

## **Exhibit "A"**

Applicant requests a Major Amendment to PUD-175 to add Car Wash as a permitted principal use to Lot 2, Block 3 of Development Area "B" pursuant to Section 6.4.D.10 of the Broken Arrow Zoning Code. The Amendment will also reduce the parking requirement for Lot 2, Block 3 to 1 space per 1,250 square feet of building area. Last, the Amendment increases the permitted height of an allowed freestanding sign from 15 feet to 25 feet, the display surface area from 80 feet to 100 feet, and an LED display of 32 square feet. Except as set forth below, no other development standards of the PUD will change. This Major Amendment revises the development standards of Lot 2, Block 3 of Development Area "B" of PUD-175 as follows:

### **Development Area "B"**

#### **(Lot 2, Block 3, Northeast Crossroads)**

Lot Area: 1.01 AC

Permitted Uses:

Car Wash; and

Uses permitted as a matter of right in the CG (Commercial General District); and

Excluding the following uses: bars; billiard parlor; bowling alley; trade school; pinballs, arcades; nightclub; open air flea market; pawn shop; and skating rink.

All customary and/or accessory uses and other uses incidental thereto.

Off-Street Parking:

One (1) parking space per 1,250 square feet of building area.

Signs:

- A. One (1) freestanding sign on the arterial street frontage shall be permitted, not exceeding 25 feet in height and 100 square feet of total display surface area. The sign may contain digital technology, including, without limitation, an LED digital surface area conveying changeable copy. The digital display surface area shall not exceed 32 square feet. The sign shall be set back a minimum of ten (10) feet from the freeway right of way. The sign shall have a monument base, which shall be of the same material as the principal building on the lot.
- B. Wall signs shall be permitted with an aggregate display surface area of three (3) square feet per one (1) foot of lot frontage on a public street.

City of Broken Arrow

JUL 02 2018



EXHIBIT E



wdesign  
ARCHITECTURE & INTERIORS  
815 E. 3rd Street, Suite C  
Tulsa, OK 74120  
Office: 918.794.6616  
Fax: 918.794.6602  
www.wdesignsite.com

SEAL:

PROJECT:

**PAT'S EXPRESS  
CAR WASH  
BROKEN  
ARROW**

**PROJECT #  
17214**

**LOT 2, BLOCK 3  
NORTHEAST  
CROSSROADS  
ZONING: PUD-175**

CONSULTANT:

REVISIONS:

ISSUE DATE:

06.25.2018

SHEET NAME:  
**ARCHITECTURAL  
SITE PLAN**

SHEET #:

**A101c**

DRAWN BY: JSS/ARC



**1 OVERALL SITE PLAN**  
SCALE: 1:1500 21.01 ACRES



JUL 02 2018

City of Broken Arrow



EXHIBIT D



**wdesign**  
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SEAL:

PROJECT:

**PAT'S EXPRESS  
CAR WASH  
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17214

LOT 2, BLOCK 3  
NORTHEAST  
CROSSROADS  
ZONING: PUD-175

CONSULTANT:

REVISIONS:

ISSUE DATE:

06.25.2018

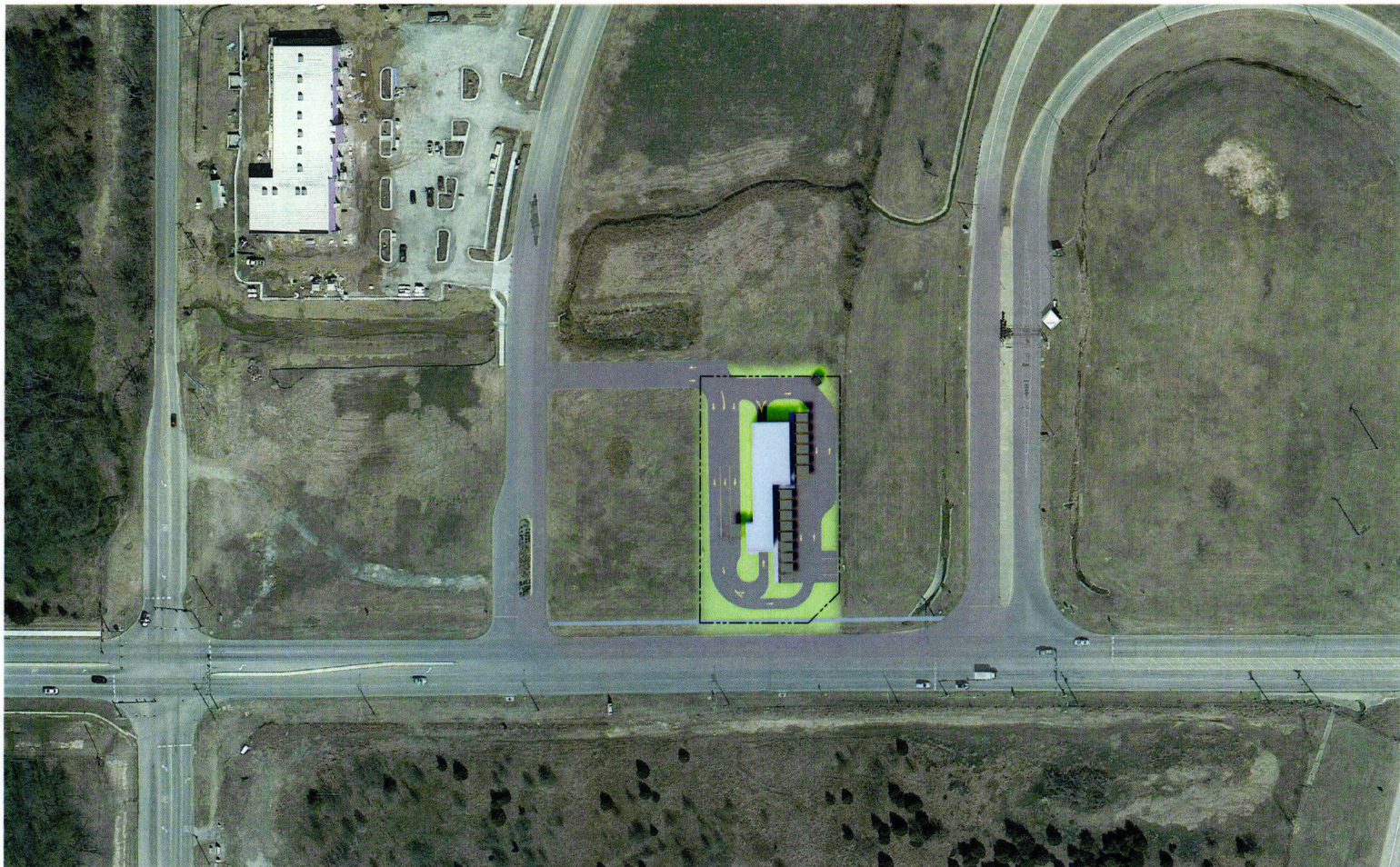
SHEET NAME:

**ARCHITECTURAL  
SITE PLAN**

SHEET #:

**A101b**

DRAWN BY: ASJ/ROC



**1 OVERALL SITE PLAN**  
SCALE: 1/8" = 1'-0"  
11.01 ACRES



City of Broken Arrow  
JUL 02 2018



EXHIBIT C



**wdesign**  
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www.wdesignsite.com

SEAL:

PROJECT:

**PAT'S EXPRESS  
CAR WASH  
BROKEN  
ARROW**

PROJECT #  
17214

**LOT 2, BLOCK 3  
NORTHEAST  
CROSSROADS  
ZONING: PUD-175**

CONSULTANT:

REVISIONS:

ISSUE DATE:

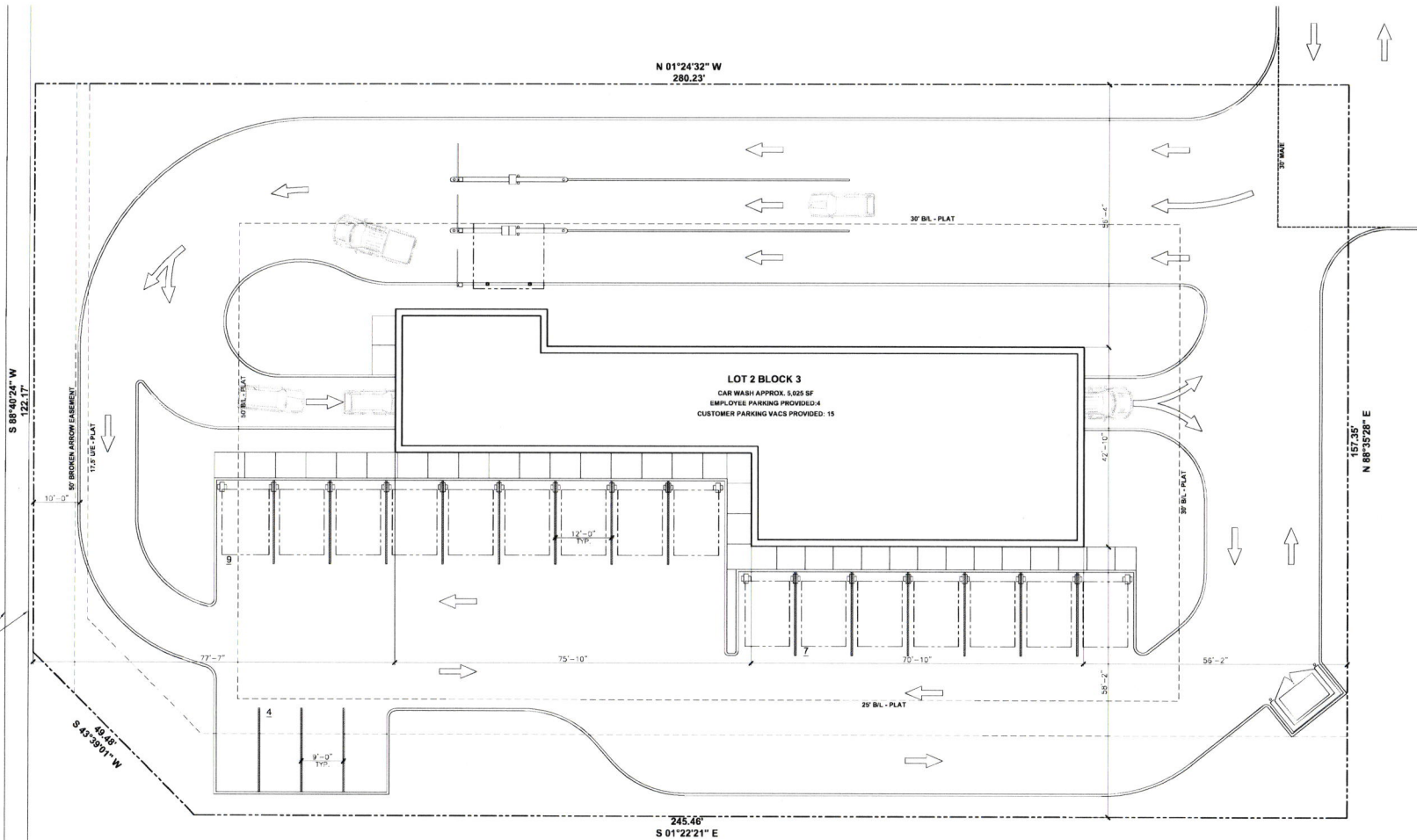
06.25.2018

SHEET NAME:  
**ARCHITECTURAL  
SITE PLAN**

SHEET #:

**A101a**

DRAWN BY: JLS/HFC



**1 ARCHITECTURAL SITE PLAN**  
SCALE: 3/32" = 1'-0"  
11.01 ACRES

City of Broken Arrow

JUL 02 2018