg	SHEET 2 OF 5		WORK ORDER NO. 18298	

Temporary Erosion Control

- SMALL GRAINS SUCH AS OATS, RYE, WHEAT, SUDANS AND SORGHUMS ARE THE MOST FEASIBLE TEMPORARY VEGETATION TO CONTROL EROSION. THE PRACTICE IS EFFECTIVE FOR AREAS WHERE THE SOIL IS LEFT EXPOSED FOR A PERIOD OF 6 TO 12 MONTHS. THE TIME PERIOD MAY BE SHORTER DURING PERIODS OF EROSION RAINFALL.
1. PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, STRAW BALES, ETC., SHALL BE INSTALLED.
 2. TEMPORARY VEGETATIVE PRACTICES SHALL CONFORM TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITES AS ESTABLISHED BY EPA.
 3. IF THE AREA TO BE SEEDED HAS BEEN RECENTLY LOOSENEED TO THE EXTENT THAT AN ADEQUATE SEEDBED EXISTS, NO ADDITIONAL TREATMENT IS REQUIRED. HOWEVER IF THE AREA TO BE SEEDED IS PACKED, CRUSTED, AND/OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENEED BY DISCING OR OTHER SUITABLE MEANS.
 4. FERTILIZER SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE OR 15 POUNDS PER 1000 SQUARE FOOT USING 10-20-10 OR EQUAL.
 5. SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
 6. SEEDING OPTIONS ARE AS FOLLOWS:

PLANT	QUANTITY PER ACRE	1000 S.F.	PLANTING DATE	DEPTH
ANNUAL	40 LBS	0.90 LBS	09/15 TO 11/30	1/4 IN.
ELBON RYE	2 BU.	3.00 LBS	08/15 TO 11/30	2 IN.
WHEAT	2 BU.	3.00 LBS	08/15 TO 11/30	2 IN.
OATS	3 BU.	2.50 LBS	08/15 TO 11/30	2 IN.
SORGHUM	60 LBS	1.40 LBS	03/01 TO 09/15	2 IN.
SUDAN	40 LBS	0.90 LBS	04/01 TO 09/15	2 IN.

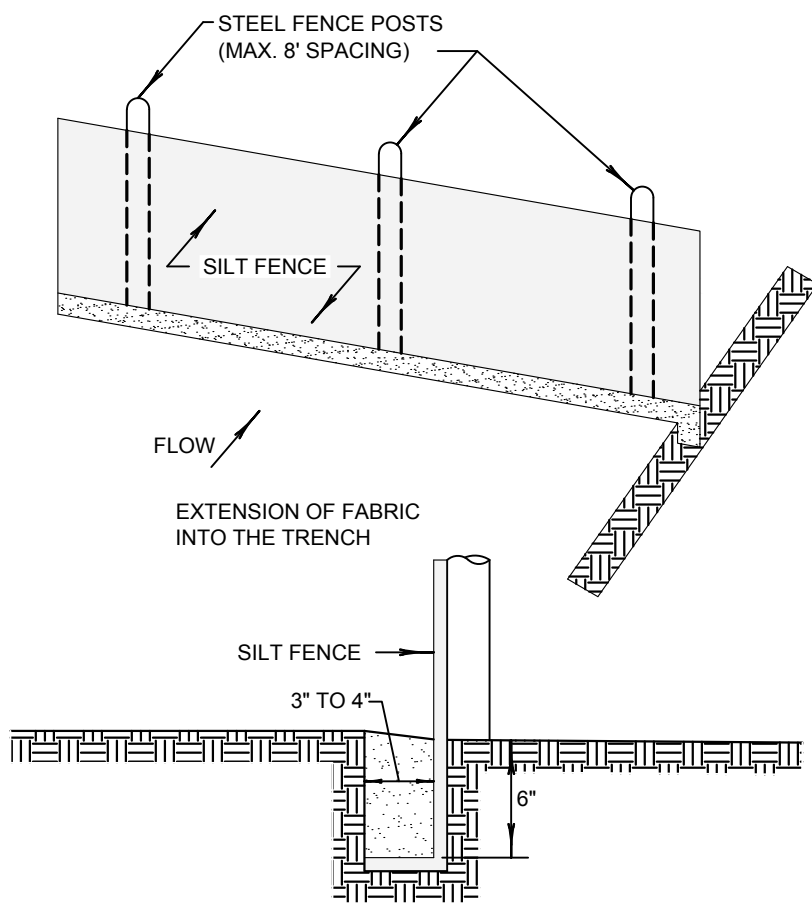
7. SEEDS SHALL BE DRILLED UNIFORMLY.
8. SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
9. 1 TO 3 MONTHS AFTER PLANTING, THE SEEDED SITE SHALL BE TOP DRESSED WITH 8 POUNDS PER 1000 SQUARE FEET OR 350 POUNDS PER ACRE OF 33-0-0.
10. AREAS WHICH DO NOT DEVELOP A SUFFICIENT COVER SHALL BE REPLANTED.
11. THE SEEDED AREA SHALL BE WATERED WHEN FEASIBLE AND NEEDED.

Permanent Erosion Control

- BERMUDA GRASS, KENTUCKY 31, TALL FESCUE AND WEEPING LOVEGRASS ARE SOME OF THE TYPES OF PERMANENT VEGETATION THAT MAY BE EFFECTIVELY USED TO CONTROL EROSION.
1. PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, STRAW BALES, ETC., SHALL BE INSTALLED.
 2. THE SURFACE SHALL BE LOOSENEED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 POUNDS PER 1000 SQUARE FOOT OR 450 POUNDS PER ACRE) SHALL BE MIXED WITH THE LOOSENEED SURFACE SOIL BY DISCING OR OTHER SUITABLE MEANS.
 3. SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
 4. SEEDING OPTIONS ARE AS FOLLOWS:

PLANT	QUANTITY PER ACRE	1000 S.F.	PLANTING DATE	DEPTH
BERMUDA	10 LBS	0.25 LBS	04/01 TO 08/15	1/2 IN.
FESCUE	40 LBS	0.90 LBS	09/01 TO 11/01	1/2 IN.
LOVEGRASS	40 LBS	0.90 LBS	04/01 TO 06/30	1/2 IN.

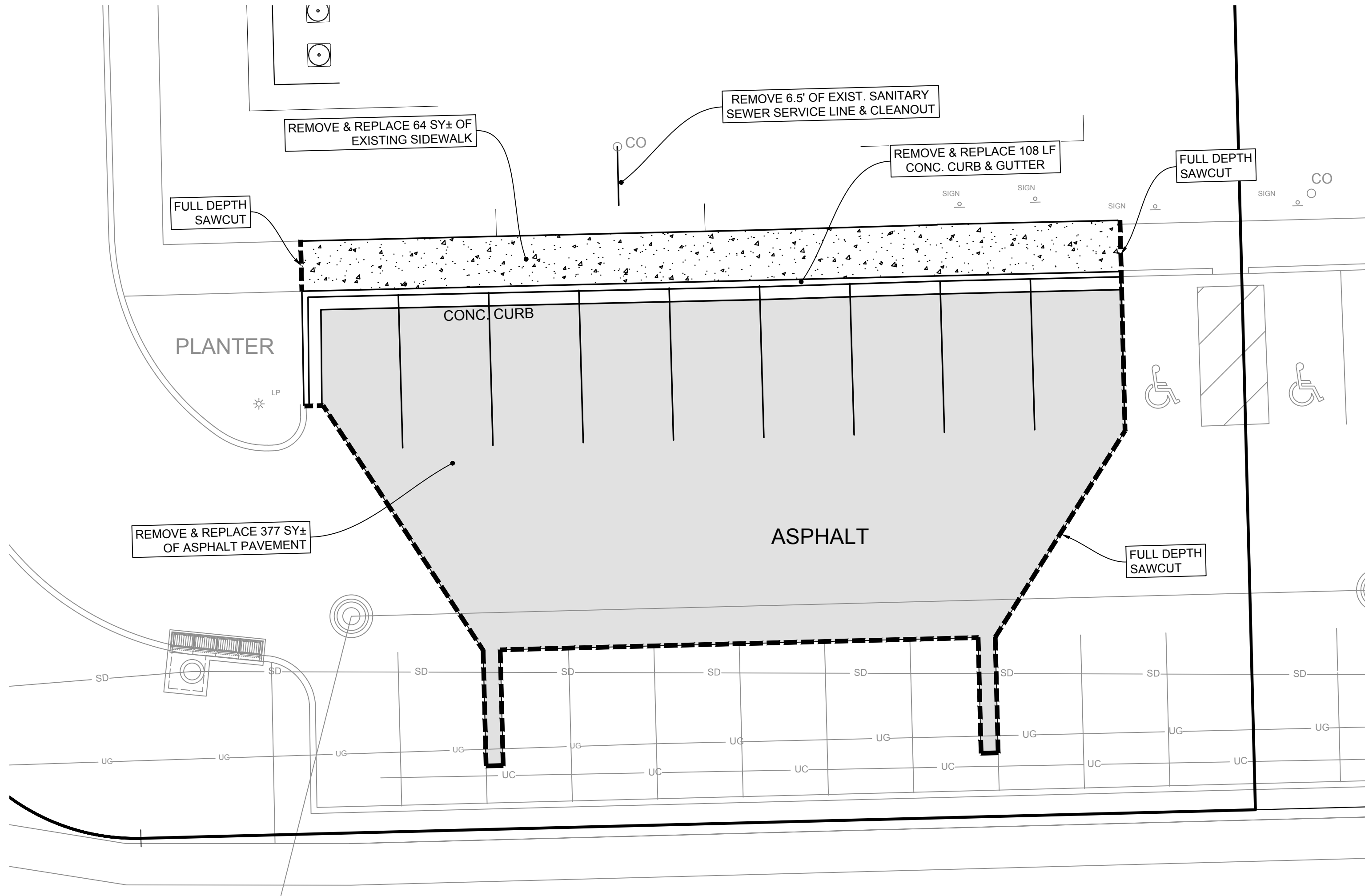
5. SEEDS SHALL BE DRILLED UNIFORMLY.
6. SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
7. MULCH SHALL BE USED WHERE NEEDED.
8. THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS GROW 1/2 TO 1 INCH.



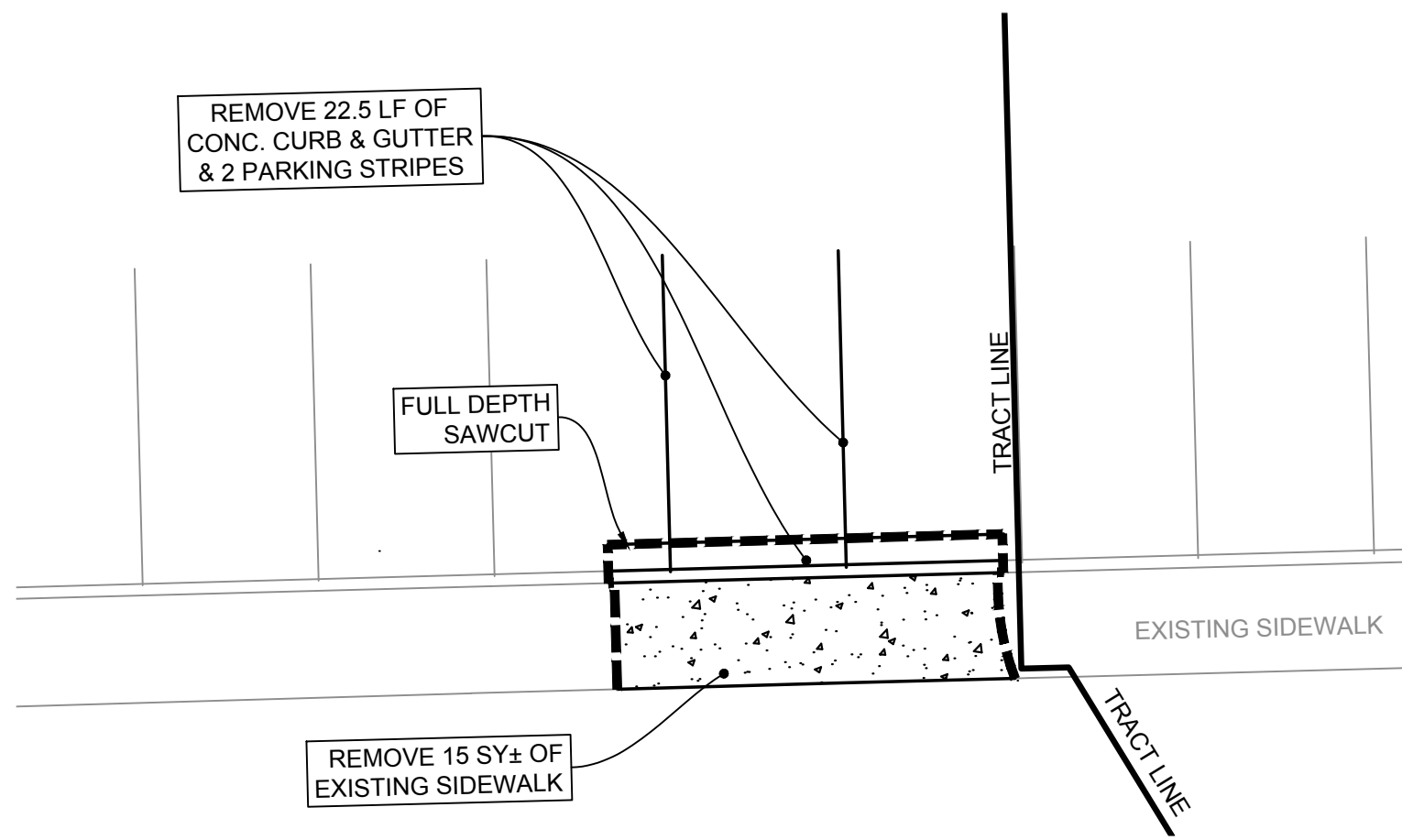
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4" AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.

