



City of Broken Arrow
Meeting Agenda
Planning Commission

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

Chairperson Fred Dorrell
Vice Chair Lee Whelpley
Member Ricky Jones
Member Mark Jones
Member Jaylee Klempa

Thursday, October 24, 2019

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. **19-1299** Approval of Planning Commission meeting minutes of October 10, 2019
- B. [19-1265](#) Approval of BAL-2060CB (Lot Combination), New Heart Church Lot Combination, 2 Lots, 14.62 acres, A-1 to R-2 and FD, one-quarter mile north of Florence Street (111th Street), east of 23rd Street (County Line Road)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. **19-1296** Public hearing, consideration, and possible action regarding PUD-294 (Planned Unit Development) and BAZ-2036 (Rezoning), Spring Creek Plaza, 13.78 acres, CG (Commercial General) and R-2 (Single-Family Residential) to PUD-294/CH (Commercial Heavy), located south and east of the southeast corner of Tucson Street (121st Street) and Elm Place (161st East Avenue)

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 COMMUNITY DEVELOPMENT 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 #: 19-1299, **Version:** 1

**Broken Arrow Planning Commission
10-24-2019**

To: Chairman and Commission Members
From: Development Services Department

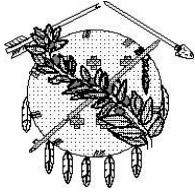
Title: Approval of Planning Commission meeting minutes of October 10, 2019

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

Attachments: 10 10 2019 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held October 10, 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 Fred Dorrell
Vice Chairperson Lee Whelpley
Commission Member Ricky Jones
Commission Member Mark Jones
Commission Member Jaylee Klempa

Thursday, October 10, 2019

Time 5:00 p.m.

Council Chambers

1. Call to Order

Vice Chairperson Lee Whelpley called the meeting to order at approximately 5:00 p.m.

2. Roll Call

Present: 4 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley
Absent: 1 - Fred Dorrell

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-1251 Approval of Planning Commission meeting minutes of September 12, 2019**
- B. 19-1252 Approval of Planning Commission meeting minutes of September 26, 2019**

Vice Chairperson Whelpley noted no members of the public were present. There were no items to be removed from the Consent Agenda; therefore, he called for a motion.

MOTION: A motion was made by Mark Jones, seconded by Jaylee Klempa.

Move to approve Consent Agenda per Staff recommendation

The motion carried by the following vote:

Aye: 3 - Jaylee Klempa, Mark Jones, Lee Whelpley
Abstain: 1 - Ricky Jones

5. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or needed.

6. Public Hearings

- A. 19-1211 Public hearing, consideration, and possible action regarding PUD-235B (Planned Unit Development), a minor amendment to PUD-235, Rabbit Run, 27.44 acres, RS-3 (Single-Family Residential)/PUD-235A, located south of the southwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)**

Ms. Yamaguchi reported Item 6A, PUD-235B was a minor amendment to the original Rabbit Run PUD-235 which was approved by City Council on April 21, 2015 along with BAZ-1931. She stated a previous amendment, PUD-235A, was approved by the Planning Commission on April 27, 2017. She reported PUD-235B was a request to reduce the side yard setback on Lot 2, Block 8, from 1-foot to 6-inches. She explained during the construction of the home on this property, the brick façade on the side of the structure was not taken into account and caused an encroachment into the side setback. She noted the attached survey showed the encroachment of the brick into the side yard setback on the west side of the property; all other setbacks were met and this was the only modification to the PUD being requested. She stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended approval of PUD-235B.

The Applicant, Brad Hoffman, stated his address was 2468 W. New Orleans Street, Broken Arrow, OK. He indicated he was in agreement with Staff recommendations.

Vice Chairperson Whelpley opened the public hearing, noted there were no members of the public present and closed the public hearing.

MOTION: A motion was made by Ricky Jones, seconded by Mark Jones.

Move to approve Item 6A per Staff recommendations

The motion carried by the following vote:

Aye: 4 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley

- B. 19-1259 Public Hearing, consideration, and possible action regarding PUD-30D (Planned Unit Development), Johanna Woods, 75.14 acres, PUD-30/RMH to PUD-30D/RMH, one-quarter mile east of 23rd Street (County Line Road), south of Omaha Street (51st Street)**
Senior Planner Brent Murphy reported he received an email from the applicant requesting this Item be continued until the October 24, 2019 Planning Commission Meeting. He explained the applicant was working with the client on some issues.

MOTION: A motion was made by Mark Jones, seconded by Jaylee Klempa.
Move to continue Item 6B until October 24, 2019 per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley

7. Appeals

There were no Appeals.

8. General Commission Business

- A. 19-1253 Consideration and possible approval of 2020 Planning Commission meeting schedule**
Ms. Yamaguchi reported the 2020 calendar was approved by the Planning Commission on September 26, 2019; however, Staff became aware although the months and days were correct, the years listed on the schedule were incorrect (2019). She stated corrections were made and the schedule was updated to reflect the proper year (2020). She asked for the Planning Commission to reapprove the 2020 Planning Commission meeting schedule.

MOTION: A motion was made by Jaylee Klempa, seconded by Mark Jones.

Move to approve Item 8A, the revised Planning Commission meeting schedule

The motion carried by the following vote:

Aye: 4 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley

- B. 19-1260 Presentation, Review, and Discussion of the status of the GO Plan implementation**
Mr. Brent Murphy reported in October 2016 City Council adopted by Resolution the GO Plan which included 136 miles of trails, bicycle ways, signed routes, shared lane markings, bike lanes, cycle tracks, side paths, and trails. He reported Liberty Trail, the bike trail along the Creek Turnpike, was completed in 2008; this trail connected NSU with the Creek Turnpike Trail and enabled bicyclists to ride to Sand Springs. He stated according to the Go Plan, between 2009 and 2014, there were 815 pedestrian and 363 bicycle accidents reported in the region, most of which occurred on arterial streets. He explained, as part of the GO Plan, instead of having bike routes along the major arterial streets, most bike routes would be routed through neighborhoods connecting residential areas to parks, schools, and commercial nodes. He displayed and discussed maps illustrating the GO Plan bike routes. He reported the Main Street Bike Way project, which went from Washington Street to Kenosha Street, was completed. He indicated this project, which cost approximately \$660,000 dollars was funded with a grant from ODOT along with contributions from the City of Broken Arrow. He stated Phase 1, which would extend from the Creek Turnpike to Ithica Place (North of New Orleans Street) was getting ready to go to bid, while Phase 2, which would run along First Place, would connect Phase 1 with the Main Street Bike Way. He stated until this route was completed, there would be a temporary route through the adjoining neighborhood. He displayed and discussed maps which illustrated Phase 1 and Phase 2.

He reported in 2018 the City of Broken Arrow received a grant for \$1,000 dollars for the installation of 13 bicycle route signs; the City matched this with 14 additional signs, totaling 27 signs, which were installed by the Broken Arrow Street Department. He reported in 2019 the City of Broken Arrow received another grant for \$2,500 dollars for the installation of 33 signs; the City matched this with 33 additional signs, totaling 66 signs, which were installed by the Broken Arrow Street Department. He displayed and discussed a map which illustrated more bike paths. He discussed connectivity of the bike paths throughout the City which would be very extensive. He displayed and discussed pictures of the bike route signs. He noted the bike paths tied into the Rose District. He reported he had noticed more residents on bicycles since the bike route signs had been installed. He stated in summary: the GO Plan identified bicycle routes throughout neighborhoods along local streets; special emphasis was given to routes that connected schools, parks, and other neighborhoods; Main Street Bike Way was completed; with the \$3,500 dollar grant from Pathways to Health and City of Broken Arrow match, 93 bike route signs had been installed; and Phase 1 from the Creek Turnpike to Washington Street would be let for bid soon.

Vice Chairperson Whelpley thanked Mr. Murphy for the presentation.

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

There were no Remarks, Inquiries, or Comments by Planning Commission and Staff.

10. Adjournment

The meeting adjourned at approximately 5:13 p.m.

MOTION: A motion was made by Mark Jones, seconded by Ricky Jones.

Move to adjourn

The motion carried by the following vote:

Aye: **4 -** Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley



City of Broken Arrow

Request for Action

File #: 19-1265, **Version:** 1

Broken Arrow Planning Commission

10-24-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of BAL-2060CB (Lot Combination), New Heart Church Lot Combination, 2 Lots, 14.62 acres, A-1 to R-2 and FD, one-quarter mile north of Florence Street (111th Street), east of 23rd Street (County Line Road)

Background:

Applicant: New Heart Church

Owner: New Heart Church

Developer: New Heart Church

Surveyor: Bennett Surveying, Inc.

Location: One-quarter mile north of Florence Street (111th Street), east of 23rd Street (County Line Road)

Size of Tract 14.62 total acres; Tract 1 - 13.87 acres; Tract 2 - 0.75 acres

Number of Lots: Combining two lots into one

Present Zoning: A-1 (R-2 and FD approved with BAZ-2022)

Comp Plan: Level 2 (Urban Residential) and Greenway/Floodplain

Lot combination request BAL-2060CB involves 14.62-acres located one-quarter mile north of Florence Street (111th Street), east of 23rd Street (County Line Road). The property is presently zoned A-1. With BAZ-2060CB, applicant is requesting to combine two lots into one lot. Tract 1, which contains 13.87 acres, has been platted as New Heart Fellowship Church, and is remnant parcel associated with previous lot splits BAL-1074 and BAL-1075 that were approved by the Planning Commission on May 14, 2015. Tract 2, which contains 0.75 acres, was created as part of lot split application BAL-2056 that was approved by the Planning Commission on September 26, 2019.

Six previous cases (BAZ-1934, BAZ-1935, BAL-1072, BAL-1074, BAZ-2022, and BAL-2056) are connected to this lot combination case. On May 5, 2015, the Broken Arrow City Council approved BAZ-1934 and BAZ-1935 to change the zoning on two separate parcels from A-1 to R-2. At the time of both these rezoning requests, the property was owned by New Heart Fellowship, Inc. The rezoning was done in conjunction with two lot split requests, BAL-1072 and BAL-1074. Both of these lot split requests were conditionally approved by the Planning Commission on May 14, 2015. It was the intent of the Church to convey the property associated with BAZ-1935 and BAL-1074 to Mark Snead and to trade the property associated with BAZ-1934 and BAL-1972 to David Allen in exchange for some property owned by Mr. Allen. The property associated with BAZ-1935 and BAL-1974 was conveyed to Mark Snead in 2015. The land exchange between New Heart

Fellowship Church and David Allen has not occurred, but is starting to move forward with this application. On September 26, 2019, the Planning Commission approved BAL-2056 that divided Mr. Allen's property into three tracts.

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

One of the conditions associated with the approval of both BAL-1072 and BAL-1074 was that the sidewalk along 23rd Street would be constructed (within three years) in accordance with the Subdivision Regulations, 5 feet in width and one foot from the property line in the street right-of-way, for all the property platted as New Heart Fellowship Church. In a letter dated May 14, 2015, that was submitted to the City of Broken Arrow, the Church acknowledged that the sidewalk would be constructed within three years from the date of the letter. On November 14, 2018, Staff visited the site and observed that the sidewalk still had not been constructed. On this same day, a letter was sent to the pastor for New Heart Fellowship requesting an update on the status for getting the sidewalk installed. On January 14, 2019, New Heart Church provided a letter acknowledging that they would construct the sidewalk in three phases. The letter stated that the sidewalk for the middle section between New Heart's north and south entries would be completed by December 31, 2019.

On February 5, 2019, the City Council approved BAZ-2022 to change the zoning on the property east of the New Heart Church from A-1 (Agricultural) to R-2 (Single-Family Residential) and FD (Floodplain District). Platting was waived provided all the conditions associated with previous rezoning applications, BAZ-1934 and BAZ-1935 were completed along with the conditions associated with BAL-1072 and BAL-1074. The conditions associated with BAZ-1934, BAZ-1935, BAL-1072, and BAL-1074 are acknowledged below along with the completion of these requirements acknowledged in italics.

1. Warranty deeds for both parcels shall be brought simultaneously to the Planning Division to be stamped prior to being recorded in Wagoner County. *(The warranty deed associated with BAL-1074 has been recorded in Wagoner County for Mark R. and Ginger S. Snead. No warranty deed involving BAL-1072 has been submitted, but this can occur as part of the lot combination submitted with BAL-2057CB and BAL-2060CB).*
2. Sidewalk shall be constructed along 23rd Street in accordance with the Subdivision Regulations, 5 feet in width and one foot from the property line in the street right-of-way, for all of the property platted as New Heart Fellowship Church prior to the warranty deeds being stamped. *(Mr. Snead, property owner associated with BAL-1074, has acknowledged and the City has accepted, will construct the sidewalk across his property as part of his home construction. New Heart Church has provided a letter that they will complete the sidewalk in three phases by 2021. Mr. Allen, property owner associated with BAL-1072 and BAL-2057CB, has placed money in escrow for the sidewalk construction.)*
3. Prior to Tract 1 being joined together with the abutting property to the east, the abutting property to the east shall be rezoned R-2. *(BAZ-2022 which rezoned 64.27 acres from A-1 to R-2 and FD, was approved by the City Council on February 5, 2019.)*
4. Comments contained in May 4, 2015, memo from Stormwater Division Manager shall be addressed prior to the warranty deeds being stamped. *(In conjunction with BAZ-2022, a legal description that identified the 100-year floodplain boundaries was provided.)*
5. A request for a change of access to 23rd Street shall be submitted to and approved by the Planning

Commission prior to the warranty deeds being stamped. *(CA19-101 was approved by the Planning Commission on February 14, 2019, and has been recorded in Wagoner County.)*

Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Cox Communications, Windstream, and Rural Water District #4 have indicated that they do not have any problems with the proposed lot combination.

