

Attic Storage, B.A.

Planned Unit Development
PUD No. 284

Submitted to:
City of Broken Arrow
Oklahoma

December 13, 2018

Prepared By:



Khoury Engineering, Inc.

*1435 East 41st Street, Tulsa, OK 74105
Tel (918) 712-8768 • Fax (918) 712-1069*

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DEVELOPMENT CONCEPT & CHARACTER

Attic storage is a proposed commercial and light industrial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is approximately 10.15 acres located at the NEC of West Tucson Street and S. Aspen Ave. It is bounded on the South by W. Tucson Street, on the East by Warren Theatre Broken Arrow, on the North by Creek Turnpike and on the West by a drainage creek and Vacant Land.

The project consists of two development areas. Development Area A consists an area for commercial use, and encompasses approximately 2.98 acres of land. Development Area B consists of an area for light industrial use and encompasses approximately 7.18 acres of land. A public street will be constructed by the developer to serve as access to all lots within this PUD.

The PUD South boundary has 363.82 feet of street frontage along West Tucson Street. The average depth of Development Area A is 359.78 feet, and Development Area B is 259.40 feet. The PUD boundary legal description is included in this document.

In Development Area B, the proposed project consists of constructing a 2-story building including parking and drives for mini-storage use. Future 2-story office / warehouse building will also be constructed in this development area. The current zoning of the property is CH (Commercial Heavy). In the CH district a mini-storage use requires approval of a Specific Use Permit and is limited to only 20 percent of the lot area (Section 3.2.D.3d); whereas, mini-storage is a permitted use in the IL (Industrial Light) district. Thus the request for approval to rezone the 7.18-acre northern portion of the site to IL to accommodate mini-storage as a permitted use.

Development Area A is presently zoned CH and this zoning will remain unchanged. Development Area A will be developed by others in the future. The most likely use would be a retail business and/or restaurant.

A Conceptual Site Plan for the project is shown on Exhibit "A".

Site lighting will be provided in accordance with the requirements of the City of Broken Arrow.

LANDSCAPING AND SCREENING

The *Attic Storage* Landscaping Plan will be designed in accordance with the Broken Arrow Zoning Ordinance except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance.

The width of the internal landscaped areas for Development Area B shall be no less than 10 feet measured from the back of parking lot curb to the lot line.

The mini-storage facility shall be completely enclosed with a masonry perimeter fence/wall. The wall consists of metal panel screen, with stucco finish on exterior face. The interior face will be painted to match the building. An elevation for the fence/wall is shown in Exhibit A.

The width of the internal landscaped areas for Development Area A shall be no less than 10 feet measured from the parking lot back of curb to the lot line. The landscape buffer along West Tucson Street shall not be less than 10 feet in width.

At least one (1) tree shall be provided per 50 linear feet along West Tucson Street. A minimum of 10 feet wide landscape edge is required along West Tucson street frontage. All trees will be selected from the approved tree list contained in the Broken Arrow Zoning Code; trees required by code will be planted at a minimum size of 2" caliper. At least 50 percent of the required trees will be large trees as identified in the Zoning Ordinance. Shrubs required by code will be planted at a minimum 3-gallon container size. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance.

All mechanical and HVAC equipment will be screened from public view as required by the zoning code.

Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall of between six feet (6') and eight feet (8') in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

DEVELOPMENT AREA "A" STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the CH District, except as noted below:

Permitted Uses	As permitted within the CH Zoning Districts.
Zoning Classification.....	CH / PUD
Net Development Area.....	2.978 acres
Minimum Lot Area	As permitted within the CH Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the CH Zoning Districts
Minimum Lot Frontage.....	As permitted within the CH Zoning Districts
Minimum Building Setback:	
From R.O.W. line of West Tucson street.....	50.0 feet
West boundary of D.A. "A".....	30.0 feet
East Boundary of D.A. "A"	30.0 feet
North Boundary of D.A."A".....	0.0 feet when abutting CH zoning 0.0 feet
Maximum Building Height.....	As permitted within the CH Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

- * One freestanding sign not exceeding a height of 18-ft and a panel size not exceeding 300 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot. The minimum sign setback shall be comply with the current zoning code.