(A) Silt Fence Detail*
SCALE: NONE

* DRAINAGE AREA LESS THAN 2 ACRES.
STANDARD SYMBOL SF



Demolition @ South Parking Lot
Scale: 1"=10'



Demolition @ Proposed Garage Entrance
Scale: 1"=10'



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DATE: 5-3-2019

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TULSA, OKLAHOMA 74135
C.A. NO. 2421
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EXP. DATE 6/30/19

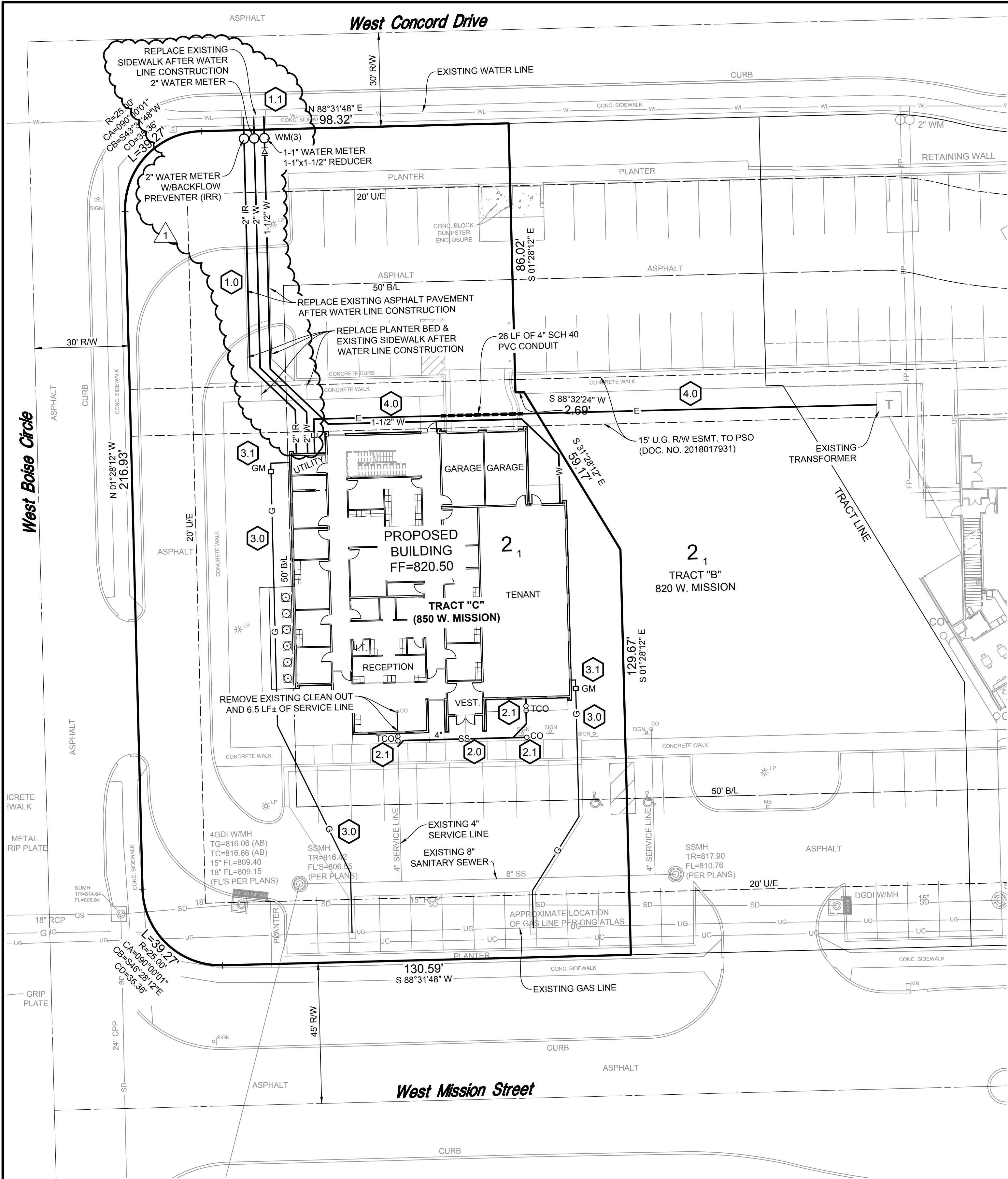
Tulsa Urology
Grading & Erosion Control Details/
Demolition Plan

DEVELOPMENT NO. : ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN na	GTW	5/3/19	LAD	5/3/19
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na	GTW	5/3/19		
DRAWING NAME: 7948GRPL.dwg	SHEET 3 OF 5		WORK ORDER NO. 18298	



SCALE:		DESIGN	DATE	DRAFTED	DATE
PLAN	1"=20'	GTW	5/3/19	LAD	5/3/19
HORIZ.	na	REVIEWED	DATE	APPROVED	DATE
VERT.	na	GTW	5/3/19		
DRAWING NAME: 8298VPVL.dwg		SHEET OF	4 5 WORK ORDER NO. 18298		



Site Utilities Notes:

LOCATION FOR NEW SITE UTILITIES DIAGRAMMATIC. MINOR FIELD CHANGES ARE EXPECTED.

Water and Water Meter Notes:

1.0 THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID ALL COST FOR MATERIALS, LABOR AND EQUIPMENT NECESSARY FOR INSTALLATION OF THE CITY OF BROKEN ARROW STANDARD WATER METER DETAILS.

1.1 ALL WATER TAPS, TAPPING SLEEVES AND VALVES WILL BE PROVIDED BY THE CITY OF BROKEN ARROW AT THE CONTRACTORS EXPENSE.

Sanitary Sewer Notes:

2.0 ALL 4" TO 8" SANITARY SEWER SERVICE AS SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF BROKEN ARROW PLUMBING CODE AND SHALL BE INSTALLED BY A LICENSED PLUMBER. PIPE SHALL BE 4" PVC, SCH. 40 PIPE AND SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 1/8" PER LINEAR FOOT.

2.1 CLEAN-OUTS SHALL BE INSTALLED AS OUTLINED IN THE PLUMBING CODE AT ALL CHANGES IN DIRECTION AND NOT FURTHER THAN A 100-FOOT INTERVAL.

2.2 A BACKFLOW PREVENTER IS REQUIRED. BACKFLOW PREVENTERS ARE REQUIRED WHEN THE BUILDING FINISHED FLOOR ELEVATION IS LESS THE ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE.

BACKFLOW PREVENTER TABLE				
LOT	FF ELEV	TR UPSTREAM MH	REQ.	Y/N
1-C	820.50	817.90		NO

Gas Service

3.0 GAS SERVICE IS SHOWN TO IDENTIFY LOCATION ONLY. A LICENSED PLUMBER WHO IS LICENSED TO DO BUSINESS IN OKLAHOMA SHALL INSTALL ALL GAS SERVICE. THE CONTRACTOR SHALL COORDINATE ALL EFFORTS BETWEEN THE MECHANICAL ENGINEER AND THE GAS COMPANY FOR ACCURATE AND COMPLETE GAS METER SIZE AND PRESSURE REQUIREMENTS TO SERVE THE BUILDING.

3.1 GAS METER SHALL BE INSTALLED BY OKLAHOMA NATURAL GAS. ALL COST ASSOCIATED WITH METER AND SERVICE CONNECTION SHALL BE INCLUDED IN THE CONTRACTORS BID.

Electric Service

4.0 SERVICE TO BUILDING IS SHOWN FOR LOCATION PURPOSES ONLY. AN ELECTRICIAN LICENSED TO PERFORM SERVICE IN OKLAHOMA SHALL INSTALL UNDERGROUND ELECTRIC SERVICE. THE PRIMARY ELECTRIC SERVICE SHALL BE INSIDE 4" GRAY SCHEDULE 40 PVC CONDUIT BURIED 48" DEEP AS SHOWN.

Telephone Service

5.0 THE TELEPHONE COMPANY WILL INSTALL TELEPHONE SERVICE TO SERVE THE BUILDING. THE CONTRACTOR SHALL COORDINATE ALL EFFORTS FROM THE EXISTING SERVICE TO THE BUILDING.

Cable TV

6.0 ALL FACILITIES FOR CABLE COMMUNICATIONS SHALL BE INSTALLED BY THE SUPPLIER OF THE SERVICE. THE CONTRACTOR SHALL COORDINATE ALL EFFORTS FROM THE EXISTING SERVICE TO THE BUILDING.

Misc. Conduit

7.0 CONDUIT SHALL BE INSTALLED BY UTILITY CONTRACTOR FOR FUTURE USE

Utility / Governing Authorities Contact List

ZONING
Broken Arrow Planning Commission
City Planner, Farhad Daroga
220 South 1st Street / PO Box 610
Broken Arrow, OK 74013
918/259-8412 Fax: 918/258-4998

ENGINEERING
TRAFFIC
STORMWATER
WATER & SEWER
City of Broken Arrow Development Services Dept.
Director, Michael Skates
220 South First Street / PO Box 610
Broken Arrow, OK 74013
918/259-2400 Ext. 5426 Fax: 918/259-8453

City of Broken Arrow
Director of Engineering, Alex Mills
P.O. Box 610
Broken Arrow, OK 74013
918/259-7000 Ext. 5414

BUILDING PERMITS
City of Broken Arrow
Building Inspections
Attn: Allen Stanton
220 South 1st Street / PO Box 610
Broken Arrow, OK 74013
918/259-2400 Ext. 5337 Fax: 918/259-8244

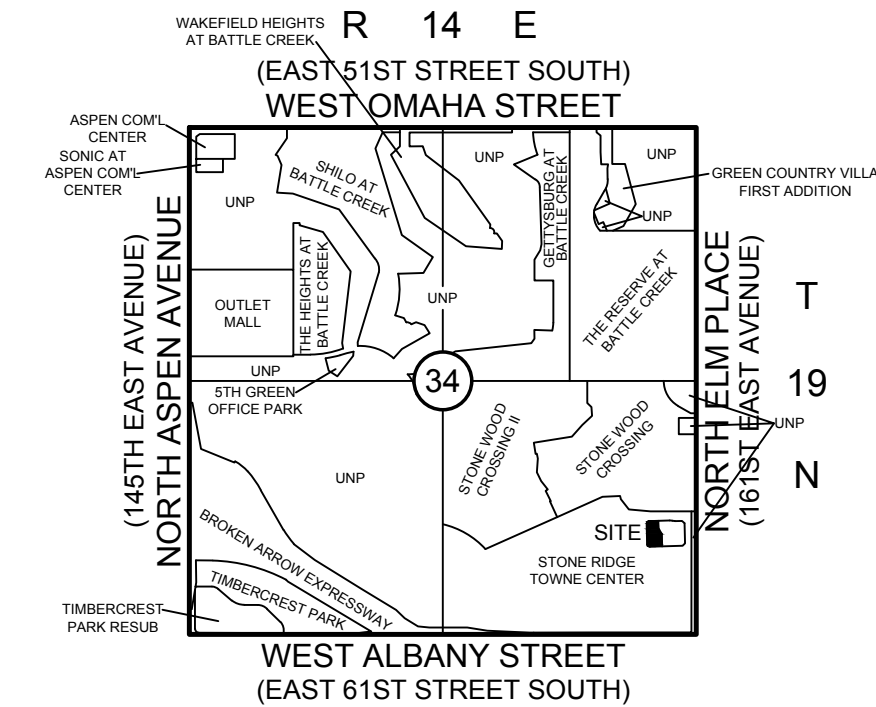
FIRE
City of Broken Arrow Fire Department
Fire Marshall, Stan Spradlin
220 South First Street
PO Box 610
Broken Arrow, OK 74013
918/259-2400 Ext. 5208 Fax: 918/251-5784

GAS
Oklahoma Natural Gas Company
Attn: James Nobles
5848 E. 15th Street
Tulsa, OK 74112
918/831-8261 Fax: 918/831-8250

ELECTRICITY
AEP/PSO
Attn: Tyler Devereux
212 East 6th Street
Tulsa, OK 74119
918/599-2488 Fax: 918/599-3226

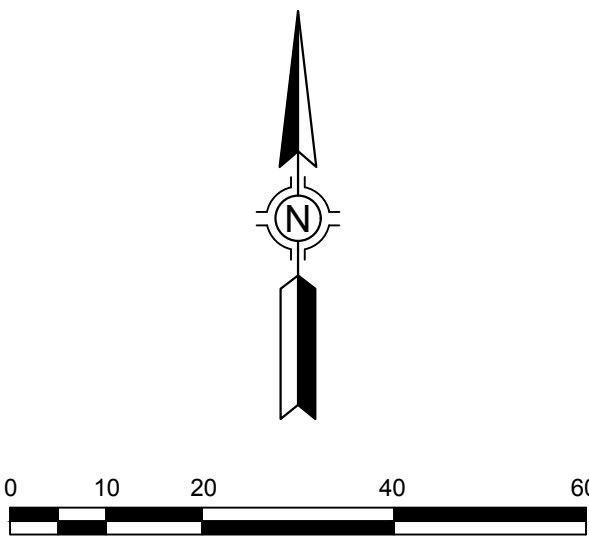
TELEPHONE
Windstream Communications
Attn: Angela Rahe
2300 South 1st Street
Broken Arrow, OK 74114-7137
918/451-3427 Fax: 918/259-1865

CABLE TELEVISION
Cox Communications
Attn: John Vanscey
11811 East 51st Street
Tulsa, OK 74145
918/286-4542 Fax: 918/286-4008



Location Map

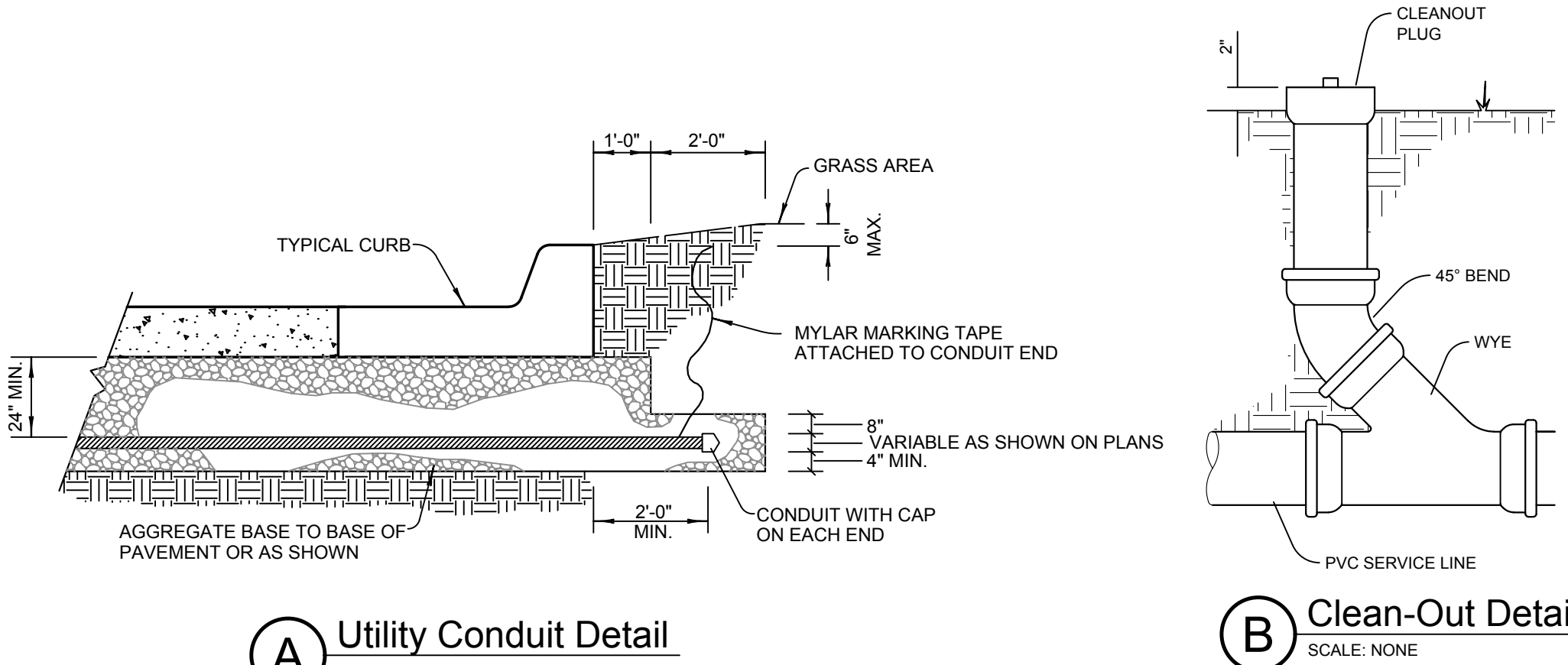
SCALE: 1"=2000'