Attachments:

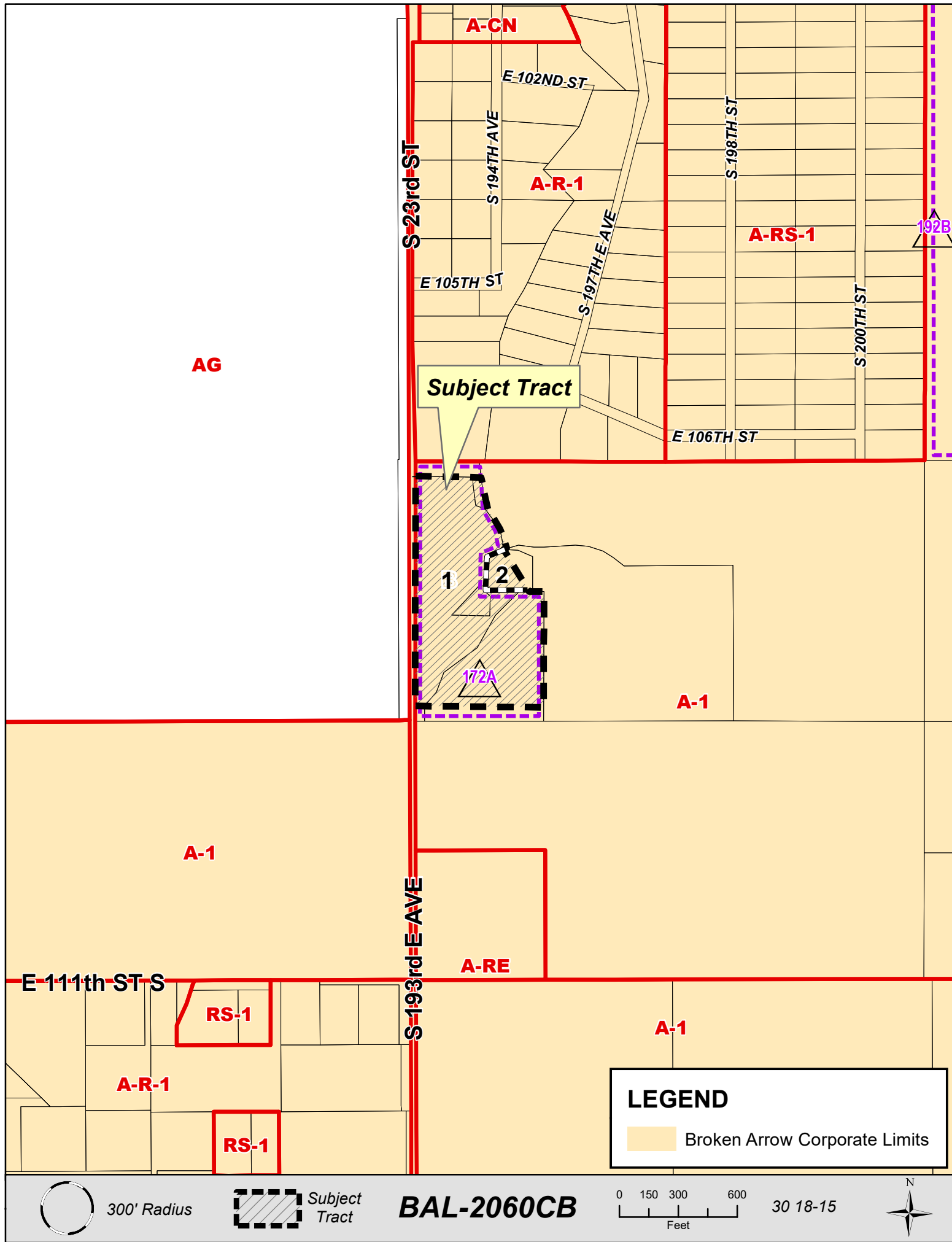
- Case map
- Aerial and property delineations
- Legal descriptions
- New Heart Fellowship Church plat
- New Heart Fellowship Church approved site plan
- May 14, 2015 letter from New Heart Fellowship Church
- November 14, 2018 letter to New Heart Fellowship Church
- January 14, 2019 letter from New Heart Fellowship Church
- Lot split exhibit and legal description for BAL-1072 and BAL-1074
- BAZ-2022 case map

Recommendation:

Staff recommends that BAL-2060CB be approved as requested. A new warranty deed that reflects this lot combination shall be submitted to the Community Development department to be stamped prior to being recorded in Wagoner County.

Reviewed and approved by: **Larry R. Curtis**

BDM



AG

A-CN

E 102ND ST

S 194TH AVE

A-R-1

S 198TH ST

A-RS-1

192B

E 105TH ST

S 197TH AVE

Subject Tract

E 106TH ST

S 200TH ST

1

2

172A

A-1

A-1

A-RE

E 111th ST S

RS-1

S 193rd E AVE

A-1

A-R-1

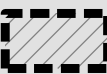
RS-1

LEGEND

Broken Arrow Corporate Limits

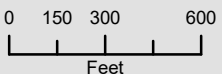


300' Radius



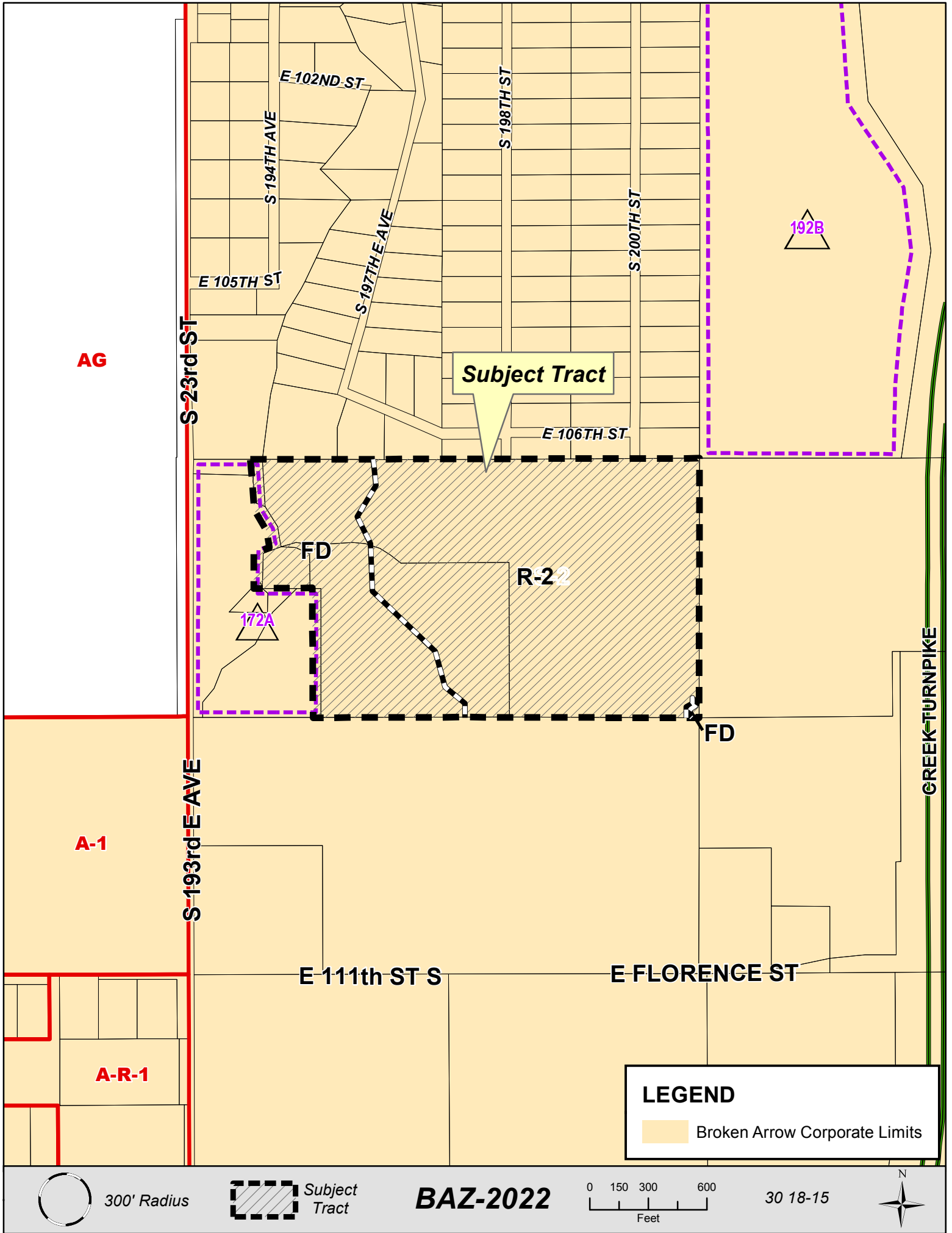
Subject Tract

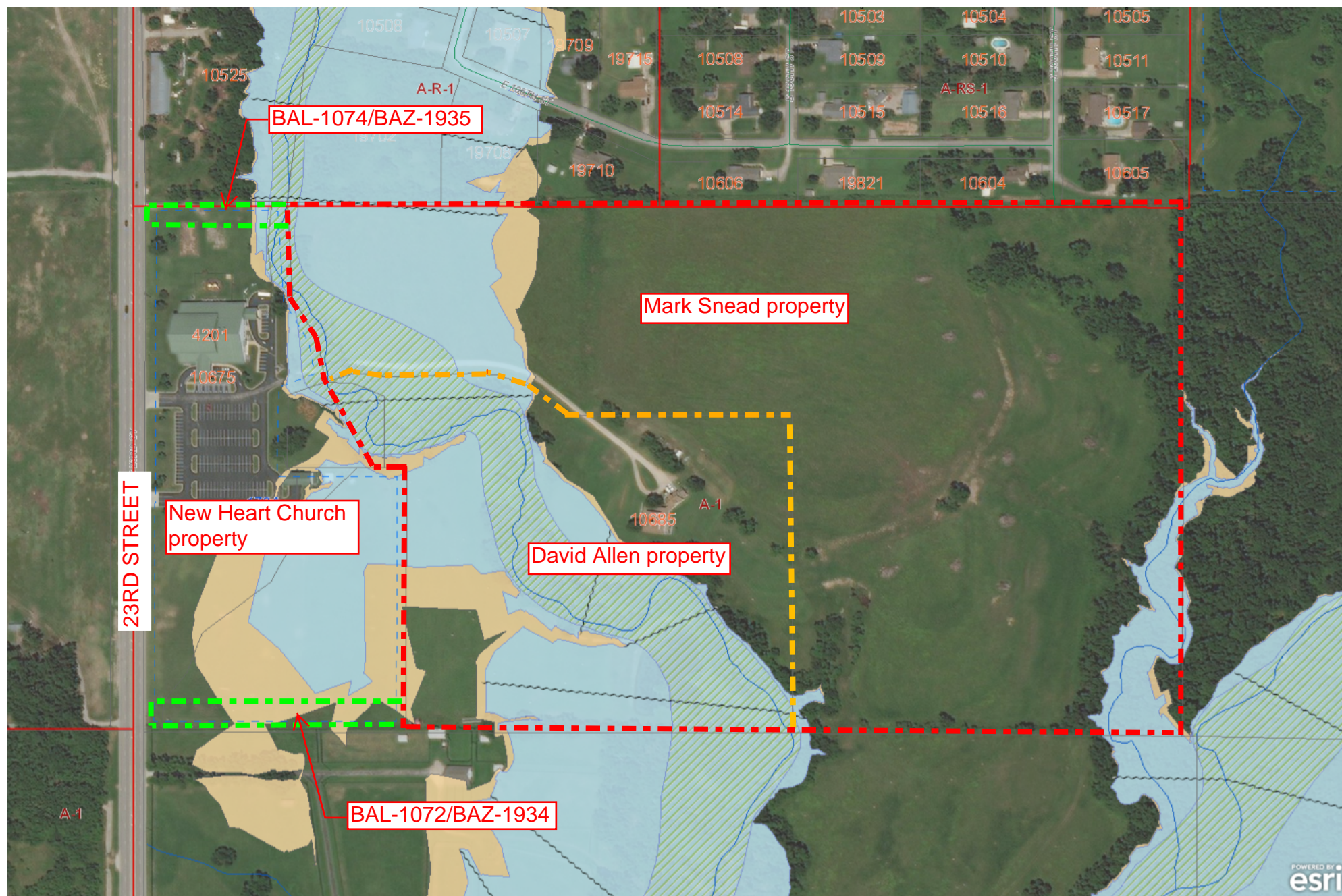
BAL-2060CB



30 18-15







400 ft

TRACT 1 LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED WITHIN THE N/2 OF THE SW/4 OF SECTION 30, T18N, R15E IM, SAID TRACT BEING LOT 1, BLOCK 1 AS DESCRIBED IN THE DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF NEW HEART FELLOWSHIP CHURCH AND FILED IN BOOK 1500, PAGE 503 OF THE RECORDS OF WAGONER COUNTY, OKLAHOMA ON JUNE 24TH, 2005, SAID LOT 1, BLOCK 1 BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

"BEGINNING AT THE NORTHWEST CORNER OF SAID N/2 SW/4; THENCE S 89°53'41" E ALONG THE NORTH BOUNDARY OF SAID N/2 SW/4 A DISTANCE OF 324.00 FEET; THENCE S 8°30'31" E A DISTANCE OF 242.74 FEET; THENCE S 32°46'57" E A DISTANCE OF 120.98 FEET; THENCE S 10°49'18" E A DISTANCE OF 106.03 FEET; THENCE S 69°17'58" W A DISTANCE OF 97.45 FEET; THENCE S 0°01'13" W A DISTANCE OF 180.70 FEET; THENCE S 89°53'14" E A DISTANCE OF 300.05 FEET; THENCE S 0°01'13" W A DISTANCE OF 659.39 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID N/2 SW/4; THENCE N 89°53'14" W ALONG THE SOUTH BOUNDARY OF SAID N/2 SW/4 A DISTANCE OF 654.39 FEET TO THE SOUTHWEST CORNER OF SAID N/2 SW/4; THENCE N 00°01'13" E A DISTANCE OF 1320.37 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT THE NORTH 80' OF SAID TRACT OF LAND DESCRIBED AS LOT 1, BLOCK 1 HEREIN,
AND LESS AND EXCEPT THE SOUTH 70' OF SAID TRACT OF LAND DESCRIBED AS LOT 1 BLOCK 1 HEREIN.

