



Design Statement
for
2601 North Aspen Retail Center

Broken Arrow, Oklahoma in Tulsa County

Revised February 16, 2018

Prepared by:

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Prepared for:

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Tulsa OK 74137
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SECTION 1: GENERAL INFORMATION

1.1 INTRODUCTION

The 2601 North Aspen Retail Center is located at the northeast corner of South 145th East Avenue (N Aspen Ave) and West Concord Circle in Broken Arrow, Oklahoma. The site is approximately 44,279 square feet in area.

The intended purpose for this PUD is to develop the property for use as a retail center replacing the existing building with a new 13,000 square foot multi-use commercial center that will house various business uses, including: retail; office - business, professional or medical office/clinic; restaurants; and/or other commercial uses allowed within this PUD.

Please reference:

Section 5: Development Standards 5.1 Permitted Uses; 5.2 Non-Permitted Uses.

The site improvements include: building, service drive, parking, landscaping, and a screened trash enclosure.

1.2 OWNER/DEVELOPER INFORMATION

Broadmoor Properties, 9149 S. Yale, Box 305, Tulsa OK 74137

1.3 SITE AND SURROUNDING AREA

The property was a former convenience store and the building was most recently utilized as a jewelry store. The proposed *2601 North Aspen Retail Center* site is bordered by the following uses and/or streets:

North - Broken Arrow Expressway East - Access Road (Zoning: R-1)

East – Commercial/Retail business, Shaggy's Powersports (Zoning: CH/PUD 29)

South - West Concord Circle, Commercial Use, McDonalds Restaurant (Zoning: IL/PUD 29)

West – North Aspen Avenue, Hospitality Use, Clarion Hotel and Shiloh's Restaurant (Zoning: CH)

SECTION 2: PHYSICAL CHARACTERISTICS

The site is approximately 44,279 square feet with a proposed 13,000 SF single-story building.

The existing site currently consists of 33,416 sf of impervious surface. The northeastern elevation of the site is 741 ft. gradually sloping southeasterly to an elevation of 737 ft.

SECTION 3: DEVELOPMENT CONCEPT

The intent of this PUD is to create a regulatory document which acknowledges the mix of uses for 2601 North Aspen Retail Center. These uses are based on an abbreviated list from the current City of Broken Arrow Zoning Code Allowed Uses for CH (Commercial High) intensity uses listed in Table 3.1-1, dated February 2, 2008 – July 2017.

The City of Broken Arrow Zoning Code currently defines the Commercial Heavy (CH) Zoning District as follows:

This district is intended primarily for uses that provide commercial goods and services to residents of the community in areas that are dependent on automobile access and exposed to heavy automobile traffic. These commercial uses are subject to frequent view by the public and visitors to Broken Arrow, and they should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement.

The PUD identifies the development requirements that shall be bound to the list of uses on the property per the Conceptual Site Plan.

Please reference:

KKT Architects Civil Engineering Conceptual Site Plan – Exhibit A, dated 01.25.2018

3.1 EXISTING SITE

The site is approximately 1.02 acres in size consisting of a vacated convenience store site, most recently utilized as a jewelry store, both commercial/retail uses.

The site is bounded to the north by Broken Arrow Expressway East - Access Road, to the east by a Commercial/Retail business, Shaggy's Powersports, to the south by West Concord Circle, Commercial Use, McDonalds Restaurant, and to the west by North Aspen Avenue, Hospitality Use, Clarion Hotel and Shiloh's Restaurant.

3.2 PROPOSED SITE

The site is approximately 44,279 square feet in area.

The proposed development will consist of a new 13,000 square foot multi-use commercial center that will house various business uses, including: retail; office - business, professional or medical office/clinic; restaurants; and/or other commercial uses allowed within this PUD. The existing parking lot will be retained, repaired, or expanded to accommodate.

Please refer to **SECTION 5: DEVELOPMENT STANDARDS** for Bulk and Area Requirements per Development Area.

SECTION 4: UTILITIES AND INFRASTRUCTURE

4.1 VEHICULAR AND PEDESTRIAN ACCESS

No new public streets are proposed within this PUD.

The existing site has 33,416 sf of impervious surface. The Conceptual Site Plan, submitted with this PUD, reflects a reduction of impervious surface by 1,221 SF to 32,195 SF.

The eastern curb cut is being reduced to a 24' width and will remain in approximately the same location.

The western curb cut will shift away from the intersection and will maintain a 24' width.

A 5' sidewalk will be installed in the right-of-way along the property frontage of North Aspen Avenue and along the frontage of West Concord Circle, placed in a public sidewalk easement.

All curb cuts and sidewalks will be designed according to the City of Broken Arrow specifications and approved by the City of Broken Arrow.

There will also be a service drive off West Concord Circle for deliveries and dumpster access.

4.2 SANITARY SEWER

There is a City of Broken Arrow 8" sanitary sewer line located in the vicinity of the SE corner of the property.

The sanitary sewer connection will occur at the manhole located in the south of the SE corner of the property. All sanitary sewer plans shall be reviewed and approved by the City of Broken Arrow.

4.3 WATER

There is a City of Broken Arrow 12" water line in North Aspen running parallel (north/south) to the west property boundary and connection for the site will occur along the 12" main.

4.4 GAS, ELECTRIC, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development. All necessary easements to serve the buildings shall be provided as required.

4.5 STORMWATER DRAINAGE

The stormwater will be collected via roof drains and will sheet flow across the existing parking lot to catch basins that will connect to the existing storm sewer per the City of Broken Arrow standards for the previous project.

4.6 REFUSE AND RECYCLING

Commercial refuse and recycling service will be handled through the City of Broken Arrow.

SECTION 5: DEVELOPMENT STANDARDS

The property shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH district, except as noted herein:

5.1 PERMITTED USES:

Current and/or future uses of the property shall be as allowed in the CH district except as noted in Section 5.2 below.

5.2 NON-PERMITTED USES:

The following uses shall not be allowed within this PUD:

Places of Assembly; Sexually Oriented Business; Airport; Heliport; Utility Facility, Major; Animal Training School; Kennel; Micro-Food and Beverage Production; Race Track (auto, dog or horse); RV Campground/Park; Open-Air Market or Flea Market; Boat and/or RV Storage; Vehicle Sales and rentals; Mini-Storage; Office Warehouse; Recycling Center (Outdoor or Indoor).

5.3 BULK AND AREA REQUIREMENTS

Lot Dimensions:

Land Area:	None
Minimum Lot Frontage:	100 ft.
Maximum Building Coverage:	None

Minimum setbacks:

Along west boundary next to Aspen Avenue	50 ft.*
Along south boundary next to Concord Circle	30 ft.*
Along the east boundary	5 ft.
Along the north boundary next to BA Expressway	17.5 ft.*

Maximum Building Height:	None
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* A required building setback from an abutting street shall be measured from the planned right of way as designated by the Transportation Plan as set forth in the Comprehensive Plan.

5.4 ARCHITECTURAL REGULATIONS

The following primary exterior materials shall be permitted in this PUD:

- EFIS System Exterior Finished System
- Masonry or Manufactured Stone Veneer
- Asphalt Shingle or Metal Roofing
- Aluminum & Glass Storefront System

No aluminum siding shall be used on the exterior of the building. The structure shall employ a mix of masonry or manufactured stone veneer, EFIS finished surface, and a combination of low sloped roofs, metal roofs, and asphalt roofs, or a mix of similar materials. Architectural elevations shall be submitted for review at the time of site plan submittal. The building shall generally resemble the Architectural illustrations shown in Exhibits G and H.