SCALE: 1"=20'

Legend

- SS SANITARY SEWER SERVICE
- W PROPOSED WATER SERVICE
- FP FIRE PROTECTION
- IR IRRIGATION
- G PROPOSED GAS SERVICE
- UE PROPOSED ELEC SERVICE
- SS EXISTING SANITARY SEWER
- WL EXISTING WATER LINE
- G EXISTING GAS LINE
- CO CLEAN OUT
- TCO TWIN CLEAN OUT
- WM WATER METER
- GM GAS METER



A Utility Conduit Detail
SCALE: NONE

B Clean-Out Detail
SCALE: NONE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO: DD-062117-18

DATE	REVISIONS
5.15.19	ADDENDUM 01

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ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

Sisamore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 666-3600
FAX: (918) 666-8968
EXP. DATE 6/30/19

Tulsa Urology
Utility Plan

DEVELOPMENT NO.: ST17-114 DET. DETERMINATION NUMBER: DD-062117-18

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DRAWING NAME: 8298UTPL.dwg	SHEET 5	WORK ORDER NO. 18298		
	OF 5			

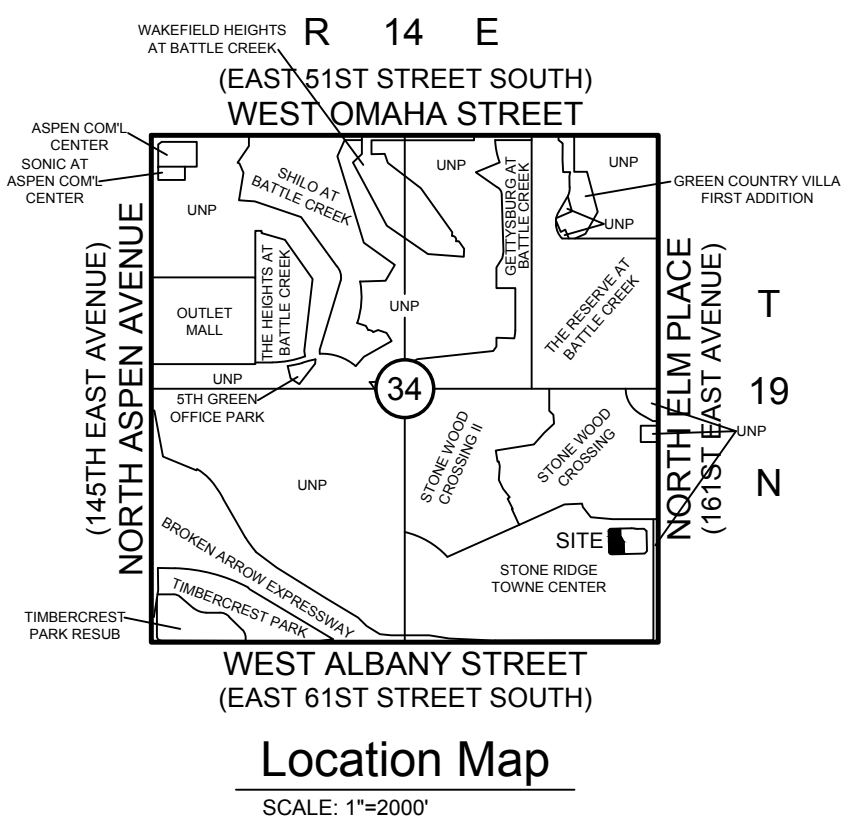
C:\Users\james\appdata\local\temp\AsP\ulula_207692981.SPL.dwg SHEET 1 May 14, 2019 - 10:45:18am SISEMORE WEISZ & ASSOCIATES, INC. 2019

West Boise Circle

West Concord Drive

West Mission Street

Elm Place (161st East Avenue)



Owner:
Richard Saint
RBS Enterprises
800 W. Boise Circle, Suite 210
Broken Arrow, OK, 74012
Phone: (918) 606-1779
Contact: Richard Saint
Email: Rsturo @ gmail.com

Architect:
Bird Nest Studio
P.O. Box 700357
Tulsa, OK, 74170
Phone: (918) 340-3026
Contact: Chad Walker

Legend

- BERMUDAGRASS
- SOD STEEL EDGING 3/16"x4"

Tract C Landscape Summary

TRACT C AREA:	37,730 SF	0.866 ACRES
TOTAL LANDSCAPE AREA		
REQUIRED:	15%	5,660 SF
PROPOSED:	28%	10,643 SF
LANDSCAPE EDGE:		
WEST CONCORD DRIVE (123 LF)		
TREES		
REQUIRED TREES (1 TREE FOR EVERY FIFTY LINEAL FEET):	3 TREES	
PROVIDED:	3 TREES	
SHRUBS		
LENGTH OF PARKING LOT ABUTTING LANDSCAPE EDGE:	71 LF	
REQUIRED SHRUBS:		
(10 SHRUBS FOR EVERY FIFTY LINEAL FEET OF PARKING LOT ABUTMENT TO THE LANDSCAPED EDGE)	15 SHRUBS	
PROVIDED SHRUBS:	15 SHRUBS	
INTERIOR PARKING LOT LANDSCAPING		
NUMBER OF PARKING SPACES	27 SPACES	
REQUIRED: (1 TREE PER 15 PARKING SPACES)	2 TREES	
PROPOSED:	11 TREES	
PARKING		
REQUIRED:	1 SPACE PER 250 SF	
PARKING PROVIDED:	27 SPACES	
	31 SPACES	
	INCLUDES 1 ACCESSIBLE	

Landscape Certificate

SISEMORE WEISZ & ASSOCIATES, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED ENGINEER, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF BROKEN ARROW, OKLAHOMA.



DATE: 5-13-2019

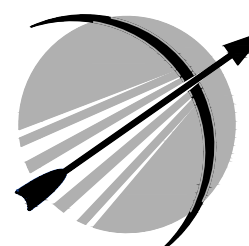
Plant List						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
TREES						
CRO	3	CEROIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	2" CAL./8' HT.	B&B	MATCHED
LI	8	LAGERSTROEMIA INDICA	RED CRAPE MYRTLE	6' HT. MULTI-TRUNK	B&B	MATCHED
SOD AND ACCESSORIES						
-	-	PENNISSETUM ALOPECUROIDES	HAMELN DWARF FOUNTAIN GRASS			
-	-	CYNODON DACTYLON	COMMON BERMUDAGRASS			SOLID SOD, WEED FREE
ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, GAL: GALLON, HT.: HEIGHT, L.F.: LINEAR FOOT, MATCHED: WITHIN 5% OF SIZE AND SHAPE, STK: STAKED, O.C.: ON CENTER (APPROXIMATE), S.F.: SQUARE FOOT, SP.: SPREAD						

Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8958
EXP. DATE 6/30/19

Tract 'C'-Tulsa Urology
Detail Landscape Plan
Issue for Permit and Bid

DEVELOPMENT NO.: DETENTION DETERMINATION NUMBER: DD-031508-15

DATE	REVISIONS
5.15.19	ADDENDUM 01



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ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

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VERT. na	GTW	5-15-19		
DRAWING NAME: 8298LSPL.dwg	SHEET 1 OF 2		WORK ORDER NO. 18298	

Certification of Installation

- A. INSTALLATION OF ALL LANDSCAPING EXCEPT TREES**
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (FOR MULTIFAMILY, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS) OR ISSUANCE OF FINAL INSPECTION (FOR SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS), WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY DEVELOPMENT SERVICES DEPARTMENT BY AN ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA, OR THE OWNER OF THE PROPERTY, STATING THAT THE INSTALLATION OF THE LANDSCAPING, EXCEPT TREES, IS IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN.
- B. INSTALLATION OF TREES**
PRIOR TO OR WITHIN ONE HUNDRED TWENTY (120) DAYS FOLLOWING THE ISSUANCE OF THE OCCUPANCY PERMIT (FOR MULTIFAMILY, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS) OR FINAL BUILDING PERMIT (FOR SINGLE FAMILY AND TWO FAMILY DEVELOPMENTS), WRITTEN CERTIFICATION OF AN ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER AUTHORIZED FOR BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN SHALL BE SUBMITTED TO THE CITY'S DEVELOPMENT SERVICES DEPARTMENT.
- C. TEMPORARY CERTIFICATE OF OCCUPANCY**
A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR UP TO ONE HUNDRED TWENTY (120) DAYS TO ALLOW LANDSCAPE MATERIAL TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