TRACT 2 LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SW/4, THENCE S01°20'32"E, ON THE WEST LINE OF SAID SW/4, 1321.42 FEET; THENCE N88°48'49"E, 653.68 FEET; THENCE N01°20'32"W, 659.40 FEET; THENCE S88°48'49"W, 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°48'49"W, 225.00 FEET; THENCE N01°20'32"W, 180.70 FEET; THENCE N68°00'11"E, 97.62 FEET; THENCE S33°07'10"E, 253.79 FEET TO THE POINT OF BEGINNING, CONTAINING 32,484 SQUARE FEET OR 0.75 ACRES MORE OR LESS

OVERALL COMBINED LEGAL DESCRIPTION:

THE TRACT OF LAND LOCATED WITHIN THE N/2 OF THE SW/4 OF SECTION 30, T18N, R15E IM, SAID TRACT BEING LOT 1, BLOCK 1 AS DESCRIBED IN THE DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF NEW HEART FELLOWSHIP CHURCH AND FILED IN BOOK 1500, PAGE 503 OF THE RECORDS OF WAGONER COUNTY, OKLAHOMA ON JUNE 24TH, 2005, SAID LOT 1, BLOCK 1 BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

"BEGINNING AT THE NORTHWEST CORNER OF SAID N/2 SW/4; THENCE S 89°53'41" E ALONG THE NORTH BOUNDARY OF SAID N/2 SW/4 A DISTANCE OF 324.00 FEET; THENCE S 8°30'31" E A DISTANCE

OF 242.74 FEET; THENCE S 32°46'57" E A DISTANCE OF 120.98 FEET; THENCE S 10°49'18" E A DISTANCE OF 106.03 FEET; THENCE S 69°17'58" W A DISTANCE OF 97.45 FEET; THENCE S 0°01'13" W A DISTANCE OF 180.70 FEET; THENCE S 89°53'14" E A DISTANCE OF 300.05 FEET; THENCE S 0°01'13" W A DISTANCE OF 659.39 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID N/2 SW/4; THENCE N 89°53'14" W ALONG THE SOUTH BOUNDARY OF SAID N/2 SW/4 A DISTANCE OF 654.39 FEET TO THE SOUTHWEST CORNER OF SAID N/2 SW/4; THENCE N 00°01'13" E A DISTANCE OF 1320.37 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 80' OF SAID TRACT DESCRIBED AS LOT 1, BLOCK 1 HEREIN, AND LESS AND EXCEPT THE SOUTH 70' OF SAID TRACT OF LAND DESCRIBED AS LOT 1, BLOCK 1 HEREIN, TOGETHER WITH THE FOLLOWING TRACT OF LAND,

"COMMENCING AT THE NORTHWEST CORNER OF SAID SW/4, THENCE S01°20'32"E, ON THE WEST LINE OF SAID SW/4, 1321.42 FEET; THENCE N88°48'49"E, 653.68 FEET; THENCE N01°20'32"W, 659.40 FEET; THENCE S88°48'49"W, 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°48'49"W, 225.00 FEET; THENCE N01°20'32"W, 180.70 FEET; THENCE N68°00'11"E, 97.62 FEET; THENCE S33°07'10"E, 253.79 FEET TO THE POINT OF BEGINNING;

Time: 11:50 am
Scale: 1"=50' (PS)
Drawn by: DGD
Checked by: DGD
Date: 2/1/2005
Drawing Name: 044035-00(ENG)DWS SITE PLANNING (d4474)
Xrefs Used: br-pa, LOC-MAP, 044035b
© 2004 Crafton, Tull & Associates, Inc.

LEGEND

EXISTING	PROPOSED
OHE	OVERHEAD ELECTRIC
X	BARB WIRE FENCE
G	GAS LINE
W	WATERLINE
	DIVEWAY EASEMENT
	CREEK FLOWLINE
	EDGE OF ASPHALT
	EDGE GRAVEL
	EDGE CONCRETE
	BUILDING
	BUSH
	TREE
	ROOF OVERHANG
	FLOODPLAIN
	DETENTION AREA
	PARKING
	DIVEWAY EASEMENT
	BUILDING
	SIDEWALK
	BUILDING SET BACK
	RIGHT-OF-WAY
	CENTERLINE OF CREEK
	FLOODWAY
	SIDEWALK

NO SIGNS ARE PROPOSED AT THIS TIME. IF SIGNS ARE LATER INSTALLED, THEY WILL BE INSTALLED IN ACCORDANCE WITH CITY OF BROKEN ARROW ZONING ORDINANCE.

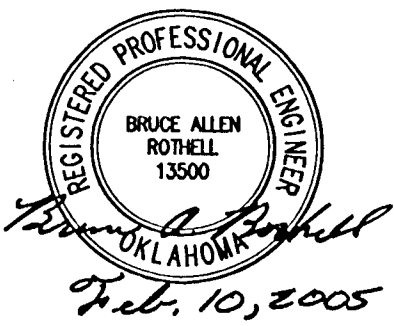
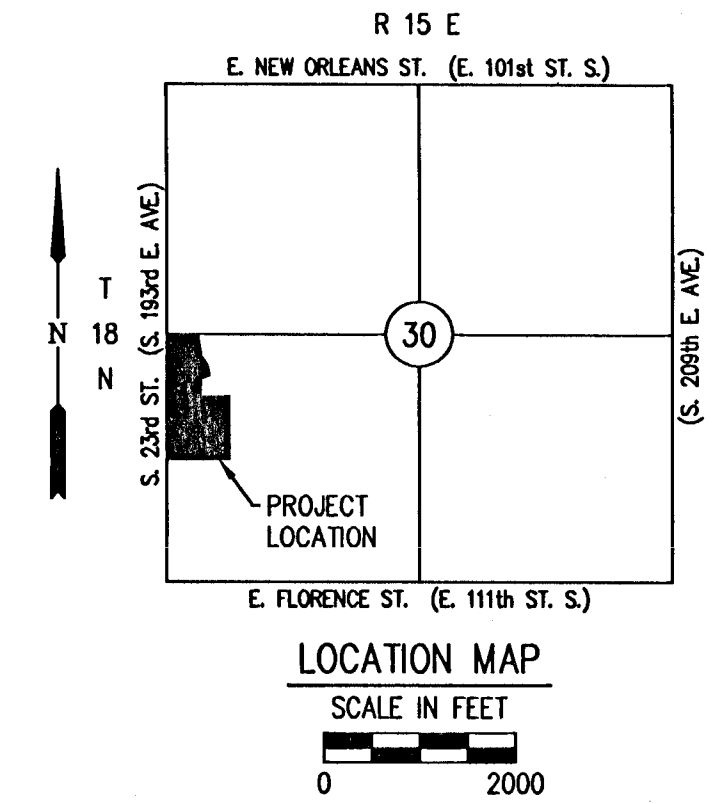
TOTAL GROSS AREA 676,687 SQ. FT.
TOTAL DEVELOPED AREA 597,465 SQ. FT.
IMPERVIOUS AREA 165,423 SQ. FT.
FLOOR SPACE 24,860 SQ. FT.
FLOOR AREA RATIO 3.7%
MAXIMUM BUILDING HEIGHT = 35 FEET
PARKING SPACES REQUIRED = 170
PARKING SPACES PROVIDED = 244
HANDICAPPED SPACES REQUIRED = 7
HANDICAPPED SPACES PROVIDED = 7

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

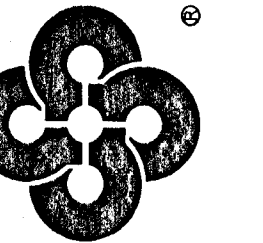
NEW HEART FELLOWSHIP DESCRIPTION

A TRACT OF LAND LOCATED IN THE N/2 OF THE SW/4 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN IN WAGONER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID N/2 SW/4; THENCE S 89°53'41" E ALONG THE NORTH BOUNDARY OF SAID N/2 SW/4 A DISTANCE OF 324.00 FEET; THENCE S 8°30'31" E A DISTANCE OF 242.74 FEET; THENCE S 32°46'57" E A DISTANCE OF 120.98 FEET; THENCE S 10°49'18" E A DISTANCE OF 106.03 FEET; THENCE S 69°17'58" W A DISTANCE OF 97.45 FEET; THENCE S 0°01'13" W A DISTANCE OF 180.70 FEET; THENCE S 89°53'14" E A DISTANCE OF 300.05 FEET; THENCE S 0°01'13" W A DISTANCE OF 659.39 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID N/2 SW/4; THENCE N 89°53'14" W ALONG THE SOUTH BOUNDARY OF SAID N/2 SW/4 A DISTANCE OF 654.39 FEET TO THE SOUTHWEST CORNER OF SAID N/2 SW/4; THENCE N 0°01'13" E A DISTANCE OF 1320.37 FEET TO THE POINT OF BEGINNING, CONTAINING 15.53 ACRES MORE OR LESS.



Crafton, Tull & Associates, Inc.
2448 E. 81st Street, Suite 1700 Tulsa, OK 74137-4262
918.584.0347 FAX: 918.584.3763 www.crafton.com



CA 973 (PE/LS) EXPIRES 6/30/2006

NEW HEART FELLOWSHIP CHURCH
SITE PLAN

City of Broken Arrow
Community Development

Release to Building Department

Planning

Engineering

Fire Marshal

Development

3/1/05

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CASE NO. ST04-116
DEVELOPMENT NO. 03-162

Drawn by
DGD

Checked by

Date
12-02-04

Job Number
044035-00
Contact Person
BAR

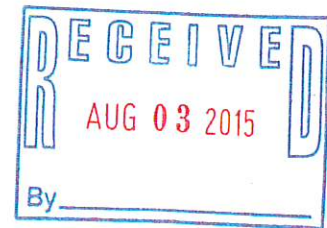
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1



BROKEN ARROW, OK

May 14, 2015

City of Broken Arrow
Development Services Department
Attn: Farhad K. Daroga
PO Box 610
Broken Arrow, OK 74013



10675 S. 193rd E. Ave.
Broken Arrow, OK 74014

T 918.455.5400

Work Email:

Mike.Collins@newheartba.com

Work URL: <http://newheartba.com>

Re: BAL 1074 and BAL 1072, New Heart Church Lot Split

Dear Mr. Daroga,

Pursuant to the approval of the lot splits referenced above by the City of Broken Arrow, New Heart Church acknowledges and agrees that a sidewalk shall be constructed within three years from the date of this letter along 23rd street in accordance with the Subdivision Regulations, 5 feet in width and one foot from the property line in the street right-of-way, for all of the property platted as New Heart Church, Broken Arrow.

It is our understanding and agreement that in exchange for this letter and completion of the balance of staff recommendations listed under BAL 1074 and BAL 1072, we shall receive stamps on the Warranty Deeds on the subject properties upon presentation of the same to the Planning Commission.

Cordially,

A handwritten signature in black ink, appearing to read "Ben Calmer".

Ben Calmer
Lead Pastor



November 14, 2018

Pastor Ben Calmer
New Heart Fellowship Church
10675 S. 193rd East Avenue
Broken Arrow, OK 74014

Subject: Sidewalk along 23rd Street, Broken Arrow, OK 74014 (Section 30/T18N/R15E)

Dear Pastor Calmer:

As you may recall, on December 2, 2004, the Broken Arrow Planning Commission approved the site plan for New Heart Fellowship Church. The site plan approved by the Planning Commission showed a sidewalk along the entire property frontage along 23rd Street (193rd E. Avenue). Later on May 5, 2015, the Broken Arrow City Council approved BAZ-1934 and BAZ-1935 to change the zoning on the north and south edges of the church's property from A-1 (Agriculture District) to R-2 (Single-Family Residential District). The rezoning was done in conjunction with two lot split requests, BAL-1072 and BAL-1074. Both of these lot split requests were conditionally approved by the Planning Commission on May 14, 2015.

One of the conditions associated with the approval of both BAL-1072 and BAL-1074 was that the sidewalk along 23rd Street would be constructed (within three years) in accordance with the Subdivision Regulations, 5 feet in width and one foot from the property line in the street right-of-way, for all the property platted as New Heart Fellowship Church. In a letter (copy attached) dated May 14, 2015, that was submitted to the City of Broken Arrow, you acknowledged that the sidewalk would be constructed within three years from the date of the letter. Today, we visited the site and observed that no sidewalk had been constructed. Since it has been over three years since it was acknowledged that the sidewalk would be constructed, could you please update us on the status for getting the sidewalk installed.

