

Minor Amendment to
PUD 199
Wilburn Square
Broken Arrow, Oklahoma

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BROKEN ARROW
PLAN DEVELOPMENT



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I. NARRATIVE

The Wilburn Square PUD (PUD 199) was approved by the Broken Arrow City Council on March 17, 2009. Wilburn Square is a ±10.00 acre commercial development, located on the southwest corner of the intersection of West Tucson Street and South Elm Place. Tract 2 of the PUD has been developed as the 2.71 acre "CVS at Wilburn Square" (Plat No. 6292). This Minor Amendment to PUD 199 affects the balance of the Wilburn Square PUD, which includes all of Tract 1.

This Minor Amendment to PUD 199 is submitted to request three minor revisions to the original PUD. The requested modification is as follows:

1). In the "Access and Circulation" section of PUD 199, it is stated that "The Wilburn Square property is divided by an Elm Creek tributary; however, the Outline Development Plan provides for an internal bridge structure linking the east and west development areas without going onto West Tucson Street." This modification takes out the internal bridge and roadway connection from the east and west development areas.

2). Commercial developments may exceed the requirement of not allowing more than 125% of the minimum number of off-street parking spaces, per "Section 5.4.D.4 Maximum Number of Parking Spaces Permitted" of the City of Broken Arrow Zoning Ordinance, as established in "Table 5.4.1 Off-Street Parking Schedule A." This will be established during the Site Plan Review process after the submittal of a Detail Site Plan.

3). All facades of each building shall be made of masonry.

All other requirements of PUD 199, and its subsequent amendments, are to remain unchanged.

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