5.5 SITE PLAN

A conceptual site plan is being submitted with this PUD. A final site plan shall be submitted for review and approval by City staff at time of permitting. One site plan shall be submitted for the entire project. Tenant Improvements will be addressed as they come on line through the building permit phase.

5.6 LANDSCAPING REGULATIONS

Landscaping shall be provided and maintained in accordance with the Broken Arrow Zoning Ordinance, except as noted below.

	ASPEN	CONCORD	HWY ROW
Required Street Trees	4	4	4
Providing Street Trees	7	6	7
Required (3 gal) Shrubs	20	24	N/A
Providing (3 gal) Shrubs	40	48	N/A

The landscaping is subject to approval by the City. All trees shall be large to medium trees, except where there are conflicts with overhead power lines, small trees may be used. All planted landscape material shall be irrigated with either a drip or underground sprinkler system. Any landscape material that fails shall be replaced in accordance with the Broken Arrow Zoning Ordinance.

5.7 LIGHTING REGULATIONS

The site lighting utilized in this PUD shall be directed away from any adjacent properties in existence at the adoption of the PUD. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this PUD shall be in accordance with City of Broken Arrow Zoning Code.

5.8 DUMPSTER REGULATIONS

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets. Dumpster pads and approach zones shall use concrete. As shown in Exhibit A, the dumpster will be located within the front building setback line along Concord Circle in the southeast corner of the property.

5.9 STREET AND ACCESS REGULATIONS

Access from the north to the 2601 North Aspen Retail Center via the Broken Arrow Expressway, traveling south along North Aspen Avenue, then east to West Concord Circle and access to the site via two (2) driveways fronting West Concord Circle.

Access from the south to the 2601 North Aspen Retail Center via West Albany Street, traveling north along North Aspen Avenue, then east to West Concord Circle and access to the site via two (2) driveways fronting West Concord Circle.

All access to the site shall be from Concord Circle. No direct access shall be allowed to Aspen Avenue or to the Broken Arrow Expressway.

5.10 PARKING REGULATIONS

A total of 46 parking spaces will be provided, including two (2) ADA spaces.

Drive Aisle Width	24 ft.
Parking Stall Width	9 ft.
Parking Stall Depth	18 ft.
ADA Accessible Width	8 ft.
ADA Accessible Depth	18 ft.

5.11 SIGNAGE

Signs will be reviewed and permitted through the City of Broken Arrow General Sign Standards *in All Nonresidential Zoning Districts* from City of Broken Arrow Zoning Ordinance February 1, 2008 thru July 2017.

5.12 FREESTANDING SIGNS

Only two (2) freestanding signs are allowed on the property. A pole sign is a type of freestanding sign. These two freestanding signs are allowed even though there is an off-premise advertising sign within 1,500 feet of this site.

One (1) freestanding sign may be located on the north half of the property; and

One (1) freestanding sign may be located on the south half of the property.

The freestanding sign on the north half of the property shall be limited to 30 feet in height with a maximum display surface area of 125 square feet per side.

The freestanding sign on the south half of the property shall be limited to 14 feet in height with a maximum display surface area of 100 square feet per side.

All freestanding/pole signs shall have a monument type base. The base of the sign shall be of the same type material as the principal building on the lot and if a pole sign, the pole must be wrapped.

5.13 DIGITAL DISPLAY SIGN

Digital message display signs are allowed on the freestanding signs within this PUD. Any digital display signs shall have a static display of at least eight seconds. In addition, the digital display shall be automatically dimmed at night. The digital display shall not be flashing, twinkling, or animated.

5.14 WALL SIGNAGE

Wall Signage shall be installed in accordance with Section 5.7 of the Zoning Ordinance.

5.15 NON-ACCESSORY SIGNS

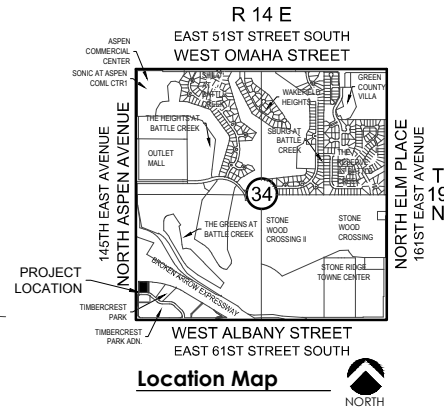
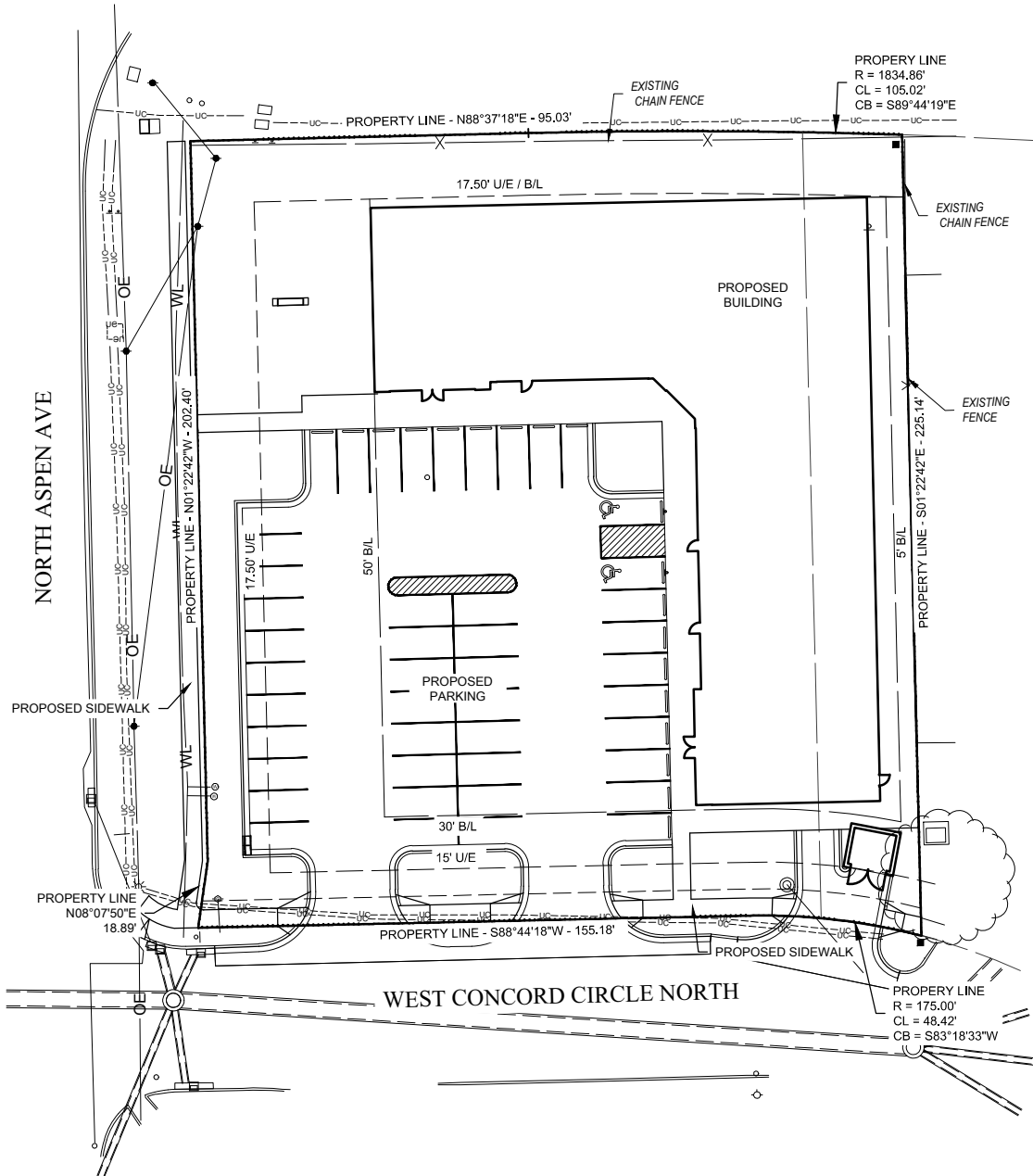
Non-Accessory signs, such as banners and temporary signage, are prohibited within the PUD. Exception: Temporary construction signage allowed during construction.