If you have any questions, or if we can be of further assistance, please contact me (918-259-2400 EXT 5388).

Sincerely,
City of Broken Arrow

Brent Murphy, AICP
Senior Planner

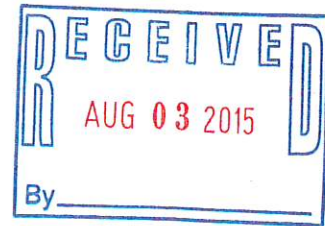
cc: Joyce Sanders
Melinda Aycock, Toss & Eudey, LLC



BROKEN ARROW, OK

May 14, 2015

City of Broken Arrow
Development Services Department
Attn: Farhad K. Daroga
PO Box 610
Broken Arrow, OK 74013



10675 S. 193rd E. Ave.
Broken Arrow, Ok 74014

T 918.455.5400

Work Email:

Mike.Collins@newheartba.com

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It is our understanding and agreement that in exchange for this letter and completion of the balance of staff recommendations listed under BAL 1074 and BAL 1072, we shall receive stamps on the Warranty Deeds on the subject properties upon presentation of the same to the Planning Commission.

Cordially,

A handwritten signature in black ink, appearing to read "Ben Calmer".

Ben Calmer
Lead Pastor

January 14, 2019

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



BROKEN ARROW, OK

Dear Michael,

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

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

The construction will be divided into three sections as follows:

North Section - From New Heart's north property line with Mark Snead to New Heart's existing north entry.

Middle Section - Between New Heart's north and south entries.

South Section - From New Heart's south entry to its south property line with David Allen.

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

Middle Section - Completed before December 31, 2019

North Section - Completed before December 31, 2020

South Section - Completed before December 31, 2021

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

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

Regards,

A handwritten signature in black ink, appearing to read "Ben Calmer". The signature is fluid and cursive, with the first name "Ben" being more prominent than the last name "Calmer".

Ben Calmer
Senior Pastor
New Heart Church



City of Broken Arrow

Request for Action

File #: 19-1296, **Version:** 1

Broken Arrow Planning Commission

10-24-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-294 (Planned Unit Development) and BAZ-2036 (Rezoning), Spring Creek Plaza, 13.78 acres, CG (Commercial General) and R-2 (Single-Family Residential) to PUD-294/CH (Commercial Heavy), located south and east of the southeast corner of Tucson Street (121st Street) and Elm Place (161st East Avenue)

Background:

Applicant: Tim Terral, TEP

Owner: Charles Gleason Palmer

Developer: Charles Gleason Palmer

Engineer: Tulsa Engineering & Planning Associates, Inc.

Location: South and east of the southeast corner of Tucson Street (121st Street) and Elm Place (161st East Avenue)

Size of Tract 13.78 acres

Present Zoning: CG and R-2

Proposed Zoning: PUD-294/CH

Comp Plan: Level 6 (Regional Employment/Commercial)

Planned Unit Development (PUD)-294 involves a 13.78-acre parcel located south and east of the southeast corner of Tucson Street (121st Street) and Elm Place (161st East Avenue). The property is presently zoned CG (Commercial General) and R-2 (Single-Family Residential). In conjunction with PUD-294, applicant has submitted BAZ-2036, a request to change the underlying zoning from CG and R-2 to CH (Commercial Heavy).

BACP-47, a request to change the comprehensive plan on this property from Level 4 to Level 6 was approved by the City Council on April 21, 2003, subject to the property being platted and any changes in zoning occurring through the Planned Unit Development.

On June 16, 2003 the City Council approved BAZ-1599 and PUD-138, a request to change the zoning from C-2 (Planned Shopping Center) and R-2 (Single-Family Residential) to C-4 (Automotive Sales and Service) and C-5 (Highway and Recreational Commercial), subject to the property being platted. The property was not platted within the specified time allotted and the PUD expired. The City Council approved the abrogation of PUD-138 on February 3, 2009.

PUD-196, BAZ-1823, and SP-231 were approved by the City Council on February 17, 2009. BAZ-1823 requested to change the zoning on the property from CG and R-2 to CH. The development was proposed to have mini-storage and indoor RV storage which required a specific use permit to be approved on the property. These requests were approved subject to the property being platted but no plat was completed for the development and thus the PUD has expired.

With PUD-294, the applicant is proposing a development which contains retail, restaurant, office, indoor RV storage, and mini storage. PUD-294 is very similar in context and design with the previously approved PUD-196. The main difference being that PUD-196 proposed a street through the development, where PUD-294 designates that general area for a drainage channel. PUD-294 is also more restrictive of permitted uses in Tracts C and D. The site is proposed to be divided into 7 tracts located within the area of PUD-294 with specific uses for each tract as listed below.

Tracts A and B are designated for retail and restaurants. Uses and development regulations shall be as permitted in the CG district, by right of specific use permit. Modifications requested with PUD-294 are as follows:

- Minimum lot size is 12,000 square feet
- Minimum lot frontage is decreased from 200-feet to 100-feet
- Maximum building height is restricted to 35-feet
- Setback abutting the property north of Tract B is increased from 0-feet to 17.5-feet
- Landscape area is increased from 10-feet to 15-feet along the Elm Place and southern boundary of Tract A.
- Along the south boundary of Tract A, PUD-294 requires at least one tree per 20-lineal feet of landscape area, with at least 50 percent being evergreen.
- All freestanding signs shall be limited to 10-feet in height and contain no more than 100 square feet. All sign bases shall have a monument style base and shall be of the same material as the principle building on the lot.
- No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.
- Exterior building material shall be at least 90 percent masonry material

Tracts C and D are designated for retail and restaurants. Uses and development regulations shall be as permitted in the CG district, by right of specific use permit. Modifications requested with PUD-294 are as follows:

- Minimum lot size is 12,000 square feet
- Minimum lot frontage is decreased from 200-feet to 100-feet
- Maximum building height is restricted to 35-feet; architectural elements may exceed the maximum building height with site plan approval
- The landscape edge along the Tucson Street frontage is increased from 10-feet to 15-feet in width.
- All freestanding signs shall be limited to 10-feet in height and contain no more than 100 square feet. All sign bases shall have a monument style base and shall be of the same material as the principle building on the lot.
- No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.
- Exterior building material shall be at least 90 percent masonry material

Tract E is designated for office and allowed uses and development regulations are those permitted in the ON (Office Neighborhood) district, by right or specific use permit. Modifications requested with PUD-294 are as follows:

- Maximum building height is reduced from 50-feet to 35-feet

- Building setback from the east boundary is increased from 30-feet to 50-feet
- Landscape area is increased from 10-feet to 15-feet along the Tucson Street and east boundary of Tract E.
- Along the east boundary of Tract E, PUD-294 requires at least one tree per 20-lineal feet of landscape area, with at least 50 percent being evergreen.
- All freestanding signs shall be limited to 10-feet in height and contain no more than 100 square feet. All sign bases shall have a monument style base and shall be of the same material as the principle building on the lot.
- No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.
- Exterior building material shall be at least 90 percent masonry material

Tract F is designated for office warehouse. Uses and development regulations shall be as permitted in the CH (Commercial Heavy) district except as modified below.

- Permitted uses are restricted to office/warehouse. No outdoor storage shall be permitted.
- CH zoning district does not restrict building height. Through PUD-294, the maximum building height is restricted to 35-feet.
- Building setback from residential district is 50 feet
- Building setback from Tract B is increased to 30-feet
- Parking setbacks are included in PUD-294. The setback from Tract G is 0-feet, from residential boundaries and the southern boundary is 50-feet.
- A landscape buffer, 50-feet in width, shall be provided along the south and east property lines abutting the residential districts. Within the landscape buffer at least one tree shall be planted for every 20 lineal feet of landscape buffer, 50% of which shall be evergreen.
- An 8-foot opaque, wood fence shall be installed along the south and east boundaries of Tract F.
- Three parking spaces shall be provided in Tract F to meet the parking needs of Tract G
- All freestanding signs shall be limited to 10-feet in height and contain no more than 100 square feet. All sign bases shall have a monument style base and shall be of the same material as the principle building on the lot.
- No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.
- No light poles shall be installed in the south 50-feet and the east 50-feet of Tract F.

Tract G is designated for RV/mini storage. Uses and development regulations shall be as permitted in the CH (Commercial Heavy) district except as modified below.

- Permitted uses are restricted to indoor RV storage and mini-storage. No outdoor storage shall be permitted.
- CH zoning district does not restrict building height. Through PUD-294, the maximum building height is restricted to 26-feet.
- Building setback from residential district is 50 feet
- Three parking spaces shall be provided in Tract F
- Landscaping for Tract G shall be provided by a 50-foot wide landscape buffer area, located in Tract F, along the south and east property lines, adjacent to the existing residential area.
- No landscape material shall be required within the interior area of the RV/mini-storage facility.
- An 8-foot high screening fence of the same masonry material used on the east side of the buildings in Tract G, shall be constructed along the east boundary of Tract G between the northernmost and southernmost buildings shown in Exhibit A of the PUD.

- No freestanding or wall signs shall be allowed in Tract G.
- No light poles shall be installed in Tract G. Any wall packs in Tract G will be shielded with the light directed towards the ground.
- The exterior wall closest to the exterior boundaries of Tract G shall be constructed of masonry material. There shall be no openings along any of these walls except for one 3x8 door which will be permitted for the east end of the central building as shown in Exhibit G of the PUD.
- Hours of operation for the RV and mini-storage uses located on Tract G shall be from 5:00 am to 11:00 pm.

In addition to individual requirements for each Tract, the applicant proposes to permit one multiple tenant sign along South Elm Place identifying tenants located in Tracts A, F, and G. This signs limited to 20-feet in height, 300 square feet of display area, is required to have monument style base, and must be located outside of any utility easement adjacent to the arterial street.

PUD-294 proposed that access to the site shall be from Elm Place and Tucson street as allowed by the Zoning Ordinance with the exception that in order for access points to align with drives across the arterial streets, driveway separation may be less than the requirements of the Zoning Ordinance as shown in Exhibit A.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Development Guide (2019)	Zoning	Land Use
North	Level 2 and 4	CN/CH/R-2	Commercial/Single-Family Residential)
East	Level 2	R-2	Single-Family Residential
South	Level 3	RD	Duplex
West	Level 3 and 4	CN/CH/A-1	Commercial/Undeveloped

The property associated with PUD-294 and BAZ-2036 is designated as Level 6 in the Comprehensive Plan recently adopted by the City Council. CH zoning is considered to be in conformance with the Comprehensive Plan in Level 6. Consequently, the CH zoning requested with BAZ-2036 is considered to be in accordance with the Comprehensive Plan.

According to Section 6.4 of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through

development under this Ordinance.

3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

In Staff's opinion, PUD-294 satisfies items 1 and 3 of Section 6.4.A of the Zoning Ordinance.

(1) PUD-294 is proposing a design that orients the majority of lots to the arterial street, while taking into account the adjacent residential uses by imposing parking setbacks, increased building setbacks and larger landscape buffers adjacent to existing residential neighborhoods.

(3) PUD-294 proposes both landscaping and buffer requirements that are in excess of the requirements of the Zoning Ordinance. Consideration has been made to the residential districts to the south and east of this development. The applicant is proposing a drainage channel through the center of the development to preserve the flow of water through the property.

Water and sanitary sewer service are available from the City of Broken Arrow. The property is not shown to be within the 100-year floodplain.

The applicant, on the evening of October 17th, held a neighborhood meeting at Ray Harrell Nature Center with surrounding property owners to discuss this proposed development. Approximately residents were in attendance. According to the applicant, the main concerns were two-story structures, setbacks on the office tract, and the mini-storage/RV storage uses.

A letter of protest was submitted to Staff on October 15th from a neighboring property owner. Staff has received several calls for information on the development.