DEVELOPMENT AREA “B” STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the IL District, except as noted below:

Permitted Uses	As permitted within the IL Zoning Districts, except that sexually oriented business shall not be a permitted use.
Zoning Classification.....	IL / PUD
Net Development Area.....	7.177 acres
Minimum Lot Area	As permitted within the IL Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the IL Zoning Districts
Minimum Lot Frontage.....	As permitted within the IL Zoning Districts
Minimum Building Setback:	
From Creek Turnpike	150.0 feet
West boundary of D.A. “B”.....	50.0 feet
East boundary of D.A. “B”.....	30.0 feet
South Boundary of D.A. “B”.....	0.0 feet
Maximum Building Height.....	As permitted within the IL Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	** As required by the applicable use as set forth within the Broken Arrow Zoning Code.

* One monument sign not exceeding a height of 18-ft and a panel size not exceeding 100 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot.

** The required parking spaces for the mini storage facility shall be reduced by 25%.

The following standards apply to both development areas:

EXTERIOR BUILDING MATERIALS

The building facades facing the public right-of-way, especially W. Tucson Street as an arterial street, shall be finished with masonry.

SUBDIVISION PLAT

The project site is subject to a new subdivision plat due to the land use change requested with this Planned Unit Development.

DETAIL SITE PLAN REVIEW

A Detailed Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permit on this development. The applicant shall submit the site plan to the City and supply all information required.

GRADING & UTILITY PLANS

A Site Grading & Utility Plan will be submitted to the City of Broken Arrow for approval. The Conceptual Drainage Plan is shown on Exhibit C.

The Conceptual Site Utility Plan is shown on Exhibit B. A new water & sanitary sewer line will be extended to serve this development. Dry utilities such as gas, electric & telephone will also be extended by their respective utility companies to serve this development. Drainage & utility plans will be prepared in accordance with the City of Broken Arrow requirements.

ACCESS AND CIRCULATION

The main access to the *Attic Storage, B.A. PUD* will be from a new public street that will be constructed by the developer in accordance with the City of Broken Arrow standards. The access will begin on West Tucson Street as shown on Exhibit A. A shared mutual access easement between the lots will be indicated on the new plat. In order to align the proposed street with existing S. Sycamore Avenue, the separation between the centerline of the proposed street and the existing driveway serving the Warren Theater is approximately 200 feet. This distance is less than 250 feet as required by the City of Broken Engineering Design Criteria.

EXTERIOR SITE LIGHTING

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow Development Services Department for approval.

SCHEDULED DEVELOPMENT

Following approval of this PUD, it is anticipated that construction may commence as soon as all required permits are obtained.

LEGAL DESCRIPTION – PUD BOUNDARY

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) LYING SOUTHERLY OF THE CREEK TURNPIKE RIGHT-OF-WAY IN SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH 88°41'16" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 34 FOR 956.72 FEET; THENCE NORTH 01°18'44" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON

STREET) AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 02°11'22" WEST FOR 305.38 FEET; THENCE NORTH 02°51'04" EAST FOR 74.73 FEET; THENCE NORTH 12°13'43" EAST FOR 165.65 FEET; THENCE NORTH 02°27'01" WEST FOR 178.06 FEET; THENCE NORTH 09°40'18" EAST FOR 174.44 FEET; THENCE NORTH 02°23'20" WEST FOR 164.52 FEET; THENCE NORTH 22°39'32" EAST FOR 477.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CREEK TURNPIKE; THENCE NORTH 84°30'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 104.08 FEET TO A POINT, SAID POINT BEING NORTH 01°18'49" WEST A DISTANCE OF 0.39 FEET FROM THE NORTHWEST CORNER AND THE WESTERLY LINE OF WARREN THEATRE BROKEN ARROW, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°18'49" EAST ALONG THE NORTHERLY EXTENSION OF SAID WESTERLY LINE, ALONG SAID WESTERLY LINE, AND A SOUTHERLY EXTENSION THEREOF, FOR 1498.23 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON STREET); THENCE SOUTH 88°41'16" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 50.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 34, FOR 363.82 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

HAVING AN AREA OF 442,353.224 OR 10.155 ACRES

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF SECTION 34 AS NORTH 88°41'16" EAST. GRID BEARINGS AND THE OKLAHOMA STATE PLANE COORDINATE SYSTEM

LEGAL DESCRIPTION – DEVELOPMENT AREA A

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) LYING SOUTHERLY OF THE CREEK TURNPIKE RIGHT-OF-WAY IN SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH 88°41'16" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 34 FOR 956.72 FEET; THENCE NORTH 01°18'44" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON STREET) AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE, N 02° 11' 22" W FOR A DISTANCE OF 305.38 FEET TO A POINT ON A LINE. THENCE, N 02° 51' 04" E FOR A DISTANCE OF 48.99 FEET TO A POINT ON A LINE; THENCE N 88° 41' 11" E A DISTANCE OF 364.93 FEET TO A POINT ON A LINE, THENCE, S 01° 18' 49" E FOR A DISTANCE OF 354.22 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON STREET); THENCE, S 88° 41' 16" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 50.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 34, FOR A DISTANCE OF 363.82 FEET POINT OF BEGINNING;