SECTION 6: EXHIBITS

(Please refer to following pages for exhibits.)

EXHIBIT A

CONCEPTUAL SITE PLAN



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 [P] 918.744.4270 \ [F] 918.744.7849
 WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019

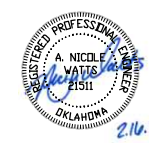


ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

2601 N ASPEN RETAIL CENTER

PUD NO. 275

BROKEN ARROW, OK

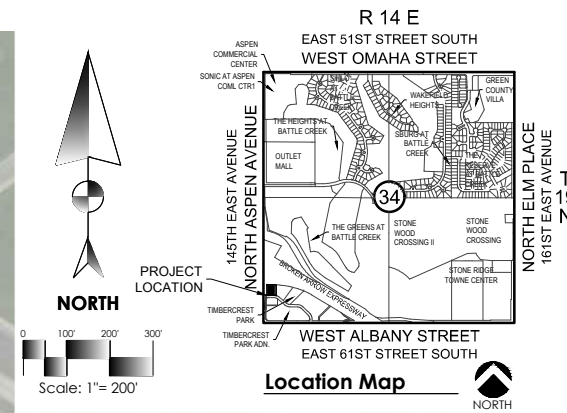
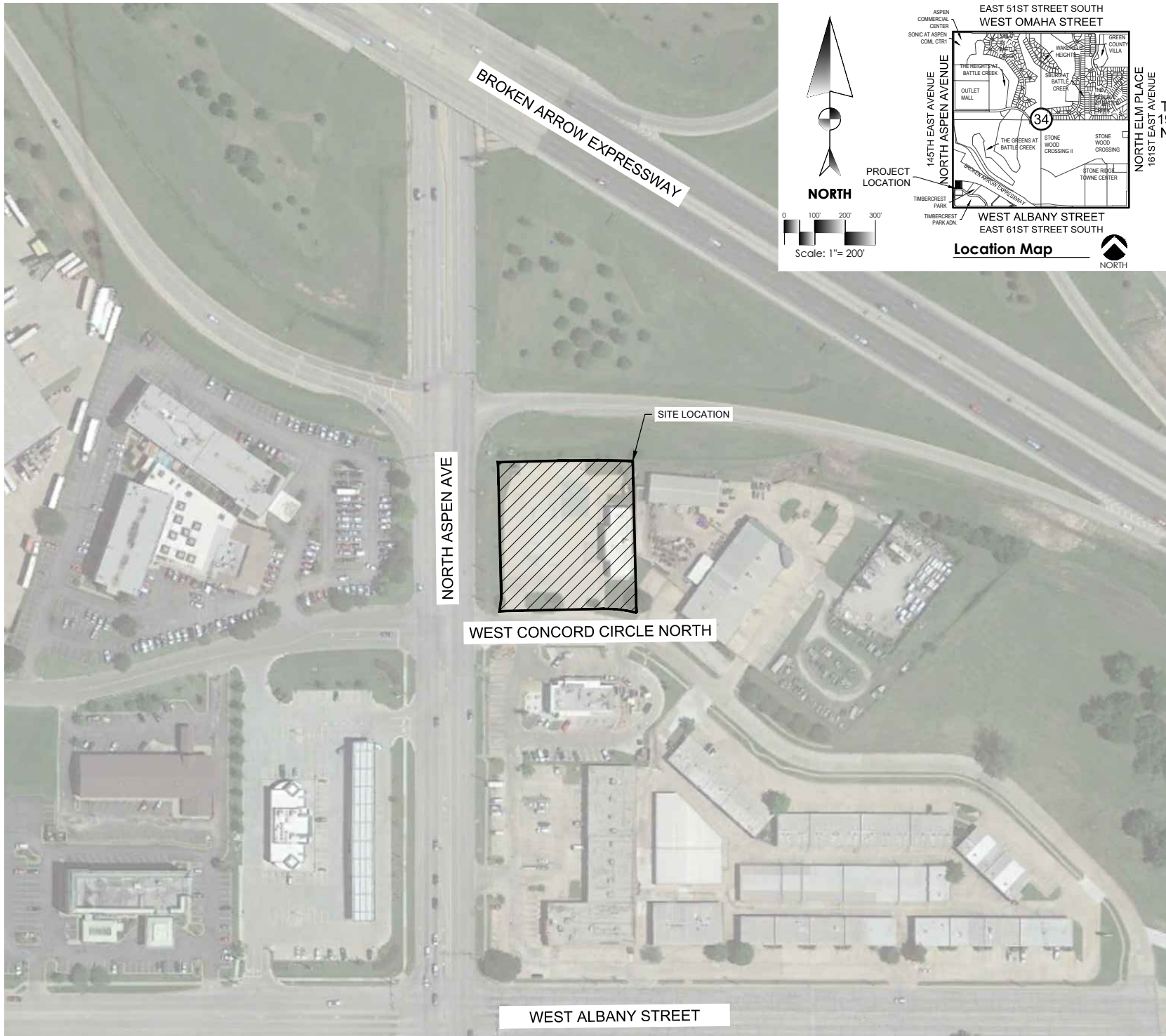


HORT SCALE	1"=50'
VERT SCALE	-
ATLAS PAGE NO.	-
MANAGER	ANW
DRAWN BY	LJA
DATE	2/16/2018

CONCEPTUAL
SITE PLAN

EXHIBIT A

AERIAL WITH ADJACENT LAND USE



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 [P] 918.744.4270 \ [F] 918.744.7849
 WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
 ACCORDANCE WITH CURRENT CITY OF BROKEN
 ARROW STANDARDS AND SPECIFICATIONS
 (INCLUDING O.D.O.T. 2009 EDITION)