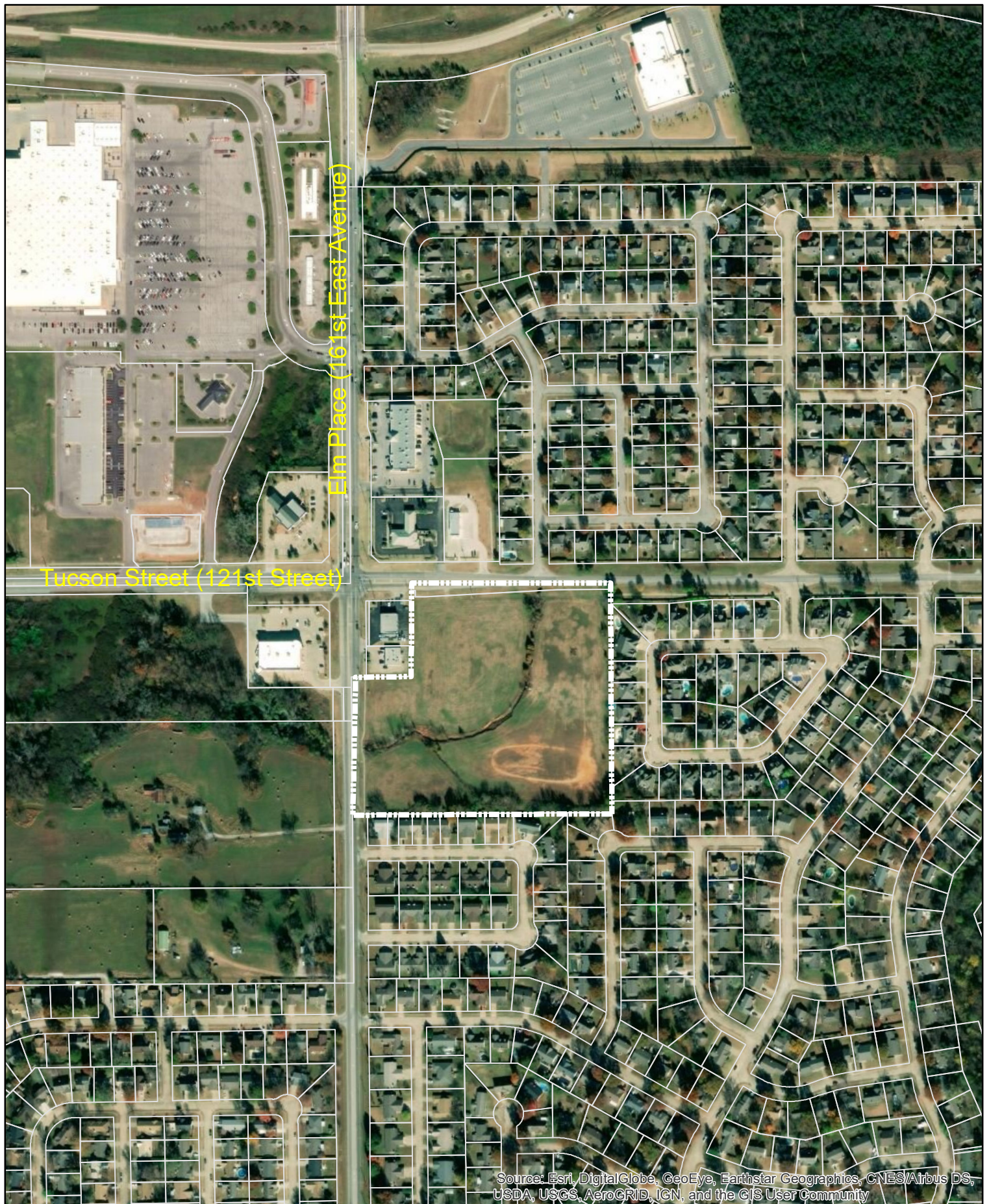
Attachments: Case map
Aerial photo
PUD-294 design statement
Letter of Protest from neighboring property owner

Recommendation:

Based upon the Comprehensive Plan, the existing zoning, the design statement and conceptual site plan submitted with PUD-294, the location of the property, and the surrounding land uses, Staff recommends that PUD-294 and BAZ-2036 be approved, subject to the property being platted in accordance with the City of Broken Arrow Subdivision Regulations.

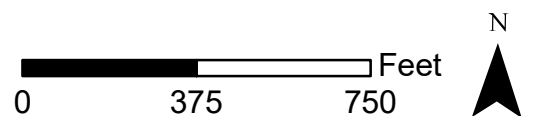
Reviewed and approved by: Larry R. Curtis

ALY



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

PUD-294 & BAZ-2036
Spring Creek Plaza



Planned Unit Development No. 294

SPRING CREEK PLAZA

Broken Arrow, Oklahoma

CITY OF BROKEN ARROW

SEP 1 2019

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Tulsa Engineering & Planning Associates

9820 East 41st Street, Suite 102

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.250.4566

9/03/2019

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I. DEVELOPMENT CONCEPT

The site comprises ±13.78 acres located 310 feet south and 200 feet east of the intersection of South Elm Place (South 161st East Avenue) and West Tucson Street (East 121st Street South). The project has approximately 460 feet of frontage on Elm Place and 660 feet of frontage on Tucson. An amendment to the Broken Arrow Comprehensive Plan, from Level 4 to Level 6, was approved by the Broken Arrow City Council on April 21, 2003, to allow for the re-zoning of this property to the CH (Commercial Heavy) District. A PUD (PUD 196), rezoning application (BAZ 1823, CG and R-2 to CH) and a Specific Use Permit (SP 231) for the allowance of RV and Mini-Storage uses in the CH District were approved by the Broken Arrow City Council on February 17, 2009, but they have both expired due to the site not being platted within the required amount of time. It is the owner's intent to reinstate the PUD and CH zoning and to move forward with the development as previously approved with the revisions outlined below to the original PUD and Site Plan. As with the original rezoning, the purpose of the CH zoning was to enable indoor RV storage, mini-storage and office/warehouse uses to be utilized for this project. The 20% maximum mini-storage coverage in the CH zoning district will be adhered to in this PUD. The indoor RV storage, mini-storage and office/warehouse uses are the only CH uses that are to be allowed under this PUD. The remaining land uses available will be those that are allowed in the CG zoning district only.

The following are the items that have been revised from the original PUD 196, everything else remains unchanged:

1. The internal private street has been eliminated due to the cost of the storm sewer installation. The cost of the storm sewer has been what has kept this project from moving forward. An open channel located where the existing drainageway is located is now being proposed to make this project more economically feasible.
2. The full service tunnel car wash use has been eliminated.
3. Maximum allowable floor area in Tract G has been increased from 75,000 SF to 100,000 SF. The building footprints as shown in the original PUD are essentially unchanged, the northern most building is now proposed as a 2-story climate controlled mini-storage building. The maximum building height of 26 ft. remains unchanged.
4. The building setback from north boundary of Tract B, that is not an interior boundary, has been reduced from 30 ft. to 20 ft. This tract abuts a existing CN zoned parcel and since Tract B has a restricted site geometry due to the location of the proposed drainageway channel, this extra 10 ft. on the north end of the tract will help in the amount of developable area available. The south half of Tract B is pinched and has a reduced tract depth.
5. The minimum building setback for Tract F from Tract G has been reduced from 40 ft. to 30 ft. This is an internal building setback that only affects the western boundary of Tract G and allows a little more flexibility between the rear of the Office/Warehouse use in Tract F and the RV/ Mini-Storage use in Tract G.

CITY OF BROKEN ARROW

SEP 16 2019

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6. Driveways shall align with the access points on the opposite side of West Tucson Street or be offset at least 200 feet. Driveways shall align with the access points on the opposite side of South Elm Place, or in the case of Tract B, be offset at least 140 feet.
7. One multiple tenet sign shall be permitted along South Elm Place identifying the tenant or tenants located in Tracts A, F and G. This sign shall not exceed 20 feet in height, nor 300 square feet of display surface are, shall have a monument type base and be located outside of any utility easements adjacent to the arterial streets.

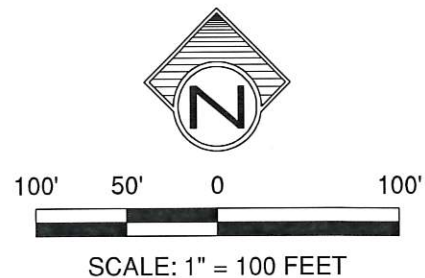
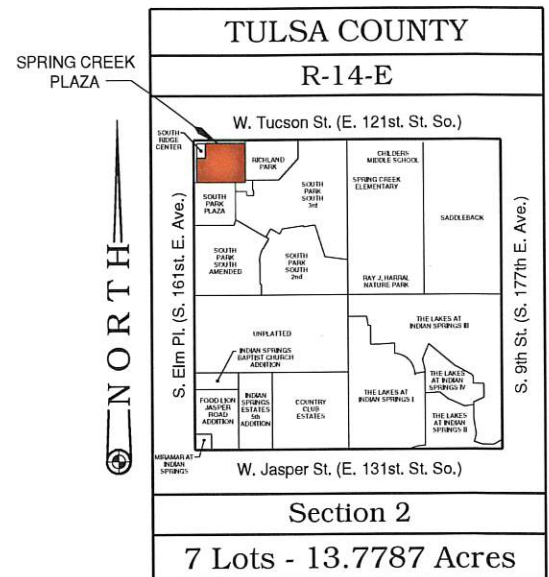
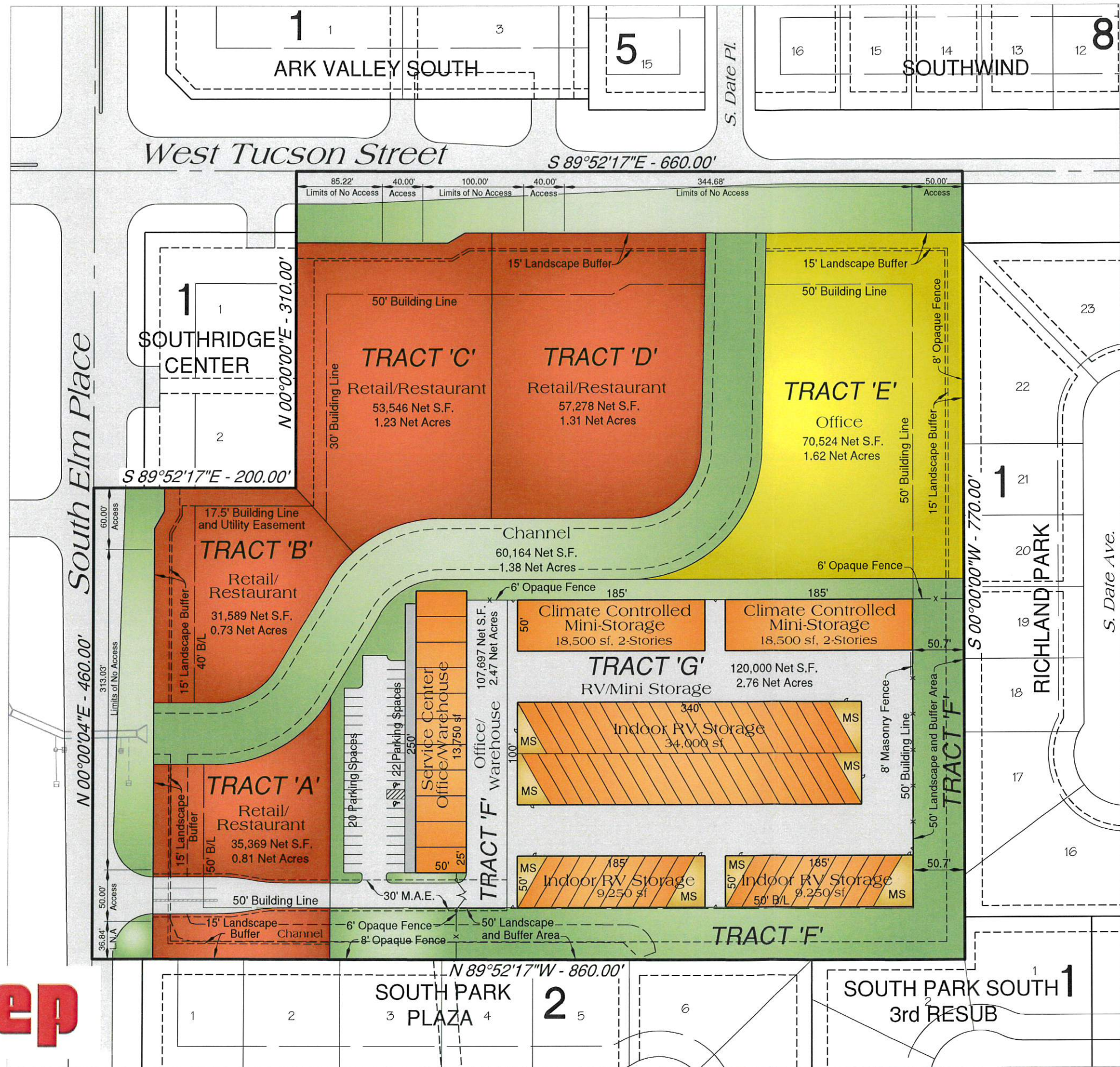
The planned unit development will offer five different types of commercial and office land uses - retail/restaurant, office, service center/office/warehouse, indoor RV storage and mini-storage. Design consideration has been given to nearby residential developments by establishing a 50 foot landscaped buffer area along the south and east boundaries of the indoor RV and mini-storage tract. In addition, aesthetics from the perimeter of the property will be aided by designing the indoor RV and mini-storage buildings with interior access, allowing the exterior walls, that face south and east, to serve as screening walls, further buffering the residential properties. In addition, no overhead doors will be allowed on these south and east facing perimeter walls. An 8-foot opaque, wood screening fence will be located along the south and east boundary of the PUD to facilitate additional screening for the adjacent residential areas.