Planting Notes

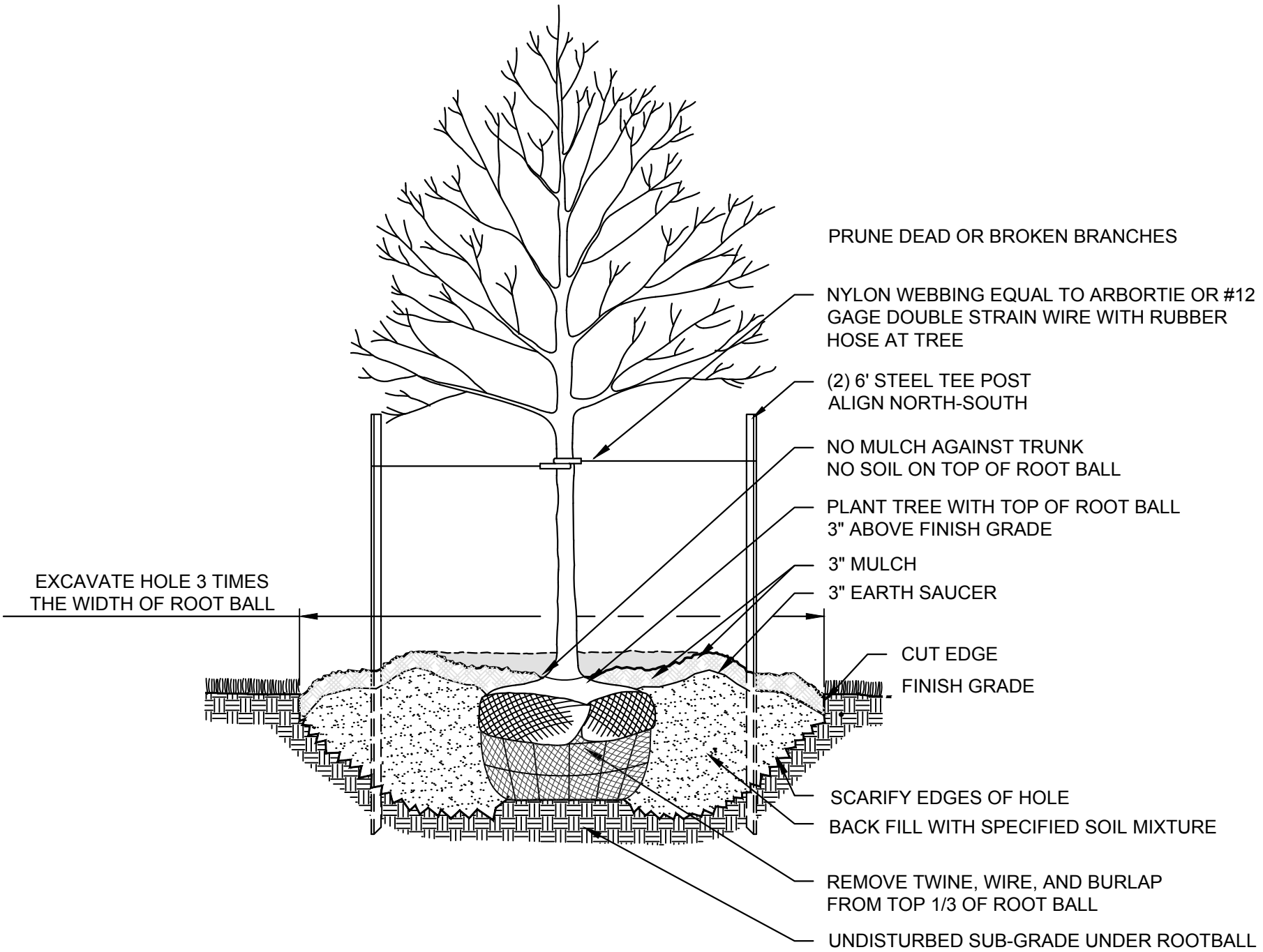
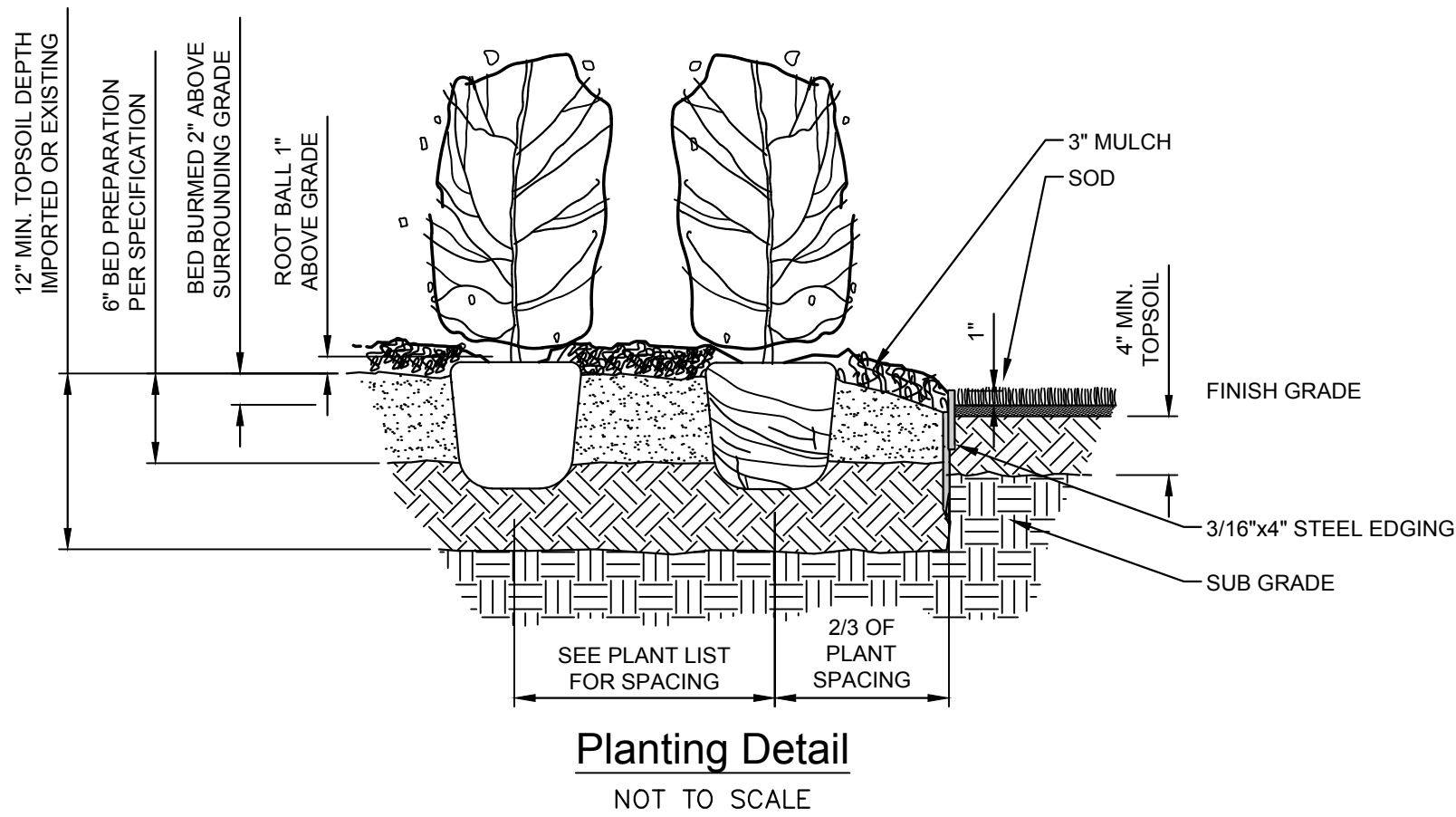
- ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - CURRENT EDITION.
- PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE OVERHEAD OR BELOW GROUND OBSTRUCTIONS ARE ENCOUNTERED. SHOULD OBSTRUCTIONS BE FOUND, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT WHO WILL RELOCATE THE PLANT MATERIAL.
- ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS PRIOR TO BEGINNING SOIL PREPARATION. IF BERMUDA GRASS IS PRESENT IT SHALL BE ERADICATED BY APPROVED MEANS. SPREAD 2" OF COMPOST (BACK TO EARTH SOIL CONDITIONER), 1" OF PINE BARK MULCH, AND OSMOCOTE FERTILIZER (1 LB. PER 100 SQ. FT.) INCORPORATE TO A DEPTH OF 6".
- ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3" OF CEDAR MULCH.
- ALL TREES SHALL BE PLANTED 2" ABOVE FINISH GRADE.
- TWINE AND BURLAP SHALL BE CUT AND REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL ON ALL TREES AND SHRUBS.
- FINISH GRADES OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA.
- AREAS WITHIN THE PROPERTY LINES, THE R.O.W. PARALLEL TO THE PROPERTY LINES, AND ALL OTHER LAWN AREAS DISTURBED BY THE CONSTRUCTION PROCESS THAT ARE NOT DESIGNATED TO RECEIVE OTHER PLANTING, PAVING OR BUILDINGS ARE TO BE SODDED WITH SOLID SOD BERMUDA GRASS.
- ALL AREAS RECEIVING SOD SHALL RECEIVE A MINIMUM 4" OF TOPSOIL. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND SHALL BE NOT LESS THAN 2 YEARS OLD. APPLY A 10-20-10 FERTILIZER AT A RATE OF TEN(10) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS PRIOR TO SODDING.
- ALL PLANTING AREAS ADJACENT TO LAWN AREAS TO BE BORDERED BY 4" X 3/16" STEEL EDGING BY RYERSON.
- BACK FILL ALL TREE PITS WITH A SOIL MIXTURE CONSISTING OF 1 PART TOP SOIL AND 1 PART COMPOST AND 1/2 POUND OSMOCOTE FERTILIZER PER TREE.
- ALL PLANTS SHALL BE TRUE OF SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS (CALIPER, SIZE, AND TRUNK HEIGHT) AS SPECIFIED ON THE DRAWING.
- SIX WEEKS AFTER THE INSTALLATION OF SOD, A GRANULAR APPLICATION OF BARRICADE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED AT A RATE OF 10 POUNDS PER 1,000 S.F. AND THEREAFTER, ANNUAL APPLICATIONS SHALL BE APPLIED DURING THE SECOND WEEK OF FEBRUARY.
- SIX WEEKS AFTER THE INSTALLATION OF THE LANDSCAPE MATERIALS, THE FIRST OF TWO ANNUAL LIQUID APPLICATIONS OF PENDULUM PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO THE MULCH SURFACE IN ALL SHRUB AND GROUND COVER AREAS.
- STAKING AND GUYING TO BE REMOVED BY THE LANDSCAPE CONTRACTOR NINE MONTHS AFTER PLANTING.

Irrigation Notes

- WATER SHALL BE PROVIDED IN ALL PLANTING BEDS AND SOD AREAS BY AN ELECTRONIC UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION CONTROL ZONES SHALL BE SEPARATED TO PERMIT IRRIGATION OF SIMILAR PLANT MATERIALS, SUN EXPOSURE, LAND SLOPE AND SOIL/LANDSCAPE CONDITIONS. SYSTEM SHALL BE DESIGNED SUCH THAT ALL IRRIGATION HEADS SHALL APPLY WATER TO A GIVEN AREA AT THE SAME RATE YIELDING MATCHED AND UNIFORM PRECIPITATION RATES AND UNIFORM COVERAGE. SHRUB AND LAWN AREAS ARE TO BE IN ZONED SEPARATELY.
- SPRAY HEADS SHALL BE SPACED NO FURTHER THAN FOR 'HEAD TO HEAD' COVERAGE BASED ON THE SPRINKLER HEAD PERFORMANCE PUBLISHED BY THE MANUFACTURER. ROTARY HEADS SHALL BE SPACED NO FURTHER THAN 85 PERCENT AND 90 PERCENT FOR 3/4" INLET AND 1" INLET ROTARIES RESPECTIVELY AT THE DESIGN PRESSURE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LANDSCAPE WATERING PROGRAM WITH THE OWNERS REPRESENTATIVE.
- INSTALL SEPARATE IRRIGATION METER, BACK FLOW PREVENTION DEVICE AND PROTECTIVE HOUSING WITH HEAT TAPE. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR SHALL FOLLOW THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF IRRIGATION SYSTEM.
- PROVIDE ELECTRICAL POWER TO BACK FLOW PREVENTER FOR HEATING DEVICE.
- SUBMIT IRRIGATION DESIGN DRAWINGS FOR REVIEW. COORDINATE EXACT LOCATION OF CONTROLS WITH OWNER'S REPRESENTATIVE.

General Notes

- ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL TWELVE MONTHS. THE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD OR ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR TO MAINTAIN LANDSCAPING MATERIALS AND SOD FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (TELEPHONE, GAS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS FROM THE PLANTING PLAN. WHEN DISCREPANCIES OCCUR BETWEEN THE PLAN AND THE MATERIALS LIST, THE PLANTING PLAN SUPERSEDES THE MATERIALS LIST IN ALL CASES.



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DATE	REVISIONS
5.15.19	ADDENDUM 01



CITY OF
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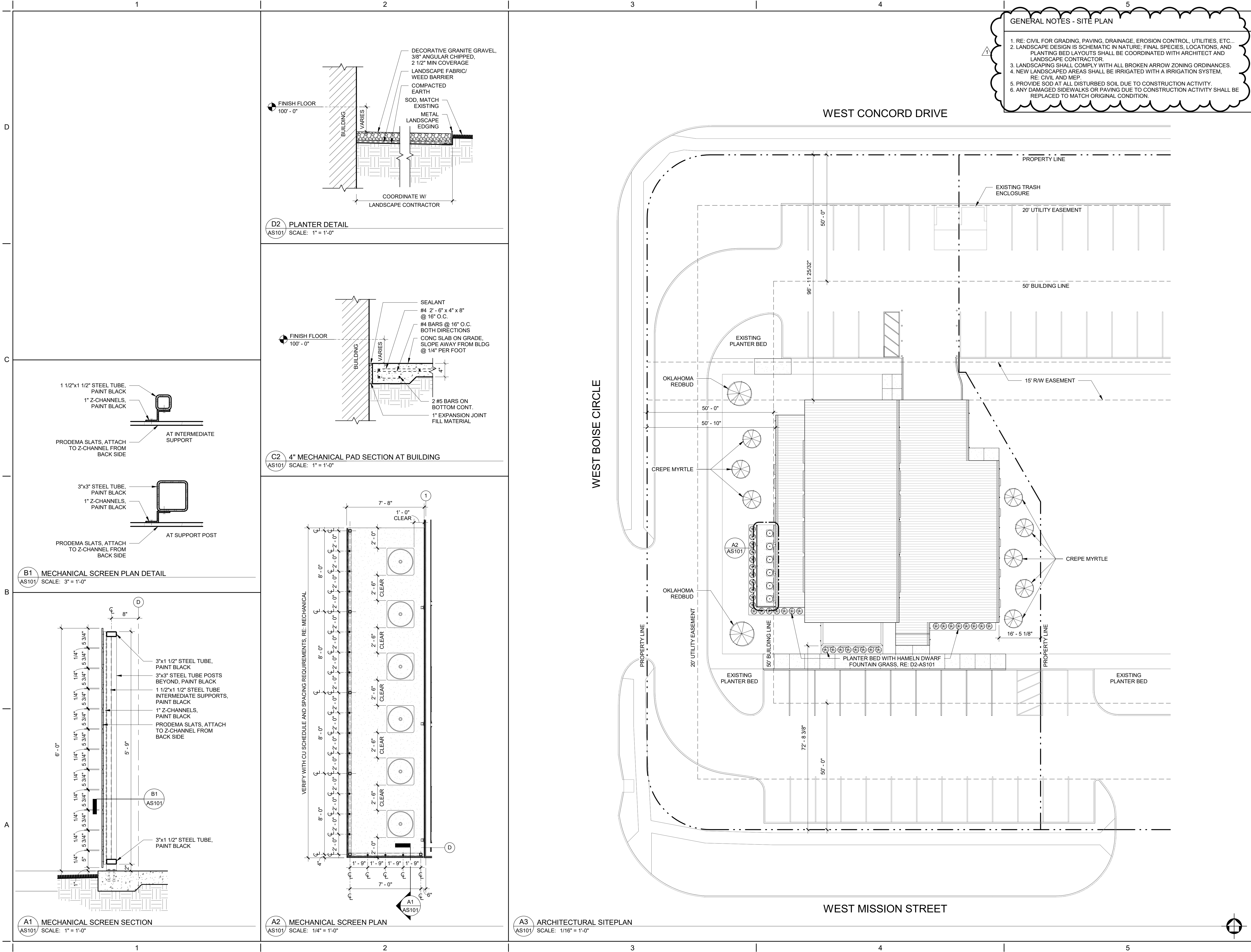


Sismore Weisz & Associates, Inc.
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TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8958
EXP. DATE 6/30/19

Tract 'C'-Tulsa Urology
Landscape Notes & Details
Issue for Permit and Bid

DEVELOPMENT NO. : DETENTION DETERMINATION NUMBER: DD-03308-15

SCALE: PLAN na HORZ. na VERT. na	DESIGN	DATE	DRAFTED	DATE
	GTW	5-15-19	LAD	5-15-19
	REVIEWED	DATE	APPROVED	DATE
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DRAWING NAME: 8298LSPL.dwg	SHEET OF	2 2	WORK ORDER NO. 18298	



GENERAL NOTES - SITE PLAN

1. RE: CIVIL FOR GRADING, PAVING, DRAINAGE, EROSION CONTROL, UTILITIES, ETC...
2. LANDSCAPE DESIGN IS SCHEMATIC IN NATURE; FINAL SPECIES, LOCATIONS, AND PLANTING BED LAYOUTS SHALL BE COORDINATED WITH ARCHITECT AND LANDSCAPE CONTRACTOR.
3. LANDSCAPING SHALL COMPLY WITH ALL BROKEN ARROW ZONING ORDINANCES.
4. NEW LANDSCAPED AREAS SHALL BE IRRIGATED WITH A IRRIGATION SYSTEM, RE: CIVIL AND MEP.
5. PROVIDE SOD AT ALL DISTURBED SOIL DUE TO CONSTRUCTION ACTIVITY.
6. ANY DAMAGED SIDEWALKS OR PAVING DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH ORIGINAL CONDITION.

BIRD NEST
STUDIO

PO Box 700357
Tulsa, Oklahoma 74170
Tel: 918.340.3026
www.birdneststudio.com
cwalker@birdneststudio.com



05.03.19

TULSA UROLOGY
MEDICAL OFFICE
850 W. MISSION STREET
BROKEN ARROW, OK 74012

SITE PLAN

PROJECT NO.: 18-011
DATE: 05.03.19
REVISED: ADDENDUM 01
05.15.19

SHEET:

AS101

PERMIT SET

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Bird Nest Studio, and is not to be used, in whole or in part, for any other project, without the written authorization of Bird Nest Studio PLLC.