**2601 N ASPEN
 RETAIL CENTER**

PUD NO. 275

BROKEN ARROW, OK

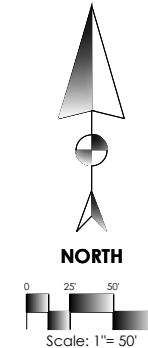
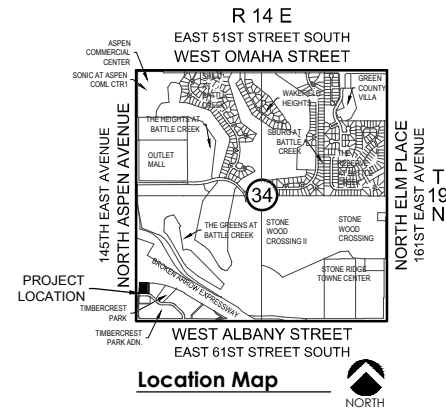
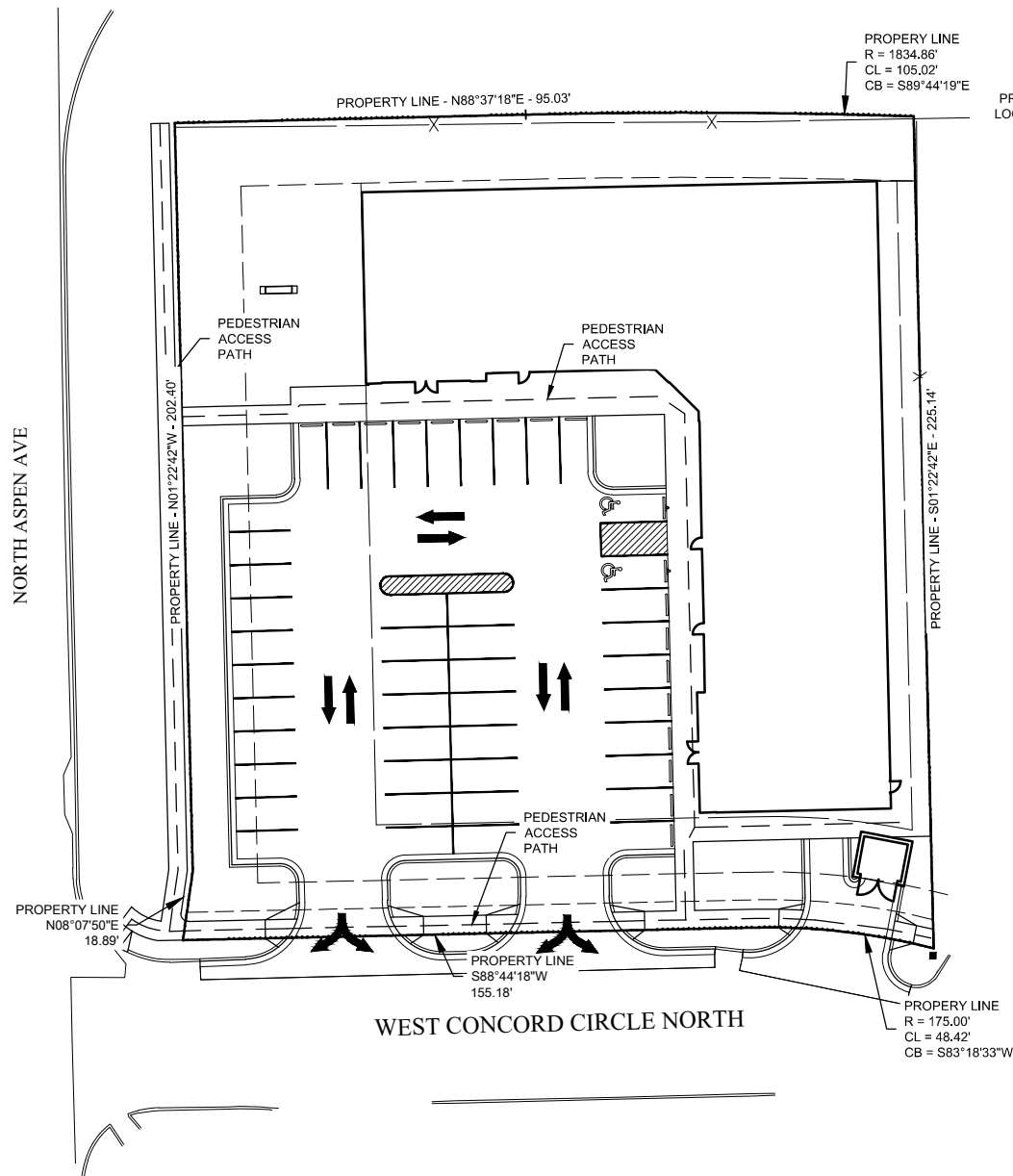


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DRAWN BY	•	LJA
DATE	•	2/16/2018
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AERIAL PHOTOGRAPHY
 AND ADJACENT
 LAND USE

EXHIBIT B

CIRCULATION PLAN



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW STANDARDS AND SPECIFICATIONS
(INCLUDING O.D.O.T. 2009 EDITION)

2601 N ASPEN RETAIL CENTER

PUD NO. 275

BROKEN ARROW, OK



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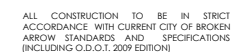
CONCEPTUAL
CIRCULATION
PLAN