CITY OF BROKEN ARROW

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Exhibit A
Spring Creek Plaza
Conceptual Site Plan

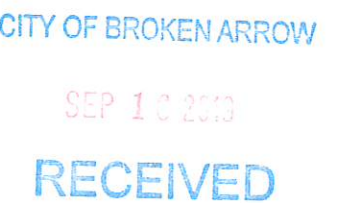
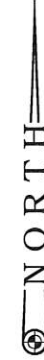


Exhibit B

Spring Creek Plaza

Development Area Plan

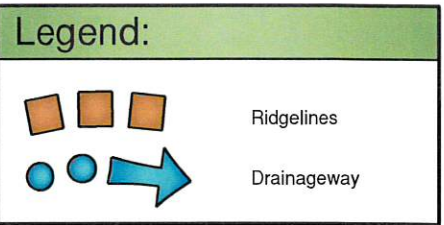
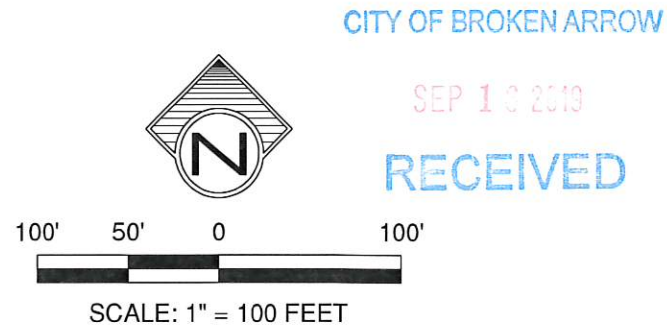
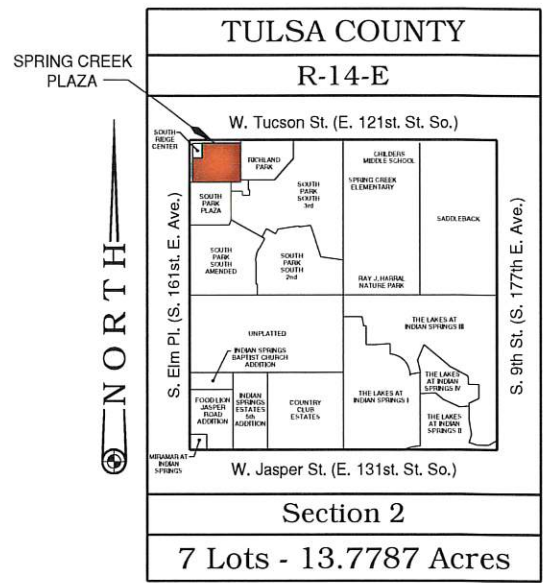
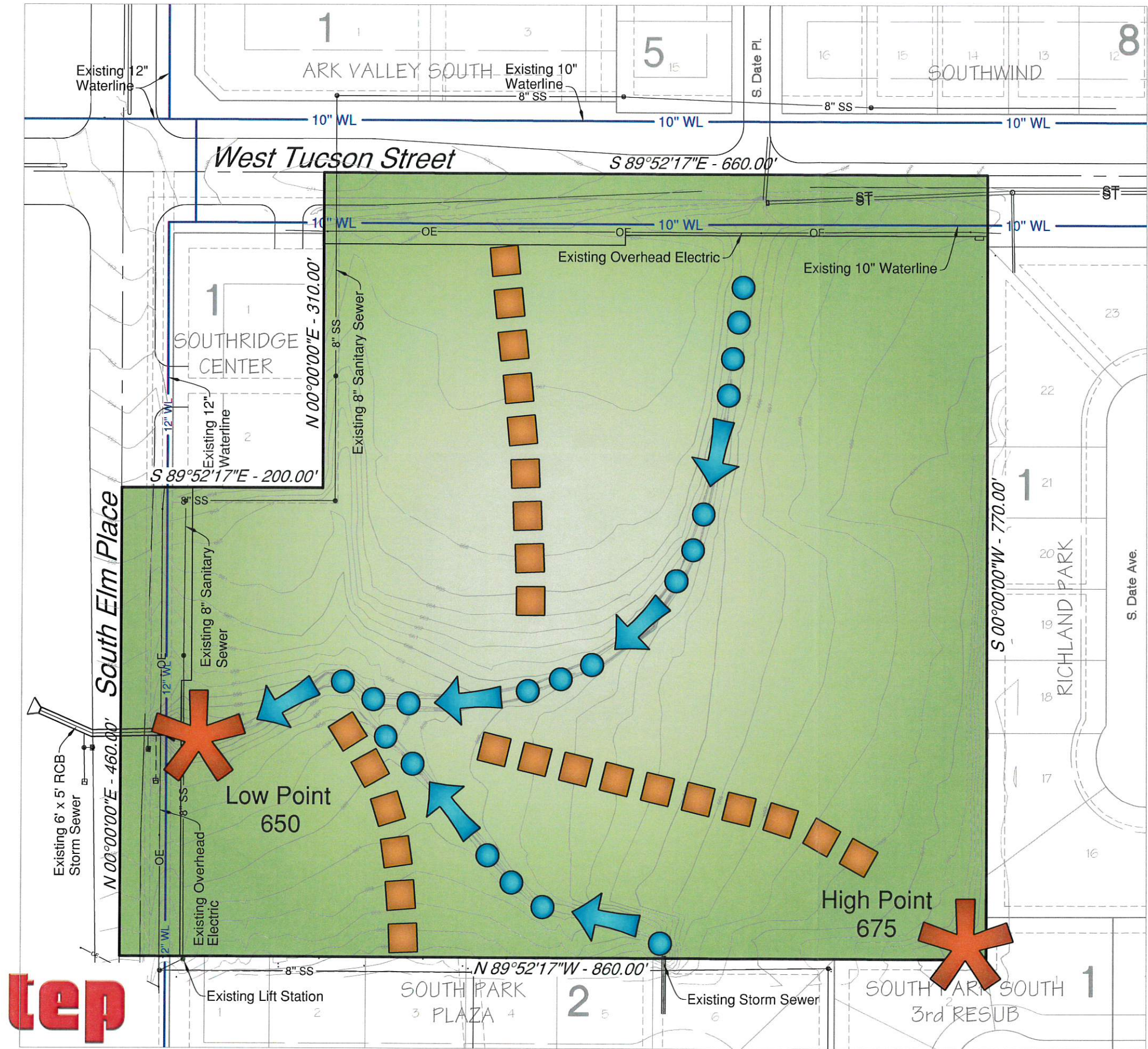
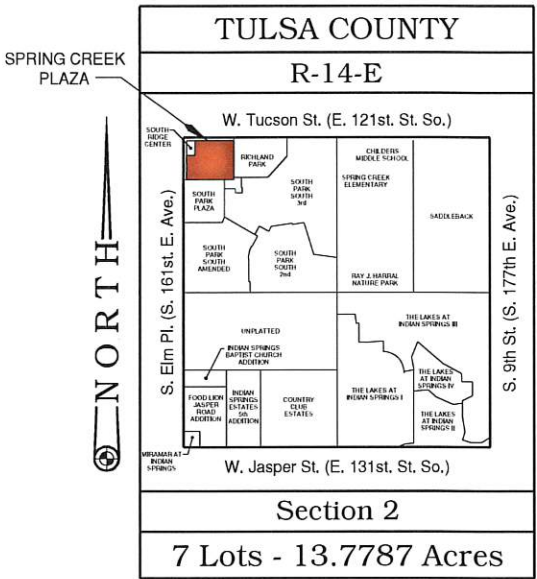
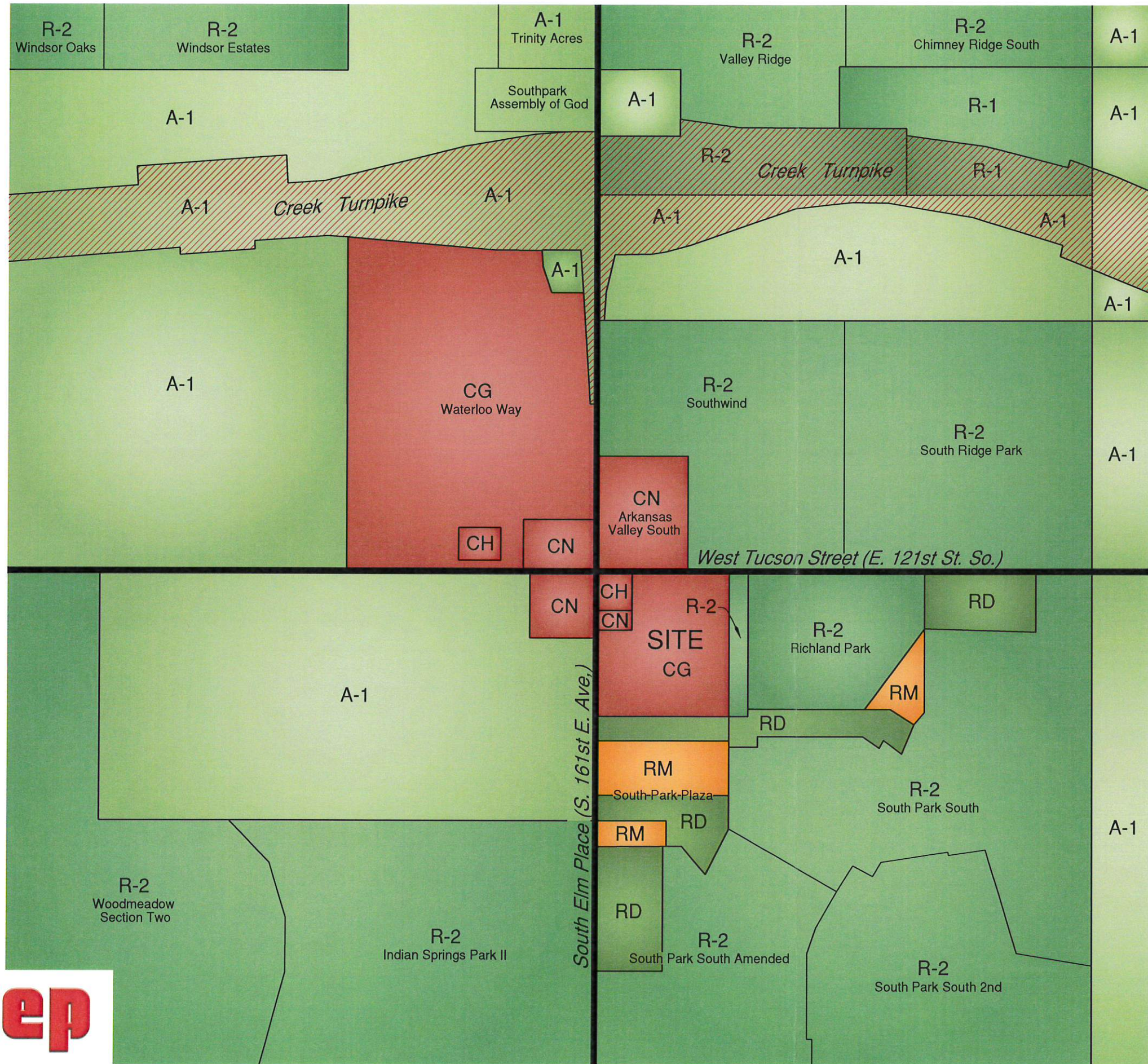