A3 SOUTH ELEVATION
A201 SCALE: 1/8" = 1'-0"

D

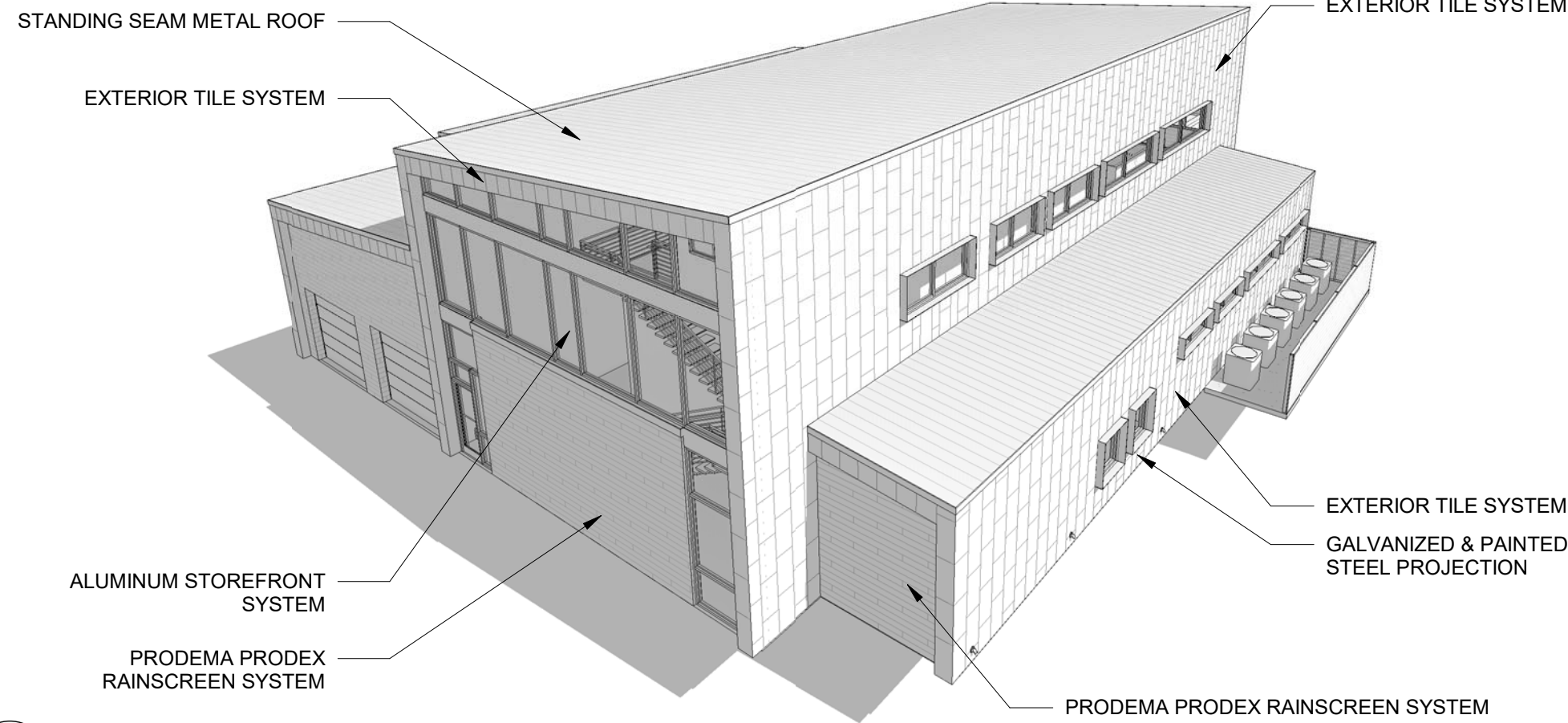
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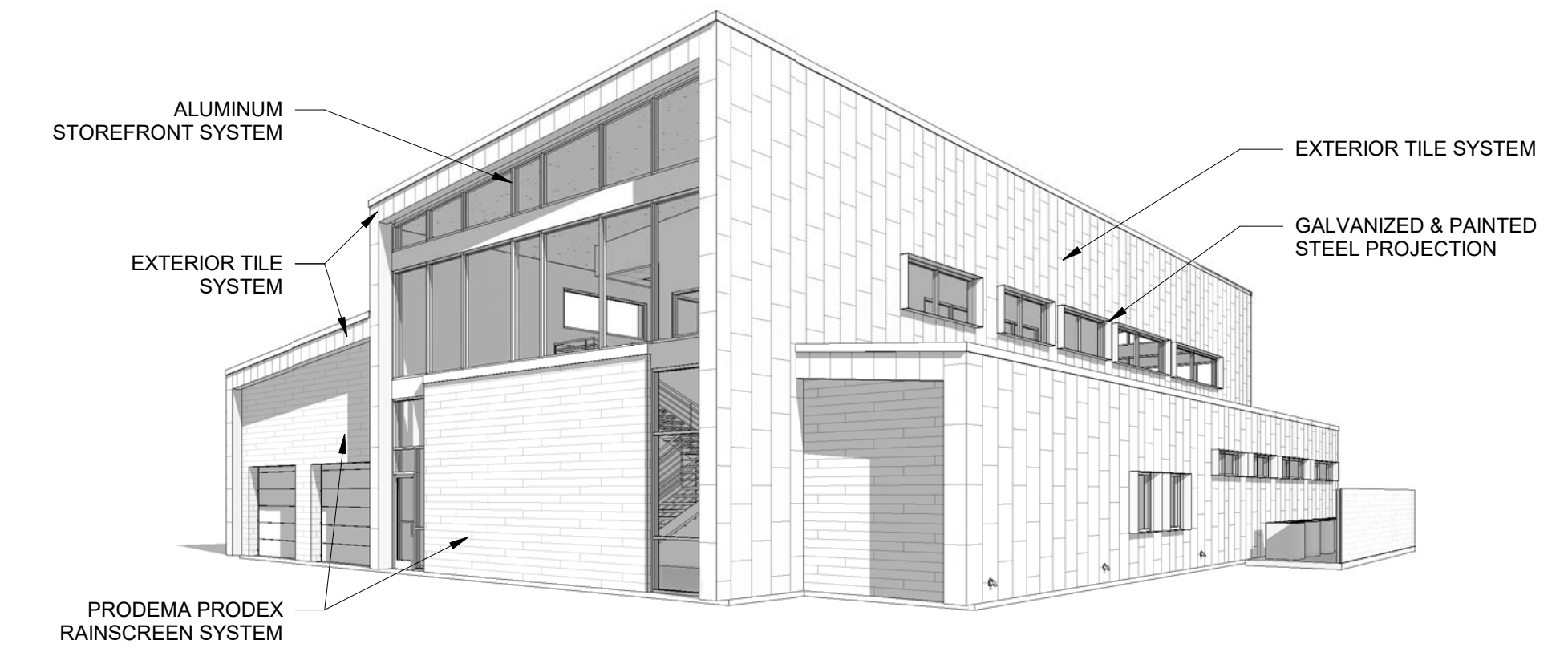
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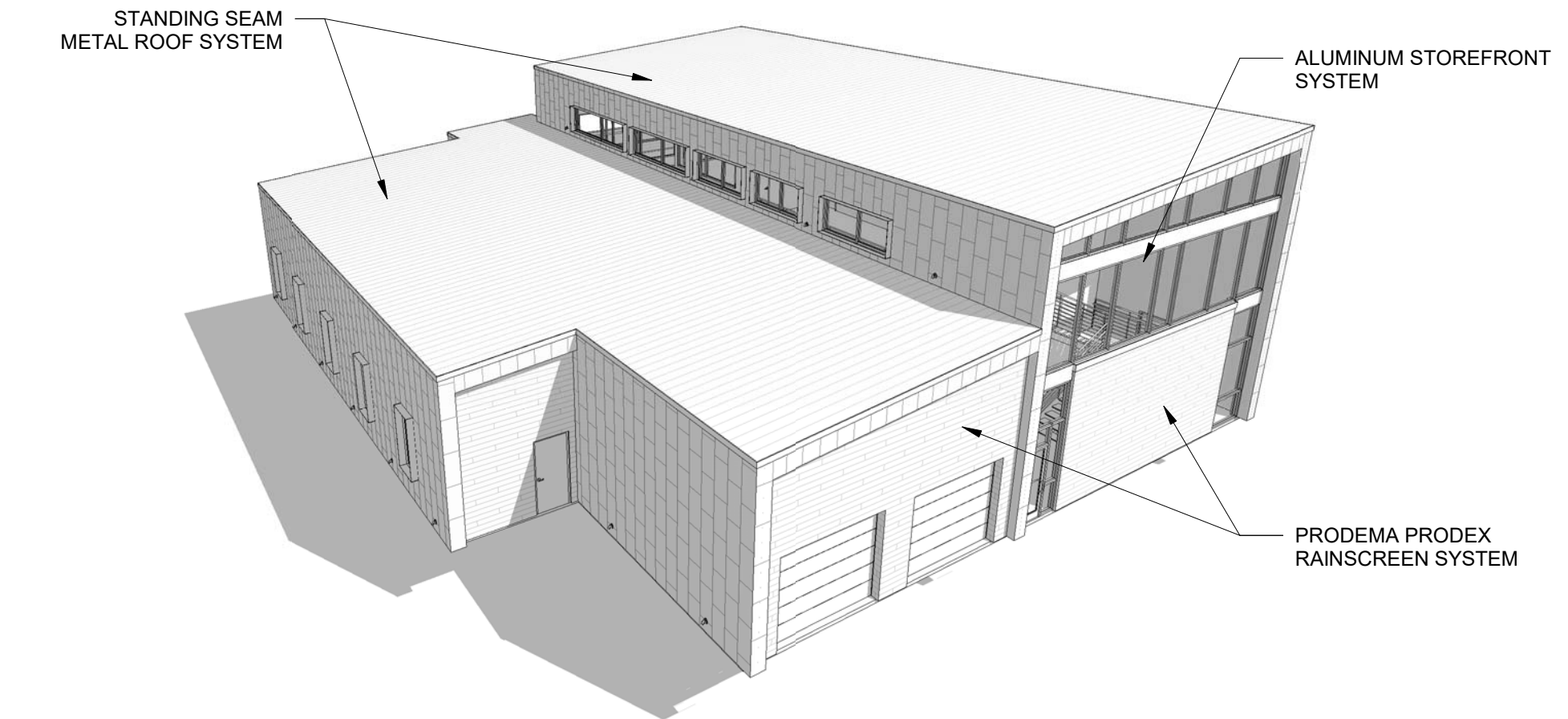
A1 SOUTHWEST PERSPECTIVE ENLARGED
A202 SCALE: NTS



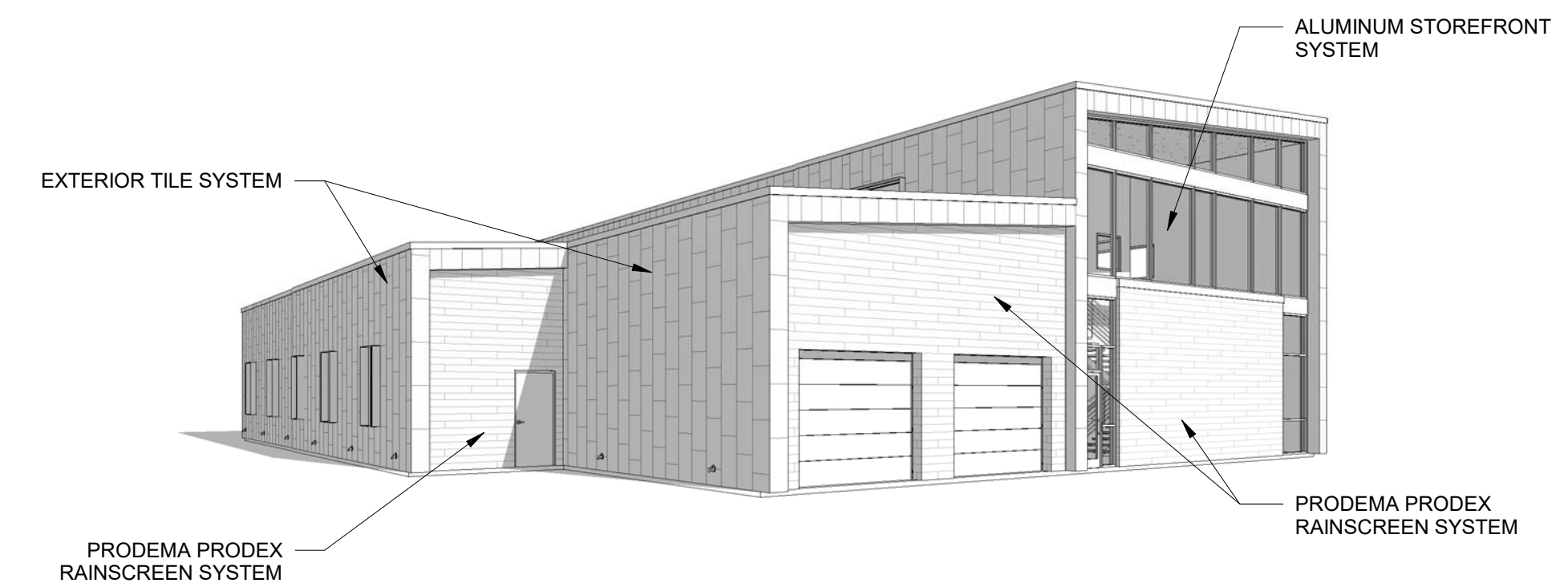
D2 NORTHWEST AERIAL
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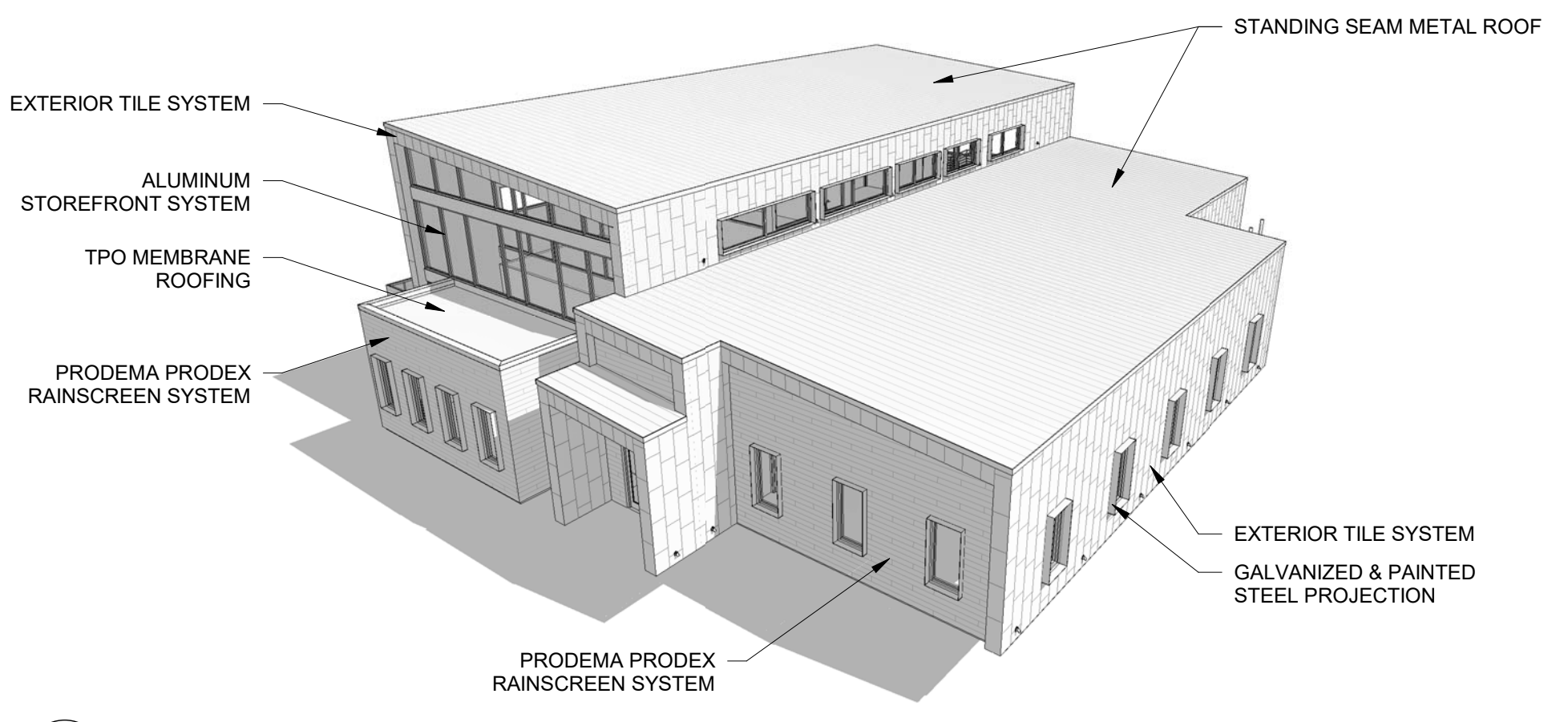
C2 NORTHWEST PERSPECTIVE
A202 SCALE: NTS