EXHIBIT C

ZONING MAP



CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019



PUD NO. 275

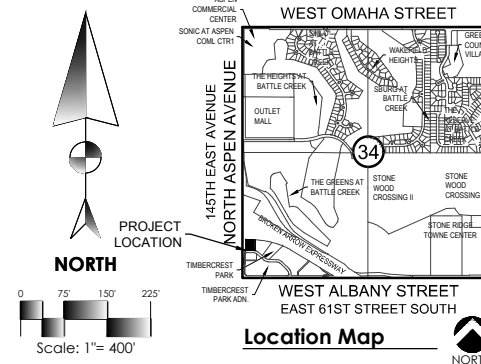
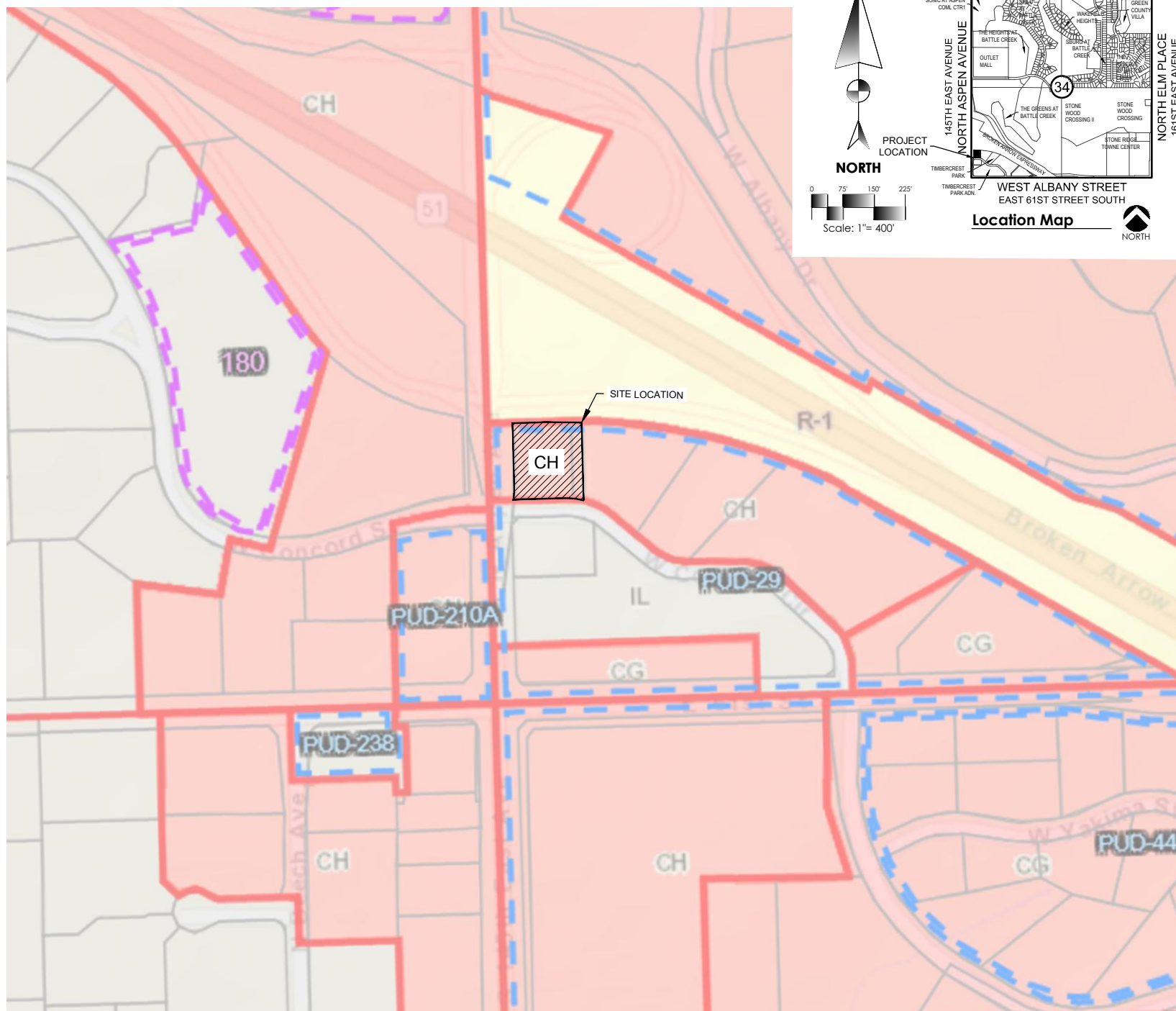
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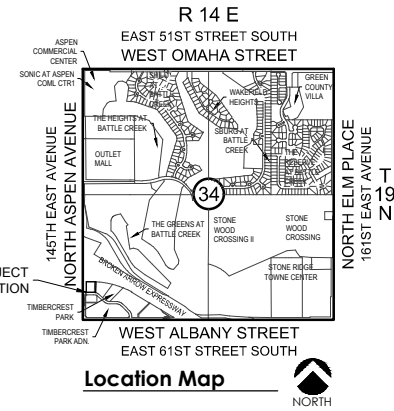
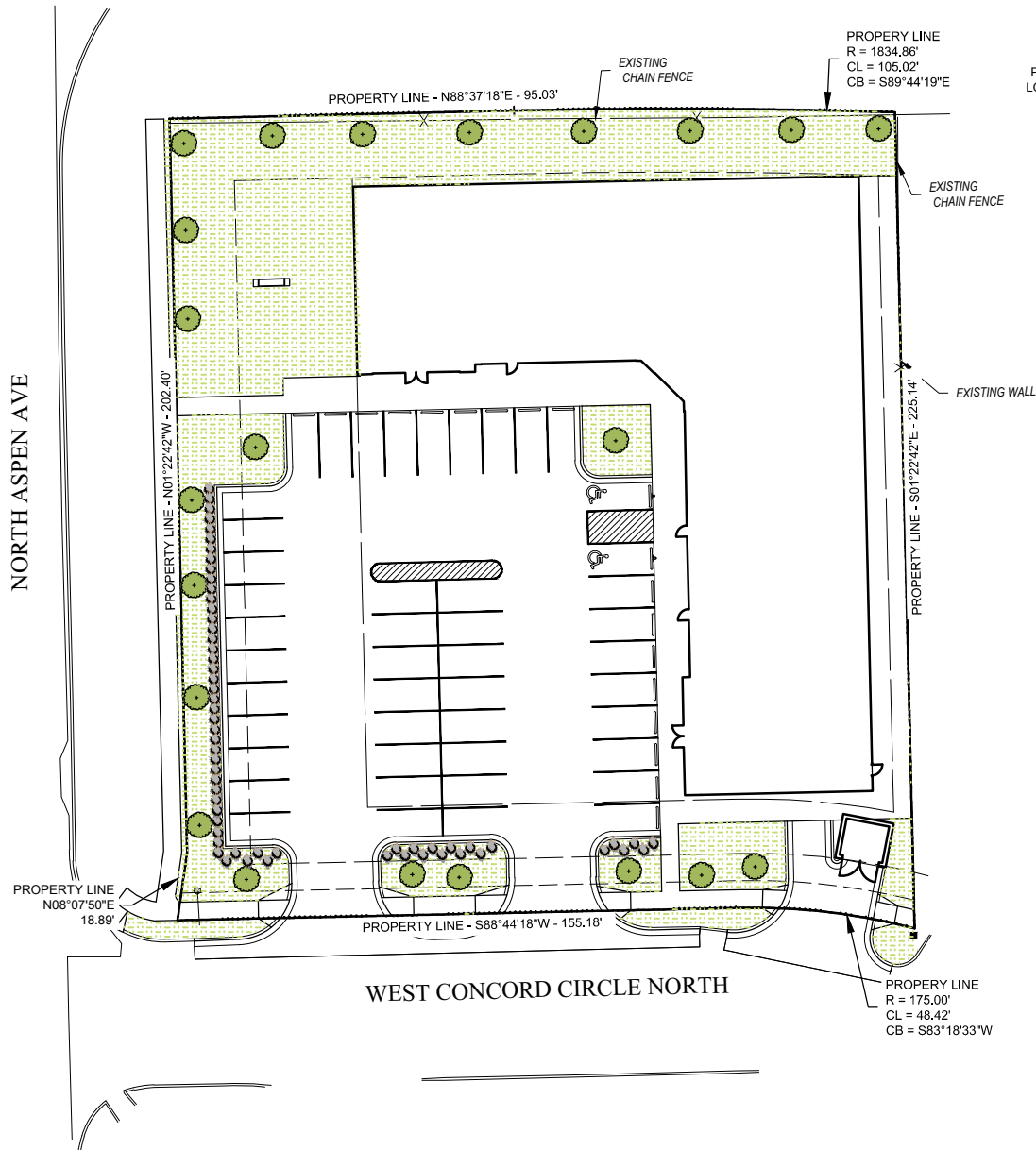
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ZONING MAP

EXHIBIT D



LANDSCAPE PLAN



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW STANDARDS AND SPECIFICATIONS
(INCLUDING O.D.O.T. 2009 EDITION)

**2601 N ASPEN
RETAIL CENTER**

PUD NO. 275

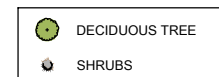
BROKEN ARROW, OK



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CONCEPTUAL
LANDSCAPE
PLAN

EXHIBIT E



**TOPOGRAPHY
CONCEPTUAL DRAINAGE
UTILITY PLAN**

KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
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ARROW STANDARDS AND SPECIFICATIONS
(INCLUDING O.D.O.T. 2009 EDITION)