Exhibit C
Spring Creek Plaza
 Existing Conditions Plan



CITY OF BROKEN ARROW
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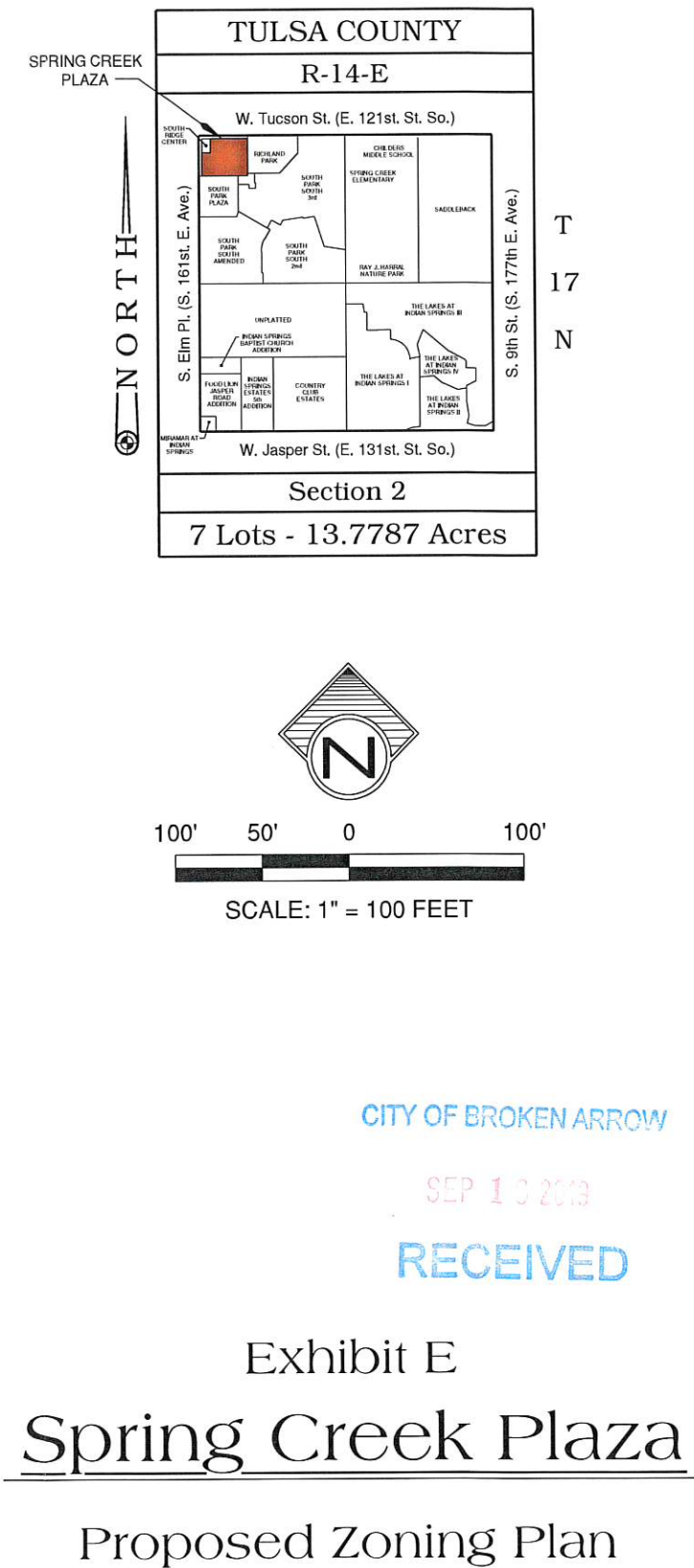
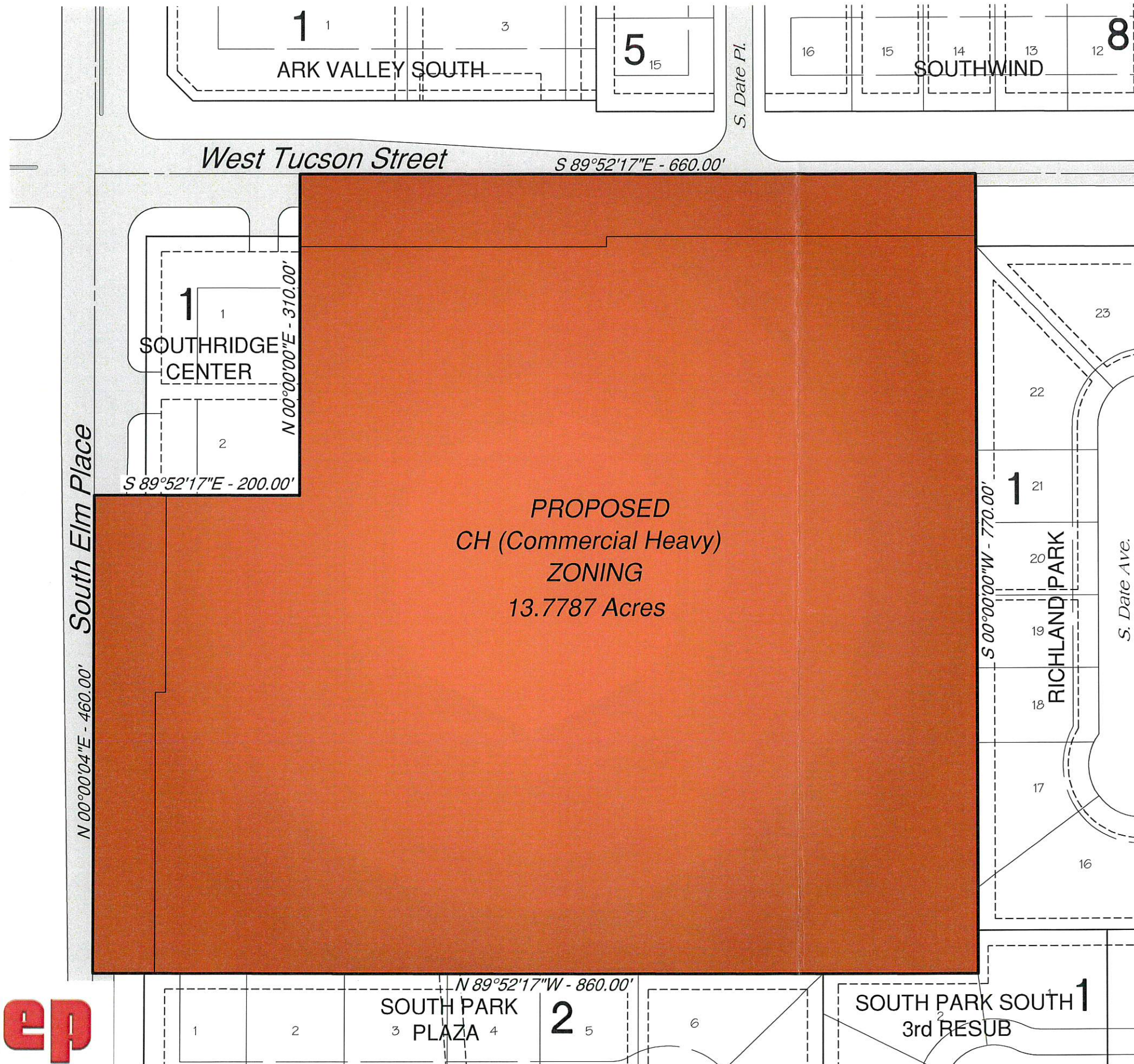
Exhibit D

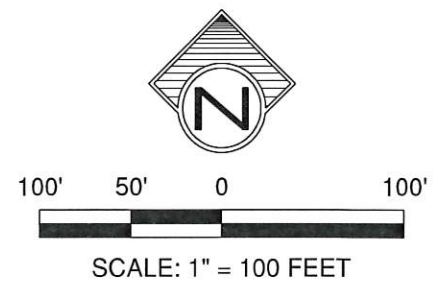
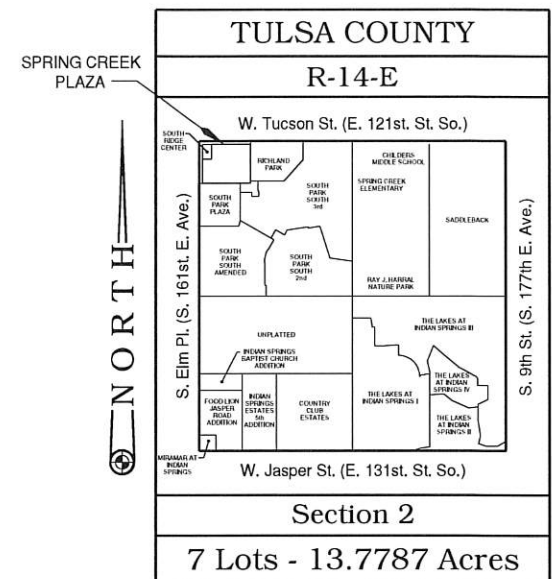
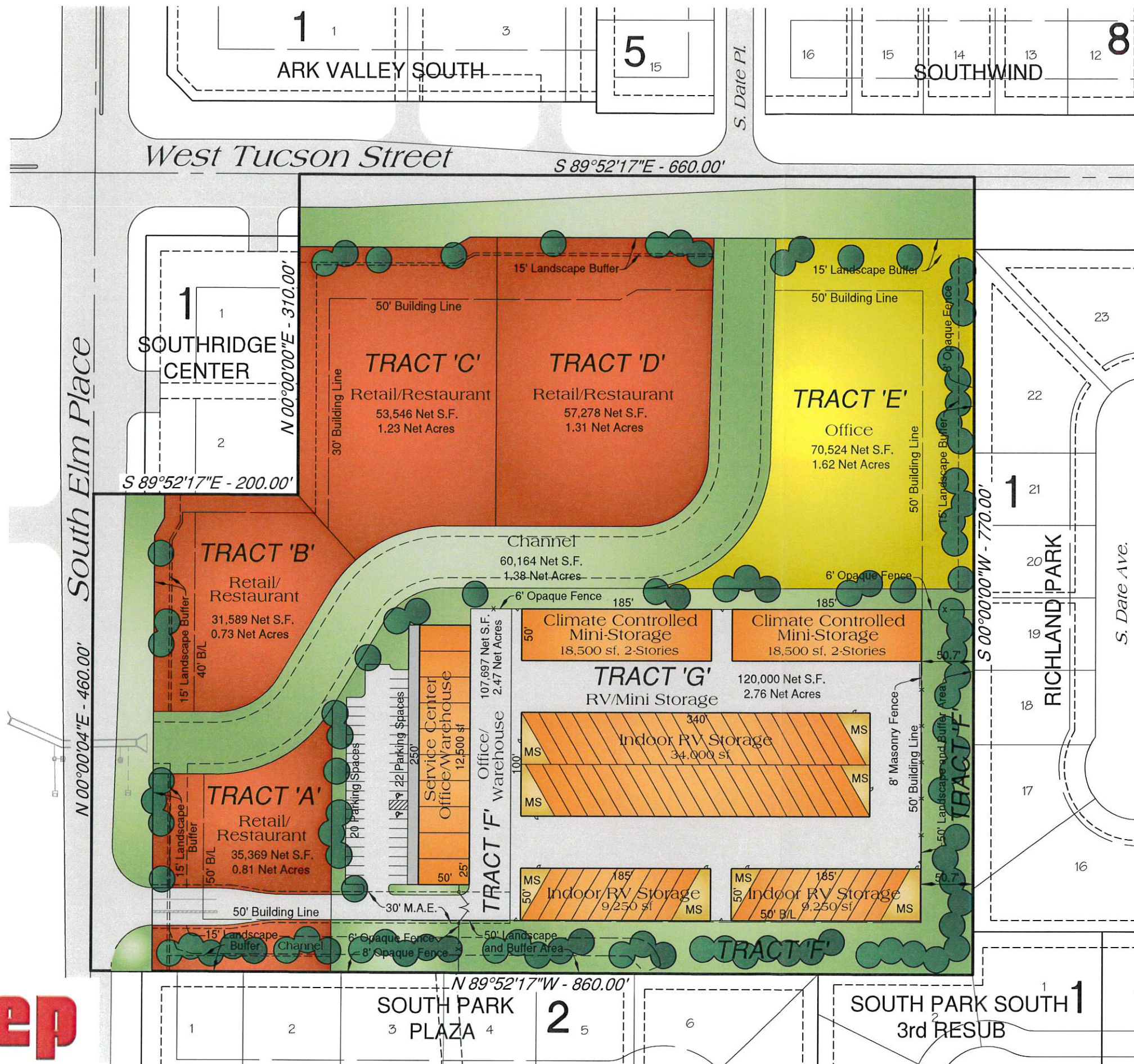
Spring Creek Plaza

Surrounding Zoning and Land Use Plan



tep



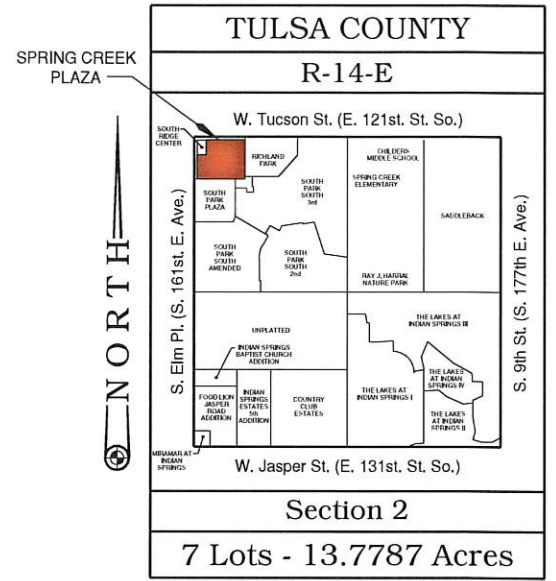
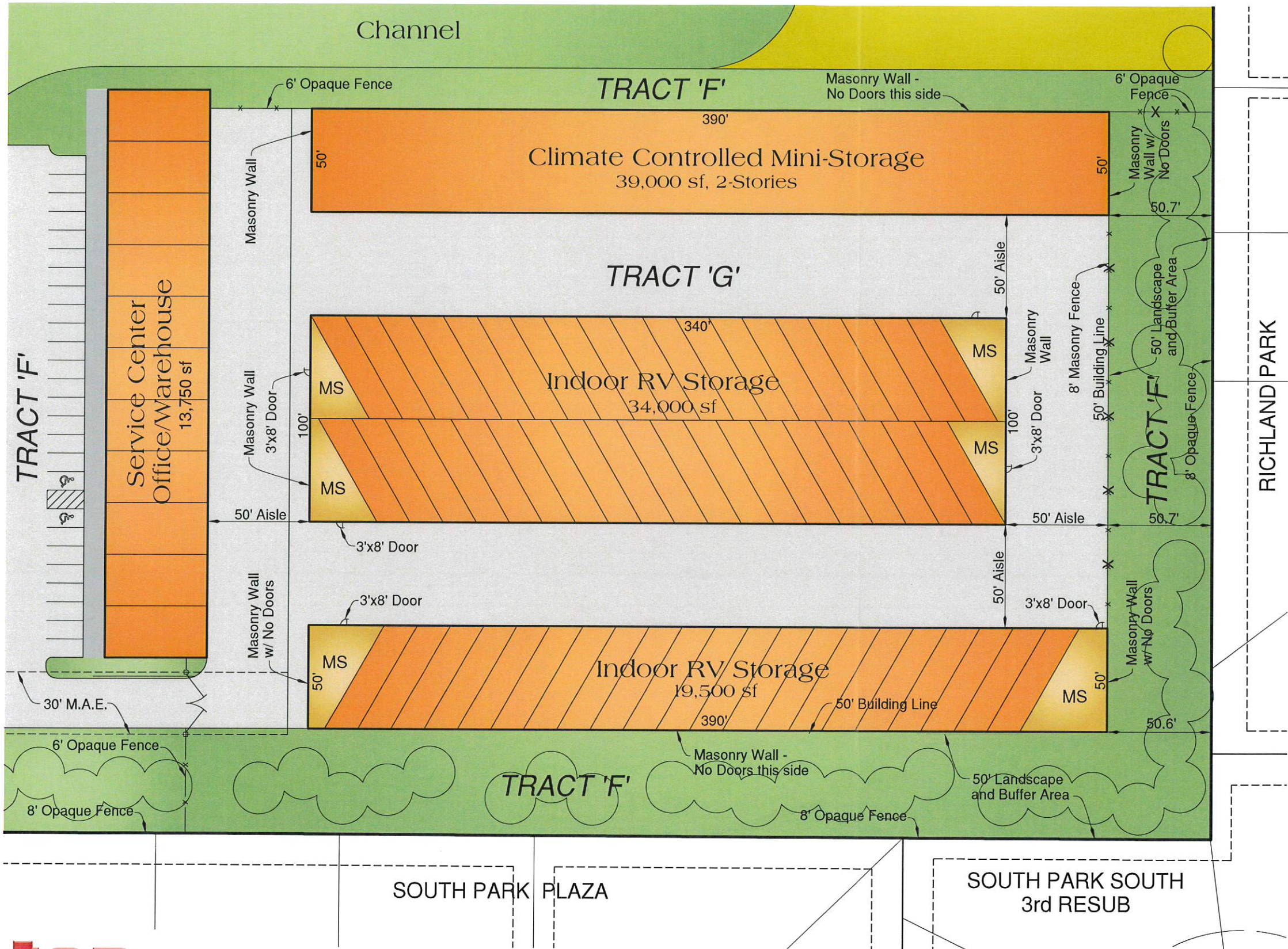


