

**MULLIN PLUMBING**

**PLANNED UNIT DEVELOPMENT NO. 231**

**II. DEVELOPMENT STANDARDS:**

The Project will be developed in accordance with the Broken Arrow Zoning Ordinance, and the IL –Industrial Light Development Standards except as described herein.

GROSS LAND AREA: 847,917.114 SF 19.465 AC

NET LAND AREA: 790,844.64 SF 18.155 AC

**PERMITTED USES:**

Uses permitted by right within the IL – Industrial Light Zoning District including office, maintenance facility, indoor storage facilities and outdoor storage areas. Also allowed is on-site sewer dumping facility.

MAXIMUM BUILDING FLOOR AREA: 400,343.91 SF (0.50 FAR)

MAXIMUM BUILDING HEIGHT:\* TWO STORIES NOT TO EXCEED 40 FT

\*Architectural features, such as parapets, will be permitted to exceed the maximum height at Detailed Site Plan approval.

**MINIMUM OFF-STREET PARKING SPACES AND LOADING BERTHS:**

As provided by Table 5.4.1: Off-Street Parking Schedule A of the Broken Arrow Zoning Code.

MINIMUM LOT FRONTAGE: 100 FT

**MINIMUM BUILDING SETBACKS:\***

Perimeter Boundary Excluding South Boundary	50 FT
From South Boundary of PUD	150 FT
Internal boundaries of PUD	0 FT

\*No buildings or business signage, with the exception of directional signage, will be allowed within any utility easement.

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**SIGNS:**

**BUSINESS MONUMENT SIGNS:**

Free standing signs will be limited to one (1) for each street frontage with a maximum of 200 SF of display area and 15 FT in height for each such sign. No flashing, twinkling, animated or LED sign shall be allowed within 400 feet of the south boundary. All freestanding signs shall have a monument type base that covers support structures. The base of the sign shall be of the same material as the principal building on the lot. No portable signs or banners shall be placed on the lot.

**MINIMUM SEPARATION OF GROUND SIGNS:**

There will be a minimum of 50 FT separation between ground signs.

All free-standing signs within the Project will be located outside of any Utility Easements.

**WALL SIGNS:**

Wall signs will be permitted not to exceed 100 SF of display surface for the primary building located on each lot.

**OTHER SIGNAGE MATTERS:**

Signs provided for in PUD No. 231 may be within 1500 FT of any billboard.

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**LIGHTING:**

Lighting shall conform to Section 5.6 of the Zoning Code. A site lighting plan and details will be submitted as part of the Detail Site Plan package to the City for necessary approvals.

Light poles shall have a maximum height of 20 FT. Light poles within fifty feet of the south PUD boundary shall be shielded from the south and a 0 FC will be required along the south boundary line. A photometric plan will be submitted with the site plan.

**LANDSCAPED AREA:**

A minimum of twenty (20%) of the total net Lot Area of the Project will be improved as internal landscaped open space.

The Conceptual Landscaping Plan for the Project is shown on Exhibit "E".

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**HIGHWAY DESIGN OVERLAY DISTRICT:**

The Highway Design Overlay District shall not apply to this Project.

**BUILDING FACADES:**

Structures within 200 feet of a public street right of way shall have their vertical exteriors facing the street constructed of but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco.

**PARKING:**

Parking within any of the lots comprising the Project may exceed one hundred twenty-five percent (125%) of the minimum number of off-street parking spaces established in Table 5.4.1 up to one hundred fifty percent (150%) of the minimum number of off-street parking spaces established in Table 5.4.1.

The eastern proposed parking spaces of 123 spaces and the future parking spaces of 172 spaces shall be considered as a storage area and not a parking lot. No landscaping requirements will be required for this area.

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