2601 N ASPEN RETAIL CENTER

PUD NO. 275

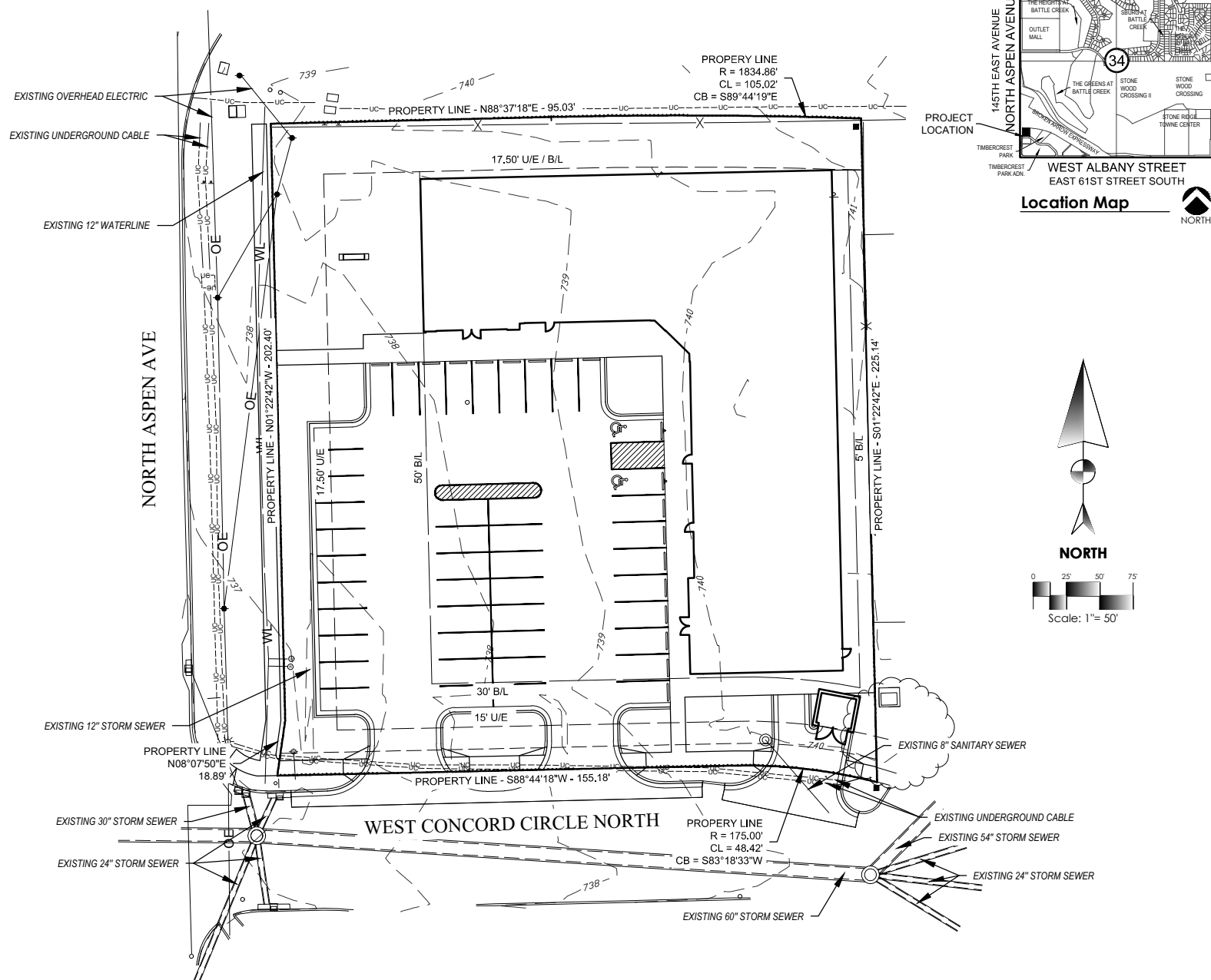
BROKEN ARROW, OK



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DRAWN BY	LJA
DATE	2/16/2018

TOPOGRAPHY
CONCEPTUAL, DRAINAGE
AND UTILITY PLAN

EXHIBIT F



BUILDING ELEVATIONS (COLOR)

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FRITZ
BAILY

ARCHITECTS
PLANNERS
DESIGNERS
FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
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E-Mail: info@fritzdaily.com