HAVING AN AREA OF 129,723.28 SQUARE FEET OR 2.978 ACRES

LEGAL DESCRIPTION – DEVELOPMENT AREA B

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) LYING SOUTHERLY OF THE CREEK TURNPIKE RIGHT-OF-WAY IN SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34);
THENCE NORTH 88°41'16" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 34 FOR 956.72 FEET; THENCE NORTH 01°18'44" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON STREET); THENCE NORTH 02°11'22" WEST FOR 305.38 FEET; THENCE NORTH 02°51'04" EAST FOR 48.99 FEET TO THE POINT OF BEGINNING
THENCE, N 02° 51' 04" E FOR A DISTANCE OF 25.74 FEET TO A POINT ON A LINE.
THENCE, N 12° 13' 43" E FOR A DISTANCE OF 165.65 FEET TO A POINT ON A LINE.
THENCE, N 02° 27' 01" W FOR A DISTANCE OF 178.06 FEET TO A POINT ON A LINE.
THENCE, N 09° 40' 18" E FOR A DISTANCE OF 174.44 FEET TO A POINT ON A LINE.
THENCE, N 02° 23' 20" W FOR A DISTANCE OF 164.52 FEET TO A POINT ON A LINE.
THENCE, N 22° 39' 32" E FOR A DISTANCE OF 477.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CREEK TURNPIKE; THENCE NORTH 84°30'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 104.08 FEET TO A POINT, SAID POINT BEING NORTH 01°18'49" WEST A DISTANCE OF 0.39 FEET FROM THE NORTHWEST CORNER AND THE WESTERLY LINE OF WARREN THEATRE BROKEN ARROW, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°18'49" EAST ALONG THE NORTHERLY EXTENSION OF SAID WESTERLY LINE, ALONG SAID WESTERLY LINE, AND A SOUTHERLY EXTENSION THEREOF, FOR 1144.01 FEET TO A POINT ON A LINE. THENCE, S 88° 41' 11" W FOR A DISTANCE OF 364.93 FEET TO THE POINT OF BEGINNING