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Exhibit F
Spring Creek Plaza
Conceptual Landscape
and Screening Plan



SCALE: Not To Scale

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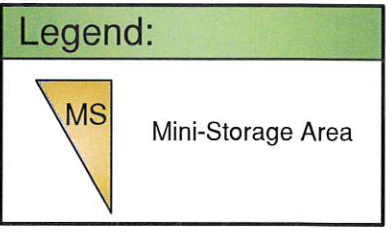


Exhibit G Spring Creek Plaza

Tract G - Site Plan



II. STATISTICAL SUMMARY -

TOTAL PROJECT AREA:	±13.78 Acres (Gross)
	±12.12 Acres (Net)
MAXIMUM ALLOWABLE FLOOR AREA:	216,900 sq.ft.
RETAIL/RESTAURANT (Tracts A and B):	
Tract A -	
Total Area	±0.81 Acres
Maximum Allowable Floor Area	14,450 sq.ft.
Tract B -	
Total Area	±0.73 Acres
Maximum Allowable Floor Area	13,050 sq.ft.
RETAIL/RESTAURANT (Tracts C and D):	
Tract C -	
Total Area	±1.23 Acres
Maximum Allowable Floor Area	22,000 sq.ft.
Tract D -	
Total Area	±1.31 Acres
Maximum Allowable Floor Area	23,400 sq.ft.
OFFICE (Tract E):	
Total Area	±1.62 Acres
Maximum Allowable Floor Area	29,000 sq.ft.
OFFICE/WAREHOUSE (Tract F):	
Total Area	±2.47 Acres
Maximum Allowable Floor Area	15,000 sq.ft.
RV/MINI-STORAGE (Tract G):	
Total Area	±2.76 Acres
Maximum Allowable Floor Area	100,000 sq.ft.

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III. DEVELOPMENT STANDARDS - RETAIL/RESTAURANT (Tracts A and B)

Tracts A and B shall be governed by the use and development regulations of the CG District except as hereinafter modified:

Permitted uses:	As permitted in the CG District, by right or specific use permit.
Minimum lot size:	12,000 square feet
Minimum lot frontage:	100 feet
Maximum building height:	35 feet
Minimum building setbacks:	
from R/W of South Elm Place	50 feet
from Residential district	50 feet
from north boundary of Tract B that is not an interior boundary	17.5 feet
from interior boundaries	0 feet

Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance, except that a landscaped edge of 15 feet in width shall be provided along Elm Place and the southern boundary of Tract A. Within the Landscape Buffer next to the southern boundary of Tract A, at least one tree shall be planted for every 20 lineal feet of landscape area of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. At least 10% of the net lot area shall be landscaped open space. The amount of landscape area and the amount of land area shall be calculated and shown on the site plan submitted to the City of Broken Arrow.

Sign Standard:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance. All freestanding signs, however, shall be limited to 10 feet in height, contain no more than 100 square feet, and shall have a monument type base. The base of the sign shall be of the same material as the principle building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.

Lighting:

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

Exterior Building Material:

Excluding doors and windows, the exterior vertical walls of all buildings shall contain at least 90% masonry material.

IV. DEVELOPMENT STANDARDS - RETAIL/RESTAURANT (Tracts C and D)

Tracts C and D shall be governed by the use and development regulations of the CG District except as hereinafter modified:

Permitted uses:	As permitted in the CG District, by right or specific use permit.
Minimum lot size:	12,000 square feet
Minimum lot frontage:	100 feet
Maximum building height:	35 feet*
Minimum building setbacks:	
from R/W of West Tucson Street	50 feet
from interior boundaries	0 feet

Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance, except that a landscaped edge of 15 feet in width shall be provided along Tucson Street. At least 10% of the net lot area shall be landscaped open space. The amount of landscape area and the amount of land area shall be calculated and shown on the site plan submitted to the City of Broken Arrow.

Sign Standard:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance. All freestanding signs, however, shall be limited to 10 feet in height, contain no more than 100 square feet, and shall have a monument type base. The base of the sign shall be of the same material as the principle building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.

Lighting:

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

Exterior Building Material:

Excluding doors and windows, the exterior vertical walls of all buildings shall contain at least 90% masonry material.

* Architectural elements may exceed maximum building height with site plan approval.

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V. DEVELOPMENT STANDARDS - OFFICE (Tract E)

Tract E shall be governed by the use and development regulations of the ON District except as hereinafter modified:

Permitted uses:	As permitted in the ON District, by right or specific use permit.
Minimum lot size:	12,000 square feet
Minimum lot frontage:	100 feet
Maximum building height:	35 feet
Minimum building setbacks:	
from R/W of West Tucson Street	50 feet
from east boundary	50 feet
Minimum parking setbacks:	
from east boundary	15 feet

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Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance, except that a landscaped edge of 15 feet in width shall be provided along Tucson Street. A Landscape Buffer of at least 15 feet in width shall be provided along the east boundary of Tract E. Within the Landscape Buffer next to the east boundary, at least one tree shall be planted for every 20 lineal feet of landscape area adjacent to the east boundary of Tract E, of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. At least 10% of the net lot area shall be landscaped open space. The amount of landscape area and the amount of land area shall be calculated and shown on the site plan submitted to the City of Broken Arrow.

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Sign Standard:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance. All freestanding signs, however, shall be limited to 10 feet in height, contain no more than 100 square feet, and shall have a monument type base. The base of the sign shall be of the same material as the principle building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.

Lighting:

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

Exterior Building Material:

Excluding doors and windows, the exterior vertical walls of all buildings shall contain at least 90% masonry material.

VI. DEVELOPMENT STANDARDS - OFFICE/WAREHOUSE (Tract F)

Tract F shall be governed by the use and development regulations of the CH District except as hereinafter modified:

Permitted uses: Office/Warehouse. No outdoor storage is allowed.

Maximum height: 35 feet

Minimum building setbacks:
from Residential District 50 feet
from Tract G 30 feet

Minimum parking setbacks:
from Tract G 0 feet
from residential boundaries 50 feet
from south boundary 50 feet

Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance. A 50-wide Landscape Buffer shall be provided along the south and east property lines, adjacent to the existing residential areas, for the benefit of Tract G. Within this Landscape Buffer, at least one tree shall be planted for every 20 lineal feet of landscape buffer, of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. A minimum combined 10% of the net lot areas of both Tracts F and G shall be landscaped open space, all of which shall be contained in Tract F. The amount of open space provided and total land area shall be shown on the site plan submitted to the City of Broken Arrow.

Fencing:

An 8-foot opaque, wood fence shall be installed, in accordance with Section 3.2.D.3 of the City of Broken Arrow Zoning Ordinance, along the south and east boundaries of Tract F.

Parking:

Parking shall be provided in accordance with Section 5.4 of the Broken Arrow Zoning Ordinance. In addition, at least three additional parking spaces shall be provided in Tract F to meet the parking needs of Tract G.

Sign Standard:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance. All freestanding signs, however, shall be limited to 10 feet in height, contain no more than 100 square feet, and shall have a monument type base. The base of the sign shall be of the same material as the principle building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot.

Lighting:

No light poles shall be installed in the south 50 feet and the east 50 feet of Tract F. Lighting in the remaining portion of Tract F shall be in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

VII. DEVELOPMENT STANDARDS - RV/MINI-STORAGE (Tract G)

Tract G shall be governed by the use and development regulations of the CH District, except as hereinafter modified:

Permitted uses: Indoor RV storage and mini-storage. No outdoor storage is allowed.

Maximum building height: 26 feet

Minimum building setbacks:
from Residential District 50 feet
from interior boundaries 0 feet

Parking:
Three Parking Spaces will be provided in Tract F

Minimum Landscaped Area:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance. Landscaping for Tract G shall be provided by a 50-foot wide landscape buffer area, located in Tract F, along the south and east property lines, adjacent to the existing residential areas. Within this landscape buffer, at least one tree shall be planted for every 20 lineal feet of landscape buffer, of which at least 50% shall be evergreen. Trees may be grouped together or evenly spaced. A minimum combined 10% of the net lot areas of both Tracts F and G shall be landscaped open space, all of which shall be contained in Tract F. No landscape material shall be required within the interior area of the RV/Mini-Storage facility. The amount of open space provided and total land area shall be shown on the site plan submitted to the City of Broken Arrow.

Fencing:

A 8-foot opaque, wood fence shall be installed, in accordance with Section 3.2.D.3 of the City of Broken Arrow Zoning Ordinance, along the south and east boundaries of Tract F. An 8-foot high screening fence shall be constructed along the east boundary of Tract G between the northernmost and southernmost buildings shown in Exhibit A. The fence shall be of the same masonry material used on the east side of the buildings in Tract G.

Sign Standard:

No freestanding or wall signs shall be allowed in Tract G.

Lighting:

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance. No light poles shall be installed in Tract G. Any wall packs in Tract G will be shielded with the light directed towards the ground.

Exterior Building Materials:

The exterior wall closest to the exterior boundaries of Tract G shall be constructed of masonry material. There shall be no openings along any of these walls, except for one 3'x 8' door will be permitted for the east end of the central building as portrayed in Exhibit G, Tract G - Site Plan.

Hours of Operation:

The hours of operation for the RV and mini-storage uses located on Tract G shall be from 5:00 am to 11:00 pm.

VIII. LANDSCAPING AND SCREENING -

Except as modified herein, landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance. Any landscape material which fails shall be replaced in accordance with the criteria contained in Section 5.2.B.4.d.ii of the City of Broken Arrow Zoning Ordinance. An opaque, wood screening fence of at least 8 feet in height shall be provided along the south and east boundaries of this PUD. Fencing in Tracts F and G, between the Office/Warehouse and RV/Mini-Storage, shall be an opaque screening fence of at least 6 feet in height. Fencing shall be installed in accordance with Section 3.2.D.3 of the City of Broken Arrow Zoning Ordinance.

IX. LIGHTING -

No light poles shall be installed in Tract G and the south 50 feet and the east 50 feet of Tract F. Lighting in the remaining portion of the PUD shall be installed in accordance with section 5.6 of the City of Broken Arrow Zoning Ordinance. In Tract G, low intensity security lighting placed on the buildings will be reviewed during site plan review. These lights shall be shielded with the light directed towards the ground. Exterior lighting plans shall be approved by Staff prior to installation.

X. SIGNAGE -

One multiple tenant sign shall be permitted along South Elm Place identifying the tenant or tenants located in Tracts A, F and G. This sign shall not exceed 20 feet in height, nor 300 square feet of display surface area, shall have a monument type base and be located outside of any utility easements adjacent to the arterial streets. No freestanding or wall signs shall be allowed in Tract G.

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XI. ACCESS TO ELM PLACE AND TUCSON STREET -

Access to Elm Place and Tucson Street shall meet the requirements of Section 5.3.B.3 of the Zoning Ordinance except that the two western most access points/driveways on Tucson Street shall align with the western most access points/driveways on the north side of Tucson Street. Access points shall be located as shown in Exhibit A with access to Tract B being aligned with the CVS drug store on the west side of Elm Place. Separation with driveway to the north of Tract B will be less than that required by Section 5.3.B.3 of the Zoning Ordinance due to existing features, site conditions and geometry.

XII. PLATTING -

No building permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

XIII. SITE PLAN REVIEW -

No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City of Broken Arrow as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City of Broken Arrow.

October 15th, 2019

To: Amanda Yamaguchi

Re: BAZ-2036 project

CG/R2 change proposal to CH, PUD 294

First of all--we are not against the Restaurants and Business tracts that will align Elm and 121st in front of the water channel.

What we oppose is changing the zoning to CH which allows the construction of the two story RV storage and warehouse which will impact the west side of the Richland Park subdivision. Normally, this type of development is put in areas that does not directly impact a residential neighborhood. You just don't place industrial storage units that back up to a residential neighborhood! Not only does this de-value our homes but it is not the highest and best use of the land. If put into effect, does the City of Broken Arrow plan to compensate us for the de-valued property values? Our property values will obviously go down with metal storage buildings backing to our fences. The proposed 8' foot opaque fence, which is two feet higher than our current fence, will not help shield a two story metal building and it won't stop the lighting and it won't stop the noise.

Because this land has had flooding problems in the past, would the city of Broken Arrow consider purchasing the back part of the property (tracts E, F & G) to develop a retention pond and park area? This would help the businesses as well as our subdivision. It would permanently correct the flooding, eliminate the unnecessary buildings and it would be aesthetically appealing to both the commercial development on the front of the property and to the residential homes that border the west and south end of the property .

We have owned our home for 25 years and it was originally going to be phase 2 of the Richland Park subdivision. That was the understanding when we bought this property. Had we known

it could be changed to an industrial warehouse situation, we would have never bought in this neighborhood. Other concerns are the hours of operation and the lighting that will be put into place which would be intrusive on our lifestyle we have enjoyed for the last 25 years.

So, this would not only hurt us financially but also take away our enjoyment of the western sunset, the quietness, the privacy, etc.

Please include these concerns to the Planning Commission meeting on Thursday, October 24th as well as the City Councilors meeting in November.

Thank you in advance for your consideration for Richland Park, South Park South and South Park Plaza property owners.