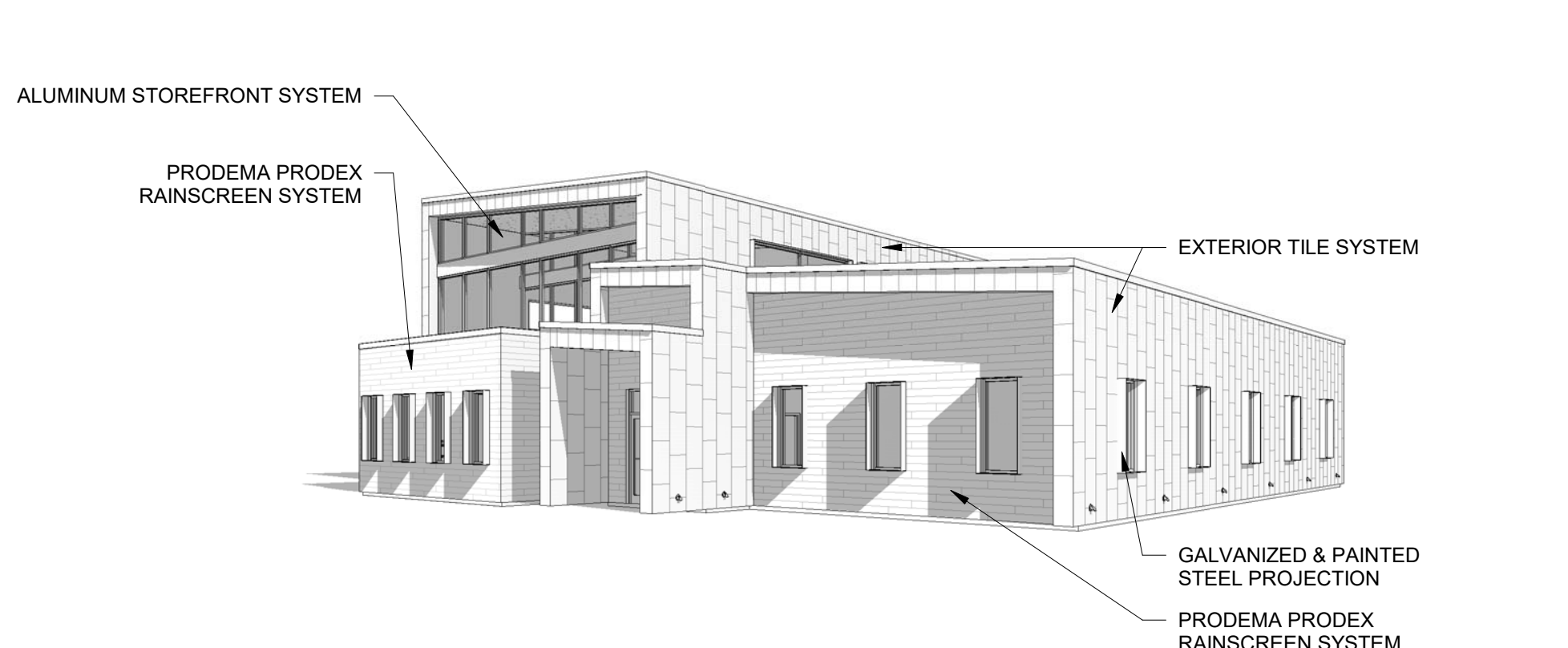
B2 NORTHEAST AERIAL
A202 SCALE: NTS



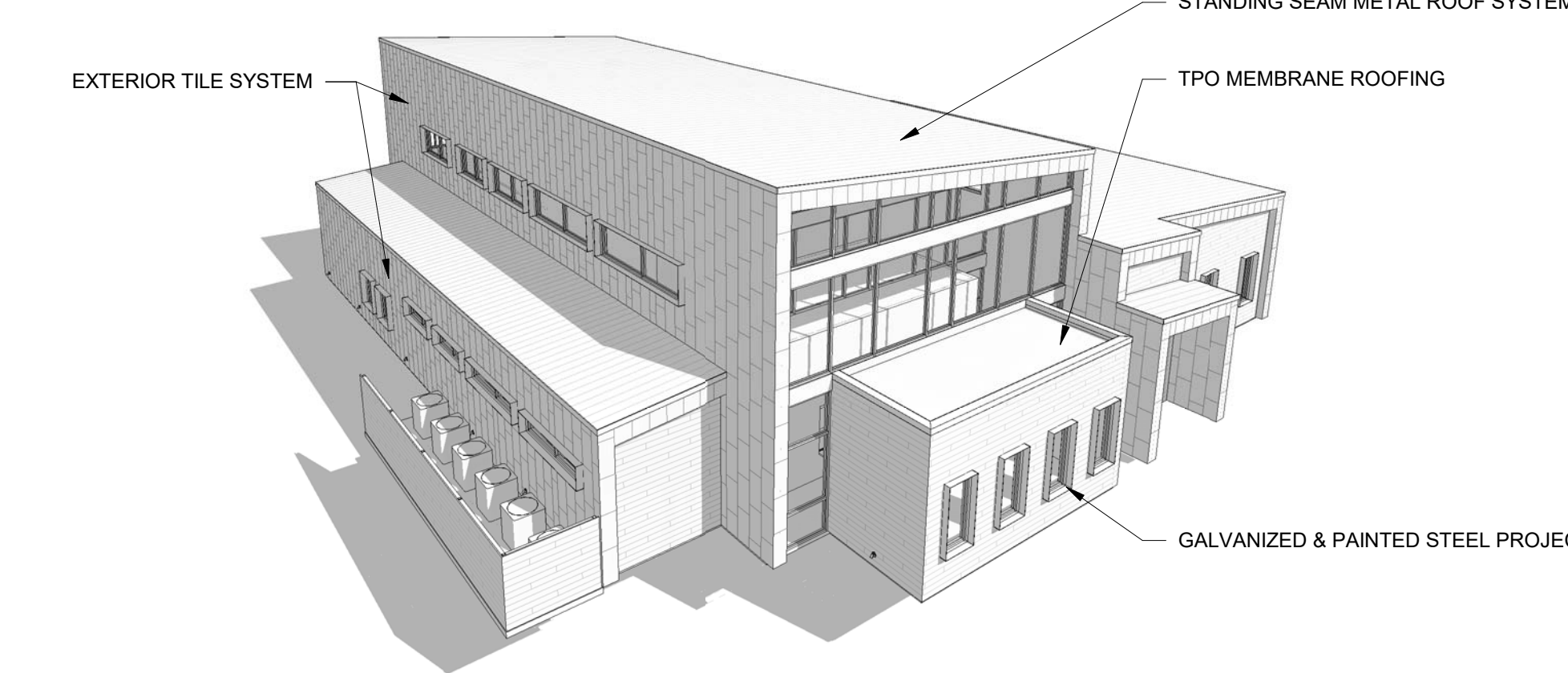
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A202 SCALE: NTS



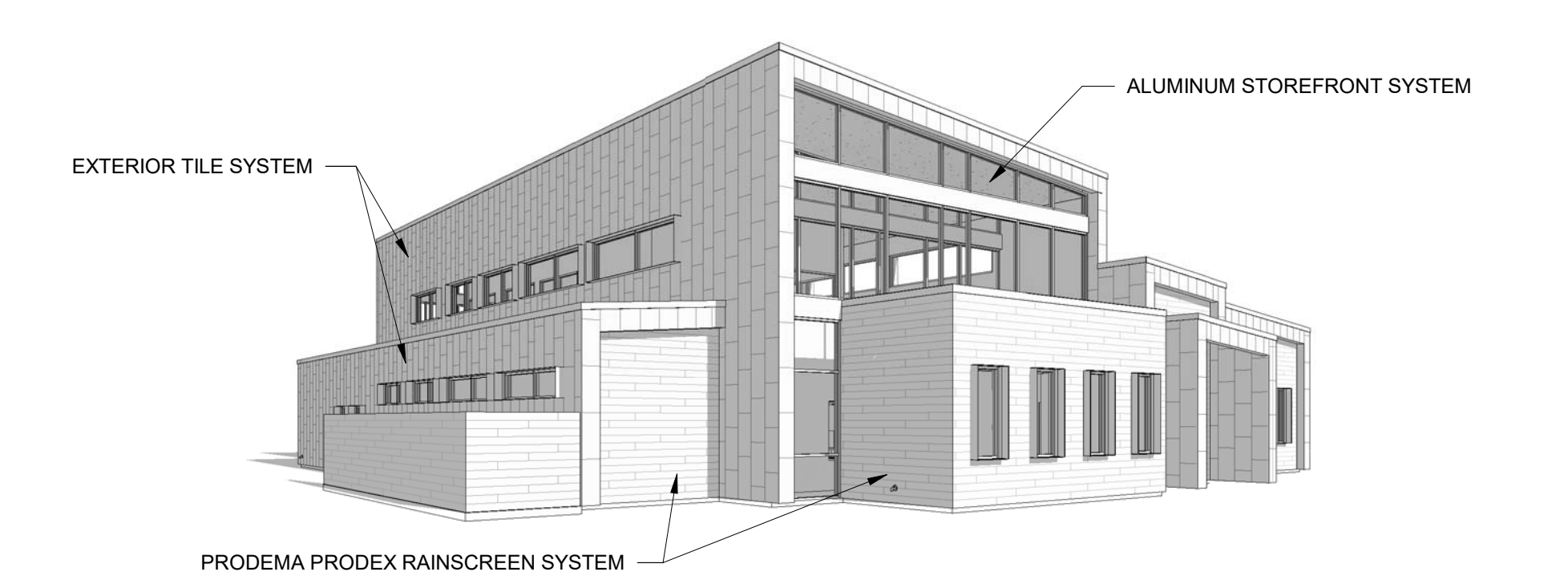
D4 SOUTHEAST AERIAL
A202 SCALENTS



C4 SOUTHEAST PERSPECTIVE
A202 SCALENTS



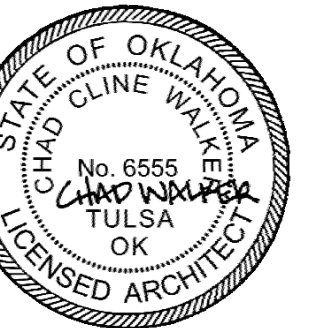
B4 SOUTHWEST AERIAL
A202 SCALENTS



A4 SOUTHWEST PERSPECTIVE
A202 SCALE: NTS

**BIRD NEST
STUDIO**

PO Box 700357
Tulsa, Oklahoma 74170
Tel: 918.340.3026
www.birdneststudio.com
cwalker@birdneststudio.com



05.03.19

**TULSA UROLOGY
MEDICAL OFFICE**
850 W. MISSION STREET
BROKEN ARROW, OK 74012

**EXTERIOR
PERSPECTIVES**

PROJECT NO.: 18-011

DATE: 05.03.19

REVISED:

SHEET:

A202

PERMIT SET

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Bird Nest Studio, and is not to be used, in whole or in part, for any other project, without the written authorization of Bird Nest Studio PLLC.

ELM CREEK COMMUNITY DEVELOPMENT

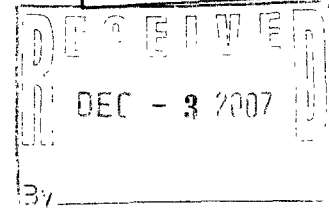
Amended Planned Unit Development No. 130B

December 3, 2007

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

PREPARED BY:
Cook & Associates Engineering, Inc.
121 E College St
Broken Arrow, Oklahoma 74012
(918) 258-9442 Fax (918) 258-9488
CA #4479 Exp 06.30.08

APPROVED	<i>By City Council</i>
DATE	<i>12-17-2007</i>
BROKEN ARROW PLANNING DEPT.	



	Engineering Surveying Geotechnical Construction Management	
	COOK & ASSOCIATES ENGINEERING INC.	
	BROKEN ARROW (918) 258-9442	FORT GIBSON (918) 478-3930



PUD REVISION DESCRIPTION

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

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

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

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

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



STATISTICAL SUMMARY FOR PARCEL 1

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

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

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

NOTES:

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



DEVELOPMENT STANDARDS

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

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

The following uses are not permitted in Parcel 1:

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



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

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

Sign Standards:

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

Lighting:

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

Landscaping:

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

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

Buffer:

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

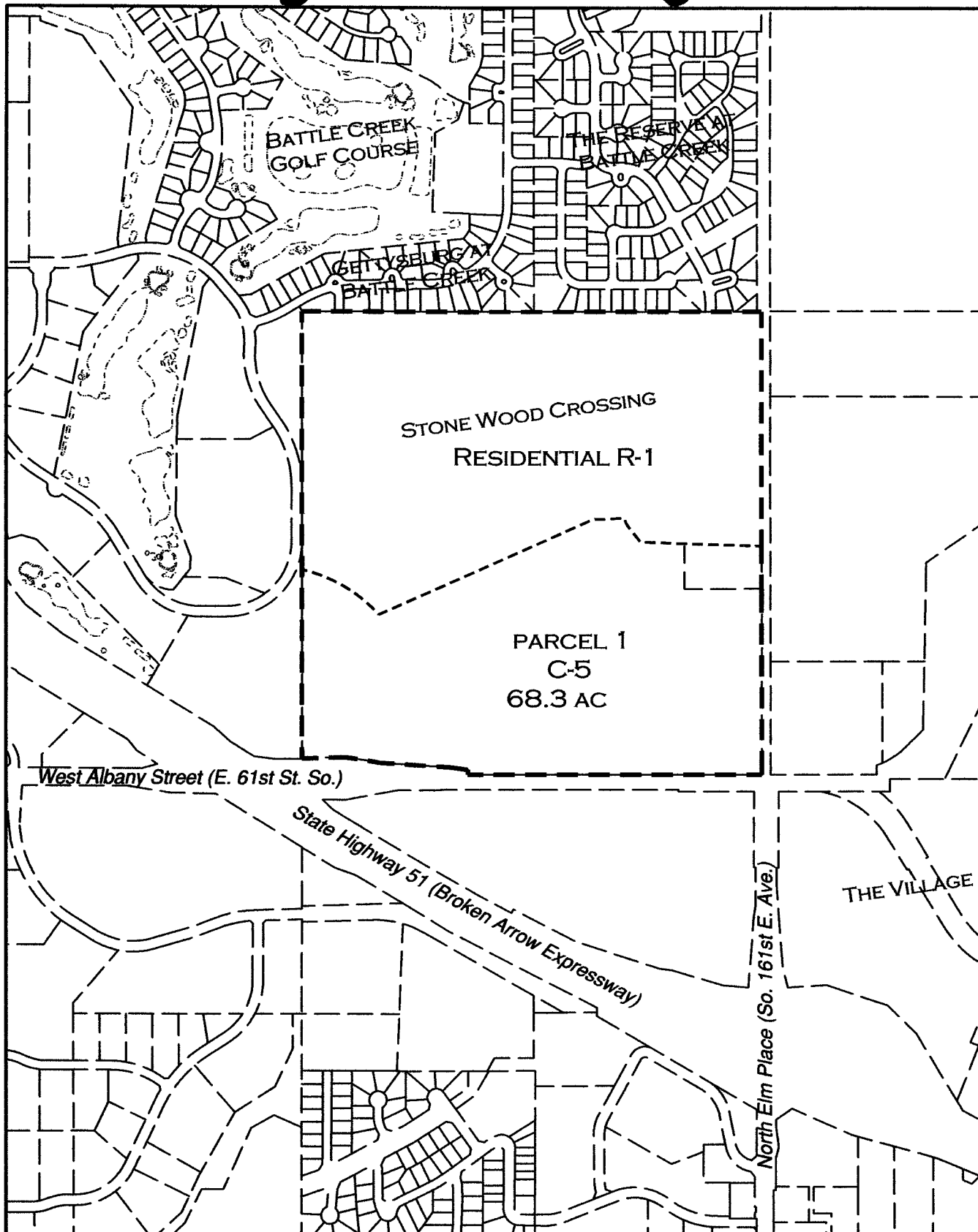


SITE PLAN REVIEW

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

PLATTING REQUIREMENTS

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



COOK & ASSOCIATES ENGINEERING INC.
 • Engineering • Surveying • Geotechnical • Construction Management •
www.cook-eng.com
 121 East College Street Broken Arrow, OK 74012 1486 East Poplar Street Fort Gibson, OK 74434
 918-258-9442 Office 918.478.3930 Office
 918-258-9488 Fax 918.478.5498 Fax
 Certificate of Authorization #4479 Expires June 30, 2008

**ELM CREEK
 COMMUNITY DEVELOPMENT
 PUD130B EXHIBIT**

Plat No.

STONE RIDGE TOWNE CENTER

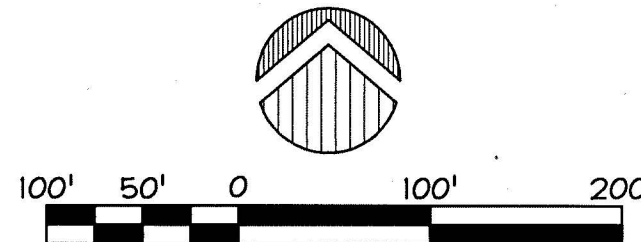
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST
OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA
PLANNED UNIT DEVELOPMENT 130B

Detention Note

STORMWATER DETENTION ACCOMMODATIONS FOR
THIS SITE ARE IN ACCORDANCE WITH FEE-IN-LIEU
DETENTION DETERMINATION #DD-031308-15.
TOTAL IMPERVIOUS AREA
OF SITE IS 334950 SF

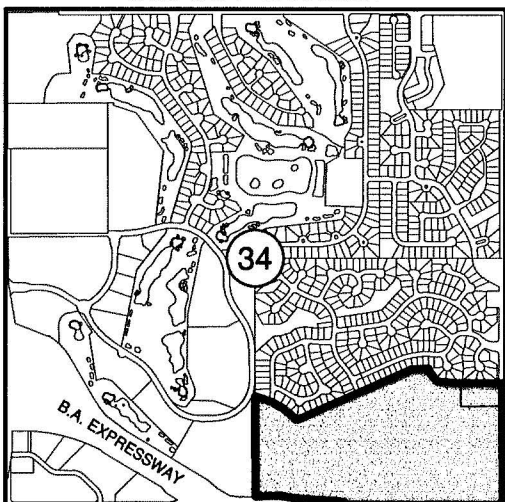
Legend

B/L BUILDING LINE
FL/E LANDSCAPE EASEMENT
LNA LIMITS OF NO ACCESS
R/W RIGHT OF WAY
U/E UTILITY EASEMENT
[1317] ADDRESS



R 14 E

51st STREET SOUTH
OMAHA STREET



ALBANY STREET
61st STREET SOUTH
Location Map

Project Data

OWNERS

BROKEN ARROW DEVELOPMENT, L.L.C.
P.O. BOX 7712
EDMOND, OKLAHOMA 73083-7712
405.834.6999 (VOICE)
CONTACT: MR. MICHAEL FRESCOTT
OR MR. MICHAEL GARRETT
ENGINEER / SURVEYOR
COOK & ASSOCIATES ENGINEERING, INC.
121 EAST COLLEGE
BROKEN ARROW, OK 74012
918.258.9442 (VOICE) 918.258.9488 (FAX)
CA#4479 EXPIRES JUNE 30, 2010

BENCHMARK

3" ALUMINUM CAP-FLUSH-SET IN
CONCRETE-STAMPED
TUL 11", IN THE MEDIAN BETWEEN B.A.
EXPRESSWAY, AND EAST BOUND OFF
RAMP TO S. 161ST E. AVE.
ELEVATION 815.125 (NAVD 1988)

BASIS OF BEARINGS
ASSUMED BEARING OF N 88°40'54" E ALONG
THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 34, T-19-N, R-14-E
OF THE INDIAN BASE AND MERIDIAN, TULSA
COUNTY, STATE OF OKLAHOMA

LAND AREA
3008356 SF ± / 69.06 AC ±
6 LOTS / 6 BLOCKS
B RESERVE AREAS

FLOODPLAIN ZONE
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE
UNSHADED "X" AS SHOWN ON F.I.R.M. PANEL
#401430535 H, DATED 9/22/99

MONUMENTATION
A 5/8" x 18" DEFORMED BAR WITH A
ORANGE PLASTIC CAP STAMPED "CA4479" TO
BE SET AT ALL PLAT BOUNDARY CORNERS,
UNLESS NOTED OTHERWISE.

A 3/8" x 18" DEFORMED BAR WITH A
ORANGE PLASTIC CAP STAMPED "CA4479" TO
BE SET AT ALL LOT CORNERS UNLESS NOTED
OTHERWISE.

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
ON IN PLACE OF LEGAL DESCRIPTION.

PUBLIC UTILITY NOTES
POTABLE WATER SUPPLY WILL BE
SERVED BY THE CITY OF BROKEN
ARROW, OKLAHOMA. SANITARY SEWER
SERVICE WILL BE SUPPLIED BY
THE CITY OF BROKEN ARROW, OKLAHOMA.

Line Table

NUMBER	BEARING	LENGTH
L1	S22°54'56"W	6.12
L2	N22°54'56"E	6.13
L3	N25°16'14"W	5.00
L4	N47°32'31"E	33.12
L5	S46°28'12"E	35.36
L6	N43°31'48"E	35.36
L7	S88°31'48"W	114.44
L8	N88°31'48"E	30.04
L9	S46°19'06"E	35.36
L10	N43°40'54"E	35.36
L11	N44°53'14"E	35.23
L12	N45°08'48"E	34.46
L13	S25°16'14"E	24.52
L14	S01°19'06"E	131.36
L15	N01°19'06"W	141.00
L16	N17°38'19"E	65.58

NOTE: UNITS FOR LENGTH ARE FEET.

Curve Table

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00	39.27
C2	15°44'26"	100.00	27.47
C3	07°44'43"	811.42	109.69
C4	86°34'26"	25.00	37.77
C5	21°21'35"	751.42	280.13
C6	86°34'13"	25.00	37.77
C7	07°49'54"	811.42	110.91
C8	26°33'44"	140.00	64.90
C9	26°33'44"	200.00	92.72
C10	87°21'43"	160.00	271.89
C11	97°21'43"	100.00	169.93
C12	11°21'09"	39.63	27.74
C13	11°21'09"	140.00	27.74
C14	50°58'47"	355.00	315.87
C15	50°58'47"	295.00	262.48
C16	27°10'45"	620.00	294.11
C17	27°10'45"	680.00	322.57
C18	41°02'52"	945.00	677.02
C19	40°06'19"	1005.00	703.47
C20	83°00'52"	25.00	36.22
C21	25°00'00"	420.00	183.26
C22	82°01'56"	25.00	35.79
C23	1°05'59"21"	480.00	92.07
C24	90°09'05"	270.00	424.83
C25	90°09'05"	330.00	519.24
C26	NA	NA	NA
C27	16°55'45"	790.00	233.42
C28	16°55'45"	710.00	209.78
C29	11°38'57"	790.00	160.62
C30	16°55'45"	710.00	209.78
C31	84°43'12"	25.00	36.97
C32	84°20'36"	25.00	36.80
C33	13°18'02"	153.25	35.58
C34	18°57'26"	62.00	20.51
C35	18°00'00"	5.00	15.71
C36	18°00'00"	8.83	27.75
C37	18°00'00"	11.33	35.60
C38	18°00'00"	6.33	19.90
C39	18°16'26"	101.92	32.51
C40	18°16'26"	114.58	36.54

NOTE: UNITS FOR RADIUS & ARC LENGTH ARE FEET.

Backflow Preventer Valve Table

BLOCK	LOT	PAD ELEVATION	FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	BFP REQUIRED
1	1	801.93	803.25	A1	802.00	YES
1	1	801.93	803.25	C11	802.65	YES
1	1	798.93	800.25	A1	802.00	YES
1	1	801.93	803.25	E2	814.25	YES
1	1	811.92	813.25	E3	822.95	YES
2	1	821.93	823.25	E3	822.95	YES
3	1	784.92	786.25	C4	786.70	YES
3	1	791.92	793.25	C5	793.25	YES
3	1	795.92	797.25	C7	798.90	YES
3	1	796.92	798.25	C6	796.65	YES
3	1	800.92	802.25	C9	801.80	YES
3	1	803.93	805.25	C8	802.20	YES

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777 SECTION 24-100 ADOPTED MAY 17, 1993.

STATE OF OKLAHOMA
COUNTY OF TULSA

I, Earlene Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a duly authenticated plat now on file in my office.

Dated the 25th day of September, 2008

EARLENE WILSON, Tulsa County Clerk

Rene Shirel Deputy

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 7,661.00 per trust receipt no. 10143 to be applied to 20 08 taxes. This certificate is NOT to be construed as payment of 2008 taxes in full but is given in order that this plat may be filed on record. 20 08 taxes may be paid the amount of the security deposit.

Dated the 25th day of September, 2008

Dennis Semko Tulsa County Treasurer

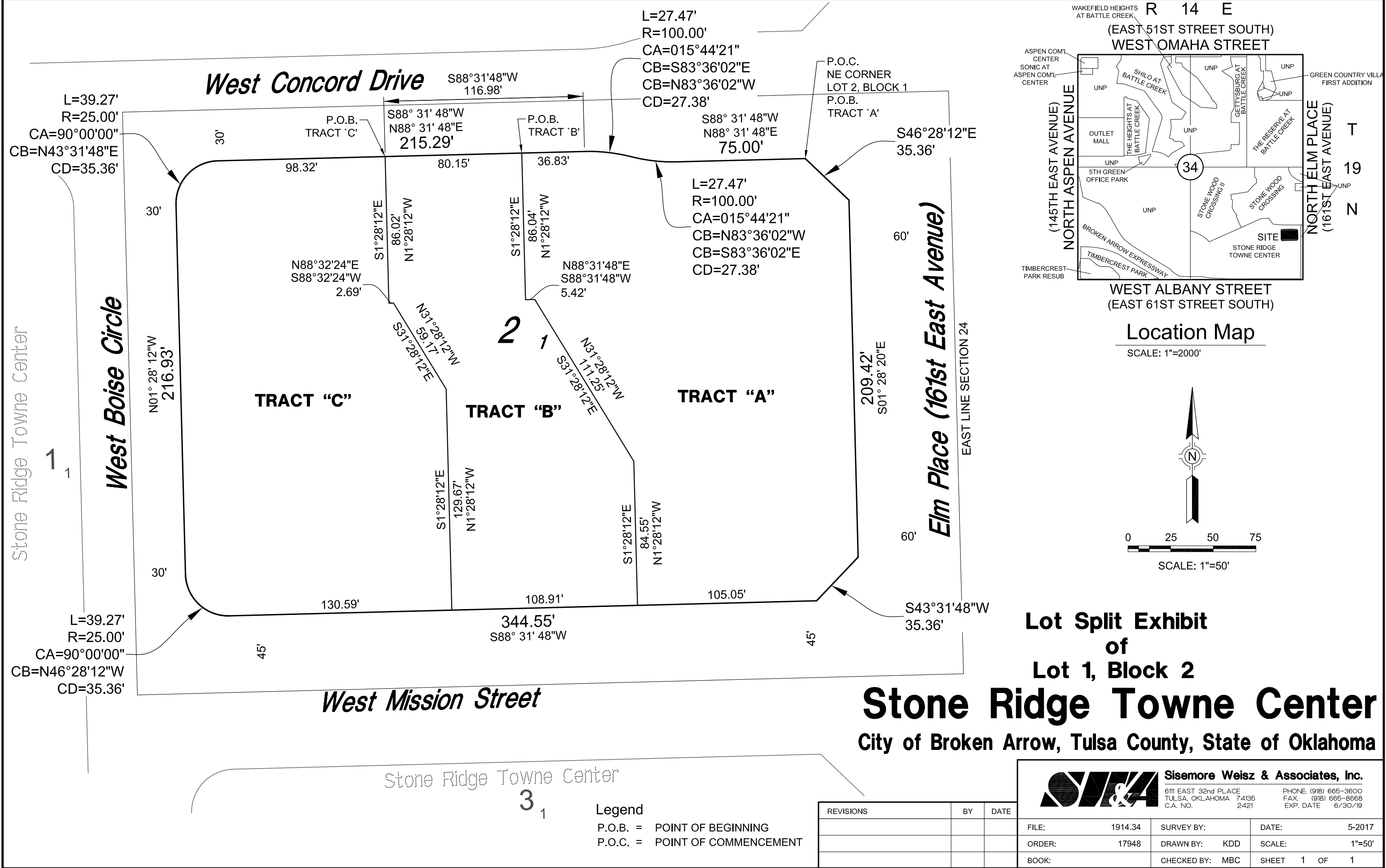
By: [Signature] Deputy

APPROVED 5-20-08 by the City Council of the City of Broken Arrow Oklahoma.

J. Wade McCall Sr. Mayor
Attest: City Clerk 9.22.08

STONE RIDGE TOWNE CENTER
CASE NO. PT08404
DEV. #04133
Sheet 1 of 2
Date Prepared: 09/11/08

K:\17948\EXHIBITS\17948LOTSPLIT-EXHBT.dwg LOTSPLIT May 31, 2017 - 2:45:45pm SISEMORE WEISZ & ASSOCIATES, INC., 2017





City of Broken Arrow

Request for Action

File #: 19-650, **Version:** 1

Broken Arrow Planning Commission

06-13-2019

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2029, Doyle Rezoning, 5.10 acres, A-RE to RE, one-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Cathleen Doyle

Owner: Cathleen Doyle

Developer: NA

Engineer: NA

Location: One-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

Size of Tract 5.10 acres

Number of Lots: 2

Present Zoning: A-RE

Proposed Zoning: RE

Comp Plan: Level 1 (Rural Residential)

BAZ-2029 is a request to change the zoning designation on 5.10-acres from A-RE (Annexed-Residential Estate) to RE (Residential Estate). The unplatted property is located one-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road).

Applicant is proposing to sell a two-acre portion of the property associated with BAZ-2029 and has submitted a lot split (BAL-2053) and lot consolidation (BAL-2054CB) request in conjunction with the rezoning request. The property currently consists of two, 2.55-acre lots. With the lot split, 0.55-acre will be split from the south parcel, and then consolidated with the north parcel resulting in a 3.1-acre parcel and a 2.0-acre lot.

The property was assigned A-RE when it was annexed into the City of Broken Arrow in 2000. In the RE district, the minimum lot size is 24,000 square feet and the minimum lot frontage is 175 feet. The current lots and the resulting lots meet the minimum lot size and lot frontage requirements in accordance with the Zoning Ordinance for the RE district. As part of the lot split process, right-of-way and utility easements will need to be dedicated along the street frontages in accordance with the Subdivision Regulations for the entire 5.10 acres. Three other properties within the neighborhood have been rezoned from A-RE to RE between 2007 and 2016.

Surrounding land uses and zoning classifications include the following:

North:	A-RE	Large lot single-family residential
East:	A-RE and RE	Large lot single-family residential
South:	A-RE	Large lot single-family residential
West:	A-RE	Large lot single-family residential

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 1. The RE zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 1.

Attachments: Case map
Aerial photo
Exhibit - Existing lots

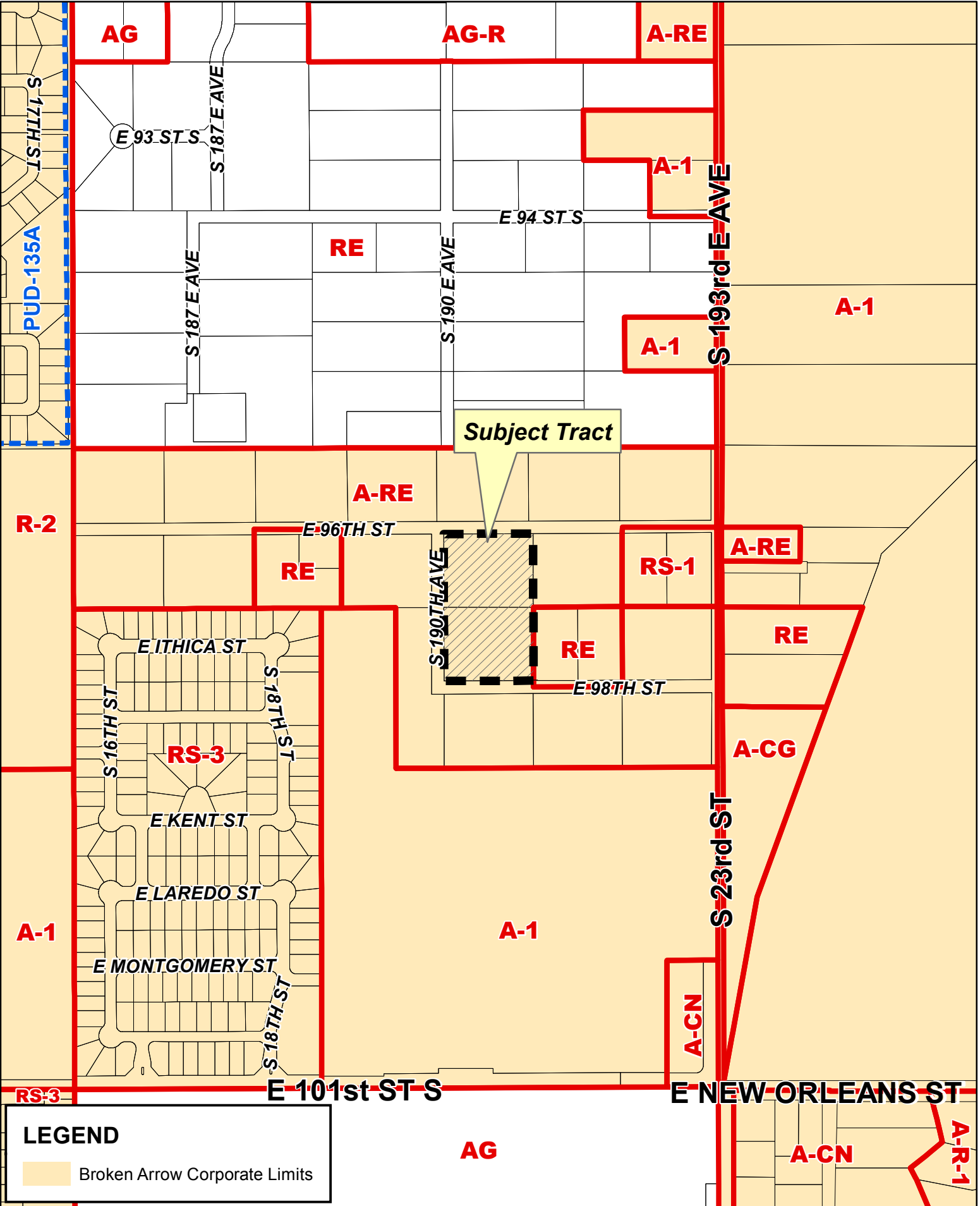
Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2029 be approved and that platting be waived, subject to the following condition of approval.

1. A 17.5-foot utility easement shall be recorded in accordance with the Subdivision Regulations along the E. 96th Street, S. 20 Street, and E. 97th Street frontages of the parcels prior to the warranty deeds being stamped.

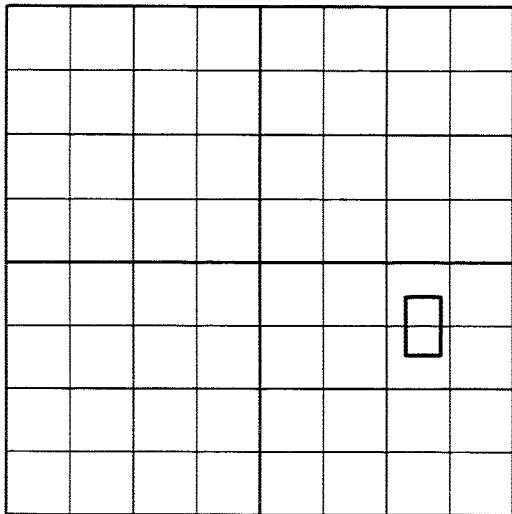
Reviewed and approved by: Larry R. Curtis

JMW





EXHIBIT



LOCATION MAP

SEC. 24 T 18 N, R 14 E
SCALE: 1" = 100'

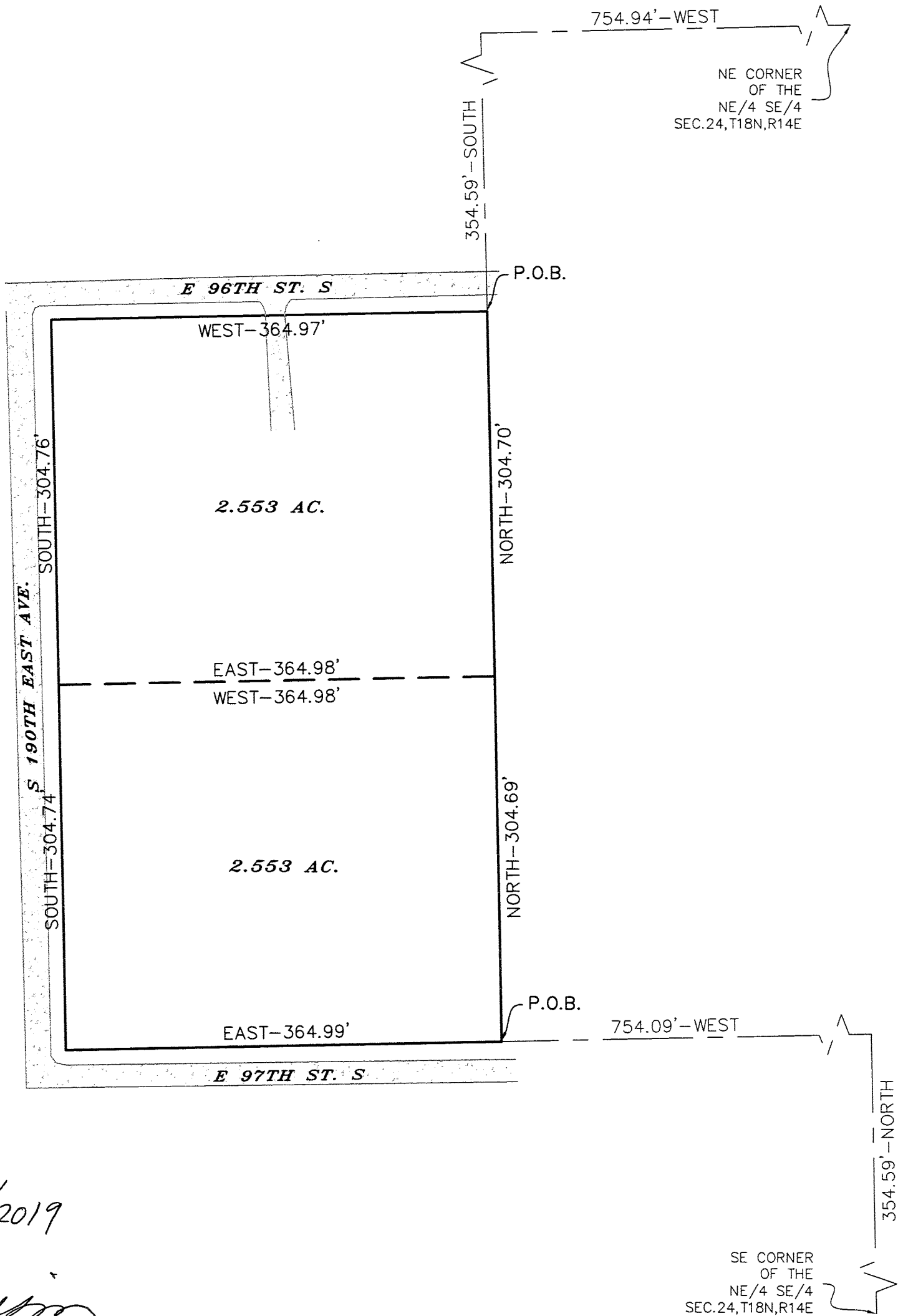


LEGAL DESCRIPTION (AS PROVIDED)

A TRACT DESCRIBED AS BEGINNING AT A POINT 754.94 FEET WEST AND 354.59 FEET SOUTH OF THE NE CORNER OF THE NE/4 OF THE SE/4 OF SECTION 24, T18N, R14E OF THE I.B.&M., ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE WEST 364.97 FEET; THENCE SOUTH 304.76 FEET; THENCE EAST 364.98 FEET; THENCE NORTH 304.70 FEET TO THE POINT OF BEGINNING, CONTAINING 2.553 ACRES, MORE OR LESS.

AND

A TRACT DESCRIBED AS BEGINNING AT A POINT 354.59 FEET NORTH AND 754.09 WEST OF THE SE CORNER OF THE NE/4 OF THE SE/4 OF SECTION 24, T18N, R14E OF THE I.B.&M., ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE NORTH 304.69 FEET; THENCE WEST 364.98 FEET; THENCE SOUTH 304.74 FEET; THENCE EAST 364.99 FEET; TO THE POINT OF BEGINNING, CONTAINING 2.553 ACRES, MORE OR LESS.



5/8/2019

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: CATHLEEN DOYLE

DATE: 5/8/19

W.O.# 7594-EXHIBIT

SURVEYED BY: DY/RG

DRAWN BY: AM

Last Site Visit: 3/28/19

FILE NAME
May 08, 2019 - 4:27pm
S:\CAD - HEARTLAND - FILES\W07594-EXHIBIT.dwg