HAVING AN AREA OF 312,629.94 SQUARE FEET OR 7.177 ACRES

EXHIBIT A

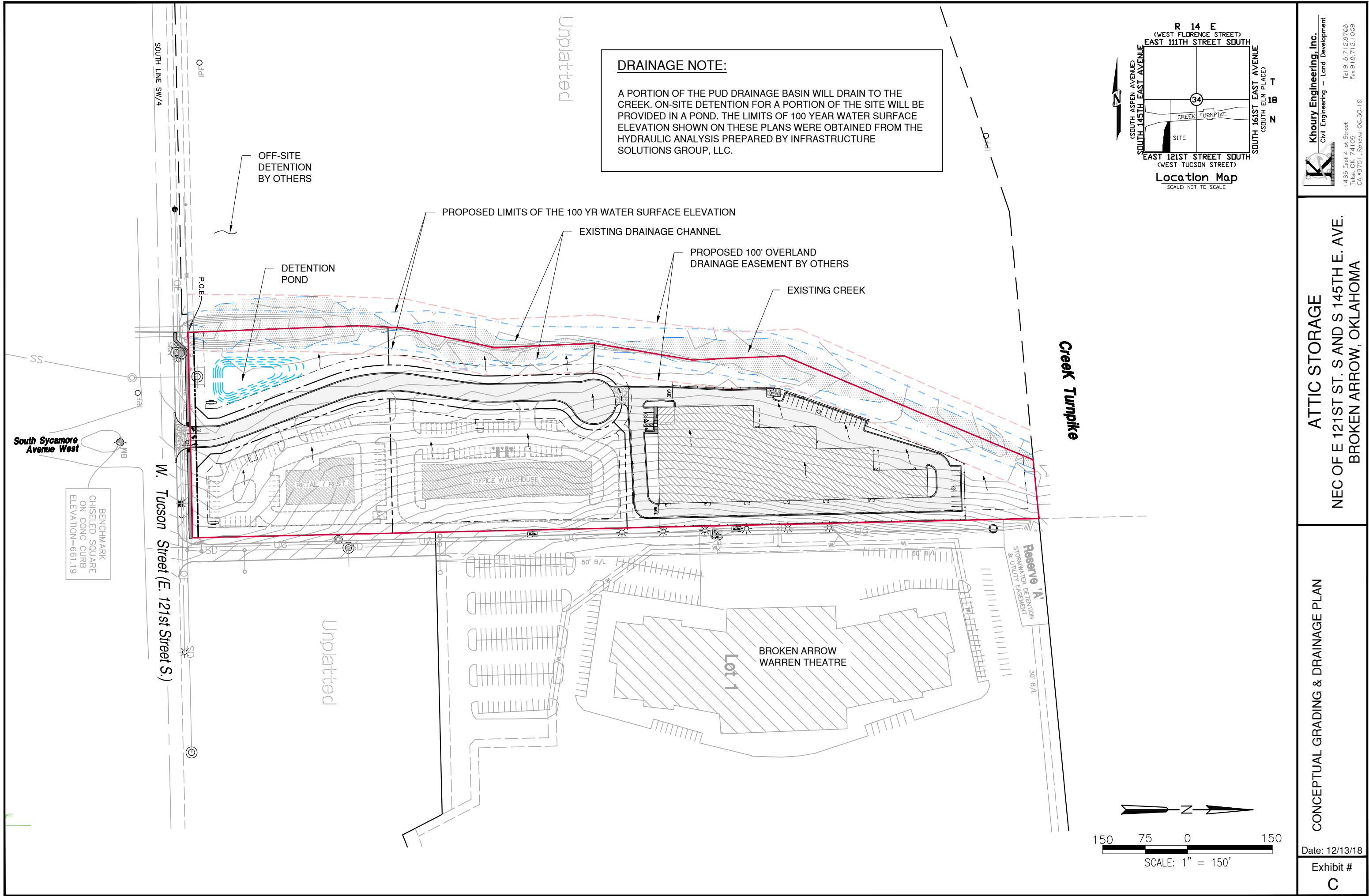
CONCEPTUAL SITE PLAN

EXHIBIT B

CONCEPTUAL UTILITY PLAN

EXHIBIT C

CONCEPTUAL GRADING & DRAINAGE PLAN



DRAINAGE NOTE:

A PORTION OF THE PUD DRAINAGE BASIN WILL DRAIN TO THE CREEK. ON-SITE DETENTION FOR A PORTION OF THE SITE WILL BE PROVIDED IN A POND. THE LIMITS OF 100 YEAR WATER SURFACE ELEVATION SHOWN ON THESE PLANS WERE OBTAINED FROM THE HYDRAULIC ANALYSIS PREPARED BY INFRASTRUCTURE SOLUTIONS GROUP, LLC.

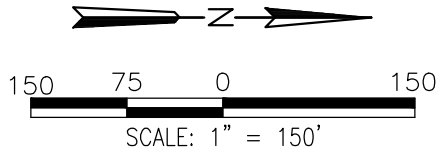
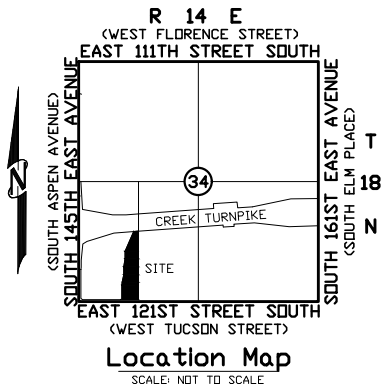


EXHIBIT D

USDA NRCS SOIL MAP

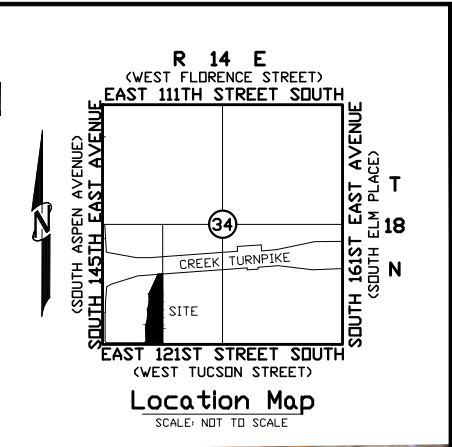
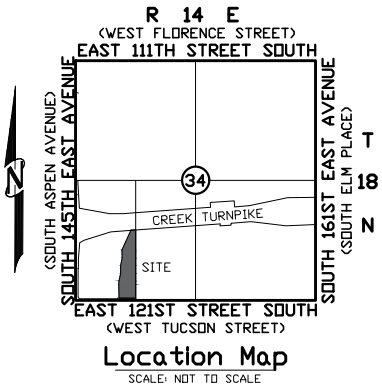