2601 NORTH ASPEN

BROKEN ARROW, OKLAHOMA

DATE
JANUARY 22, 2018

PROJECT NUMBER
REVIEWED BY
DRAWN BY

1114.01
Approver
Author

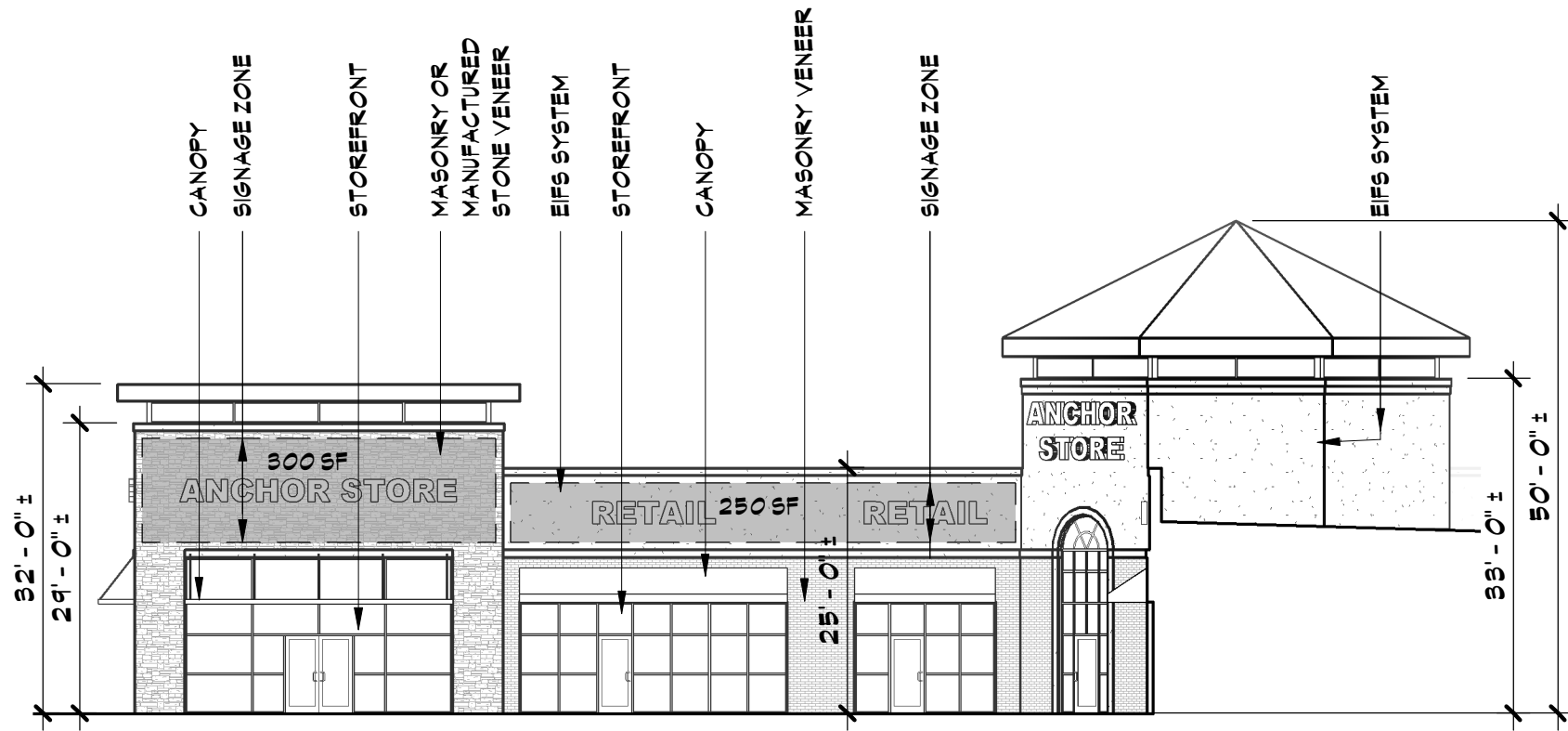
TITLE
BUILDING
ELEVATIONS

SHEET NUMBER
EXHIBIT 6

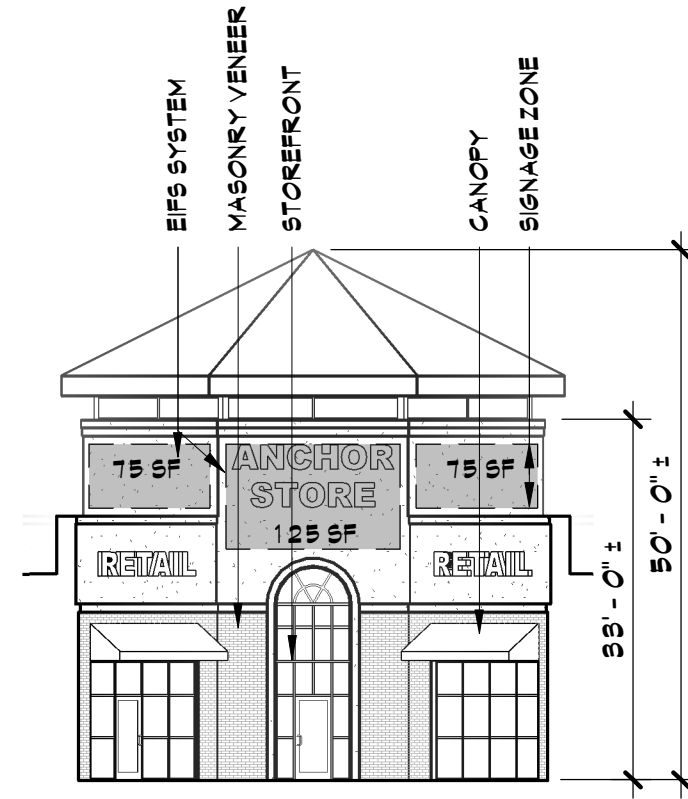
BUILDING ELEVATIONS (BLACK & WHITE)

\\FBISVR1\Company\01-ACTIVE PROJECTS\MARK SMILING\1713.02-Retail Center\05-DRAWINGS\30-SCHEMATIC DESIGN\1713.02-30-2601 N Aspen - EIFS.rvt

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B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



C SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

**FRITZ
BAILY**

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2601 NORTH ASPEN
BROKEN ARROW, OKLAHOMA

DATE
JANUARY 22, 2018

PROJECT NUMBER
REVIEWED BY
DRAWN BY

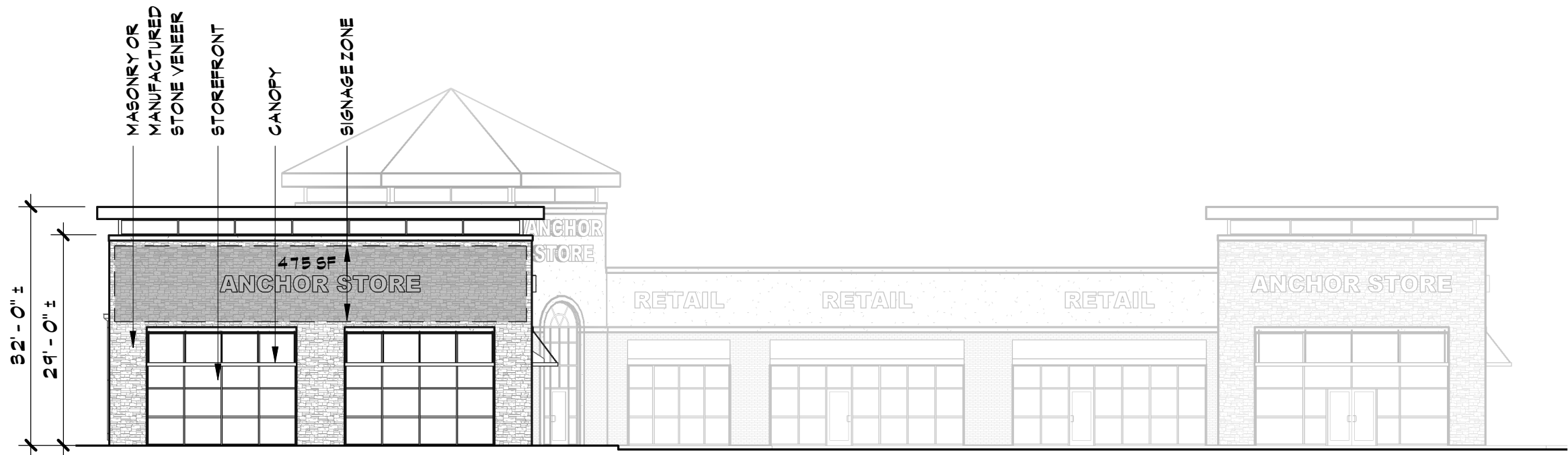
1114.01
Approver
Author

TITLE
**BUILDING
ELEVATIONS**

SHEET NUMBER
EXHIBIT H. 1

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A

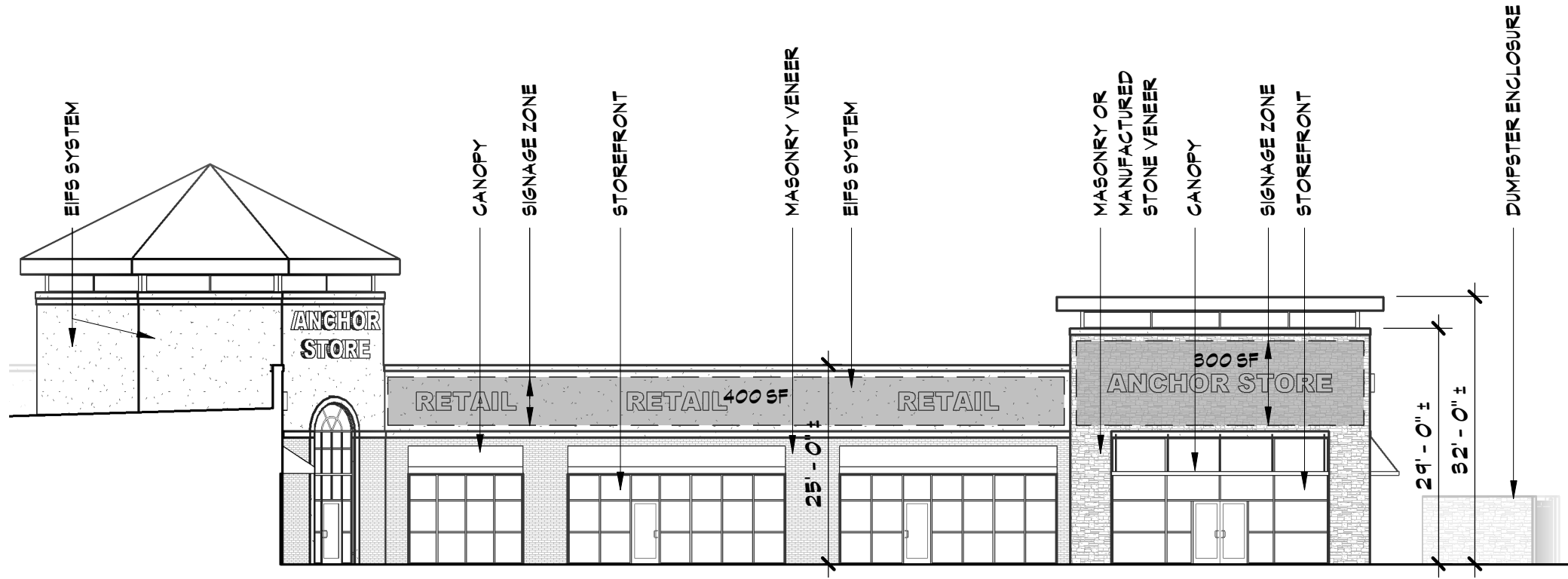
WEST ELEVATION

SCALE: 1/16" = 1'-0"

B

WEST ELEVATION

SCALE: 1/16" = 1'-0"



**FRITZ
BAILY**

ARCHITECTS
PLANNERS
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2601 NORTH ASPEN
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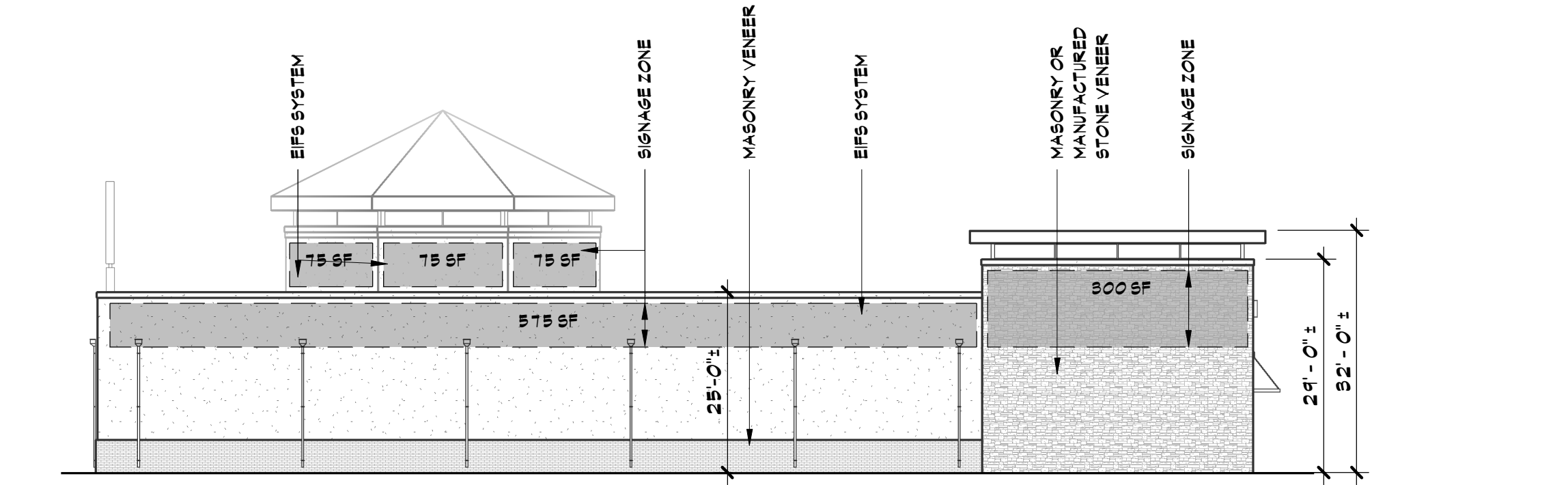
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TITLE
**BUILDING
ELEVATIONS**

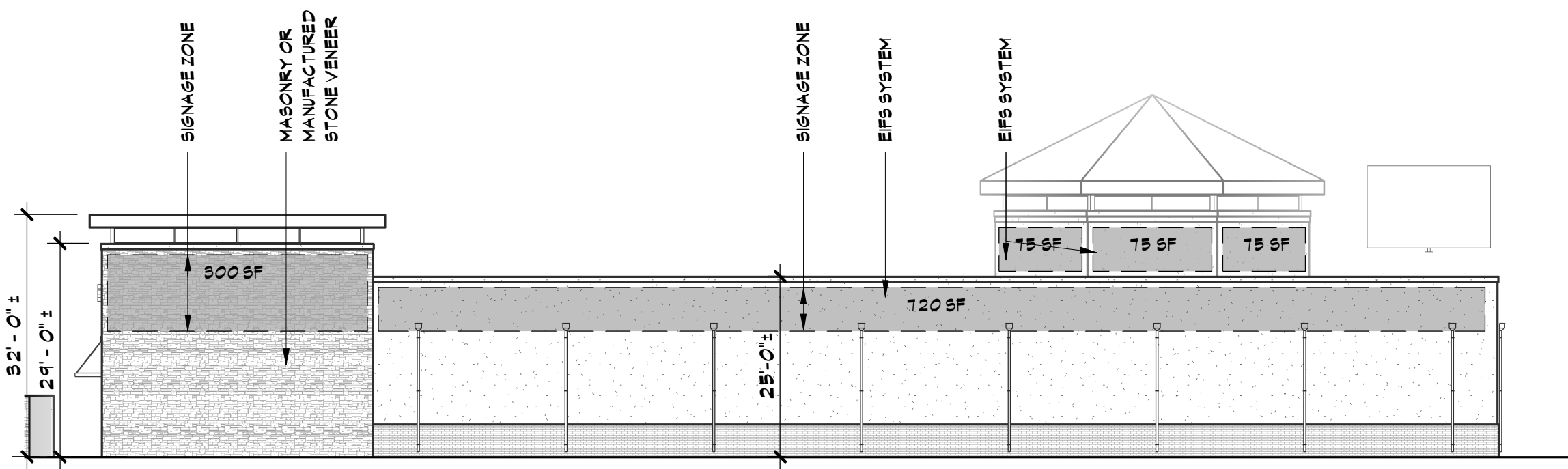
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EXHIBIT H.2

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B NORTH ELEVATION
SCALE: 1/16" = 1'-0"



A EAST ELEVATION
SCALE: 1/16" = 1'-0"

FRITZ
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2601 NORTH ASPEN
BROKEN ARROW, OKLAHOMA

DATE	JANUARY 22, 2018
PROJECT NUMBER	1114.01
REVIEWED BY	Approver
DRAWN BY	Author
TITLE	BUILDING ELEVATIONS
SHEET NUMBER	EXHIBIT H.3

LEGAL DESCRIPTION

EXHIBIT I

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOT ONE (1), BLOCK TWO (2), TIMBERCREST PARK, 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, TO-WIT:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2; TIMBERCREST PARK ADDITION; THENCE NORTH 89°53'00" EAST A DISTANCE OF 95.03 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,834.86 FEET AND A DELTA ANGLE OF 02°24'15", A DISTANCE OF 76.99 FEET TO A POINT; THENCE SOUTH 00°07'00" EAST A DISTANCE OF 220.91 FEET TO A POINT; THENCE NORTH 83°27'17" WEST A DISTANCE OF 0.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175 FEET AND A DELTA ANGLE OF 06°32'43" A DISTANCE OF 19.99 FEET TO A POINT; THENCE DUE WEST A DISTANCE OF 155.18 FEET; THENCE NORTH 09°23'32" EAST A DISTANCE OF 18.89 FEET TO A POINT; THENCE NORTH 00°07'00" WEST A DISTANCE OF 202.40 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND BEING A PART OF LOT ONE (1), BLOCK TWO (2), TIMBERCREST PARK, 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, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT ONE(1), BLOCK TWO (2), THENCE NORTH 89°53'00" EAST AND ALONG THE NORTH LINE OF SAID LOT ONE (1), BLOCK TWO (2) FOR A DISTANCE OF 95.03 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1,834.86 FEET AND A CENTRAL ANGLE OF 02°24'15" FOR A DISTANCE OF 76.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1,834.86 FEET AND A CENTRAL ANGLE OF 00°52'32" FOR A DISTANCE OF 28.04 FEET; THENCE SOUTH 00°07'00" EAST FOR A DISTANCE OF 225.18 FEET; THENCE NORTH 74°05'42" WEST FOR 0.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 09°21'35" FOR A DISTANCE OF 28.59 FEET; THENCE NORTH 00°07'00" WEST FOR A DISTANCE OF 220.91 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 44,278.85 SQUARE FEET (1.02 ACRES), MORE OR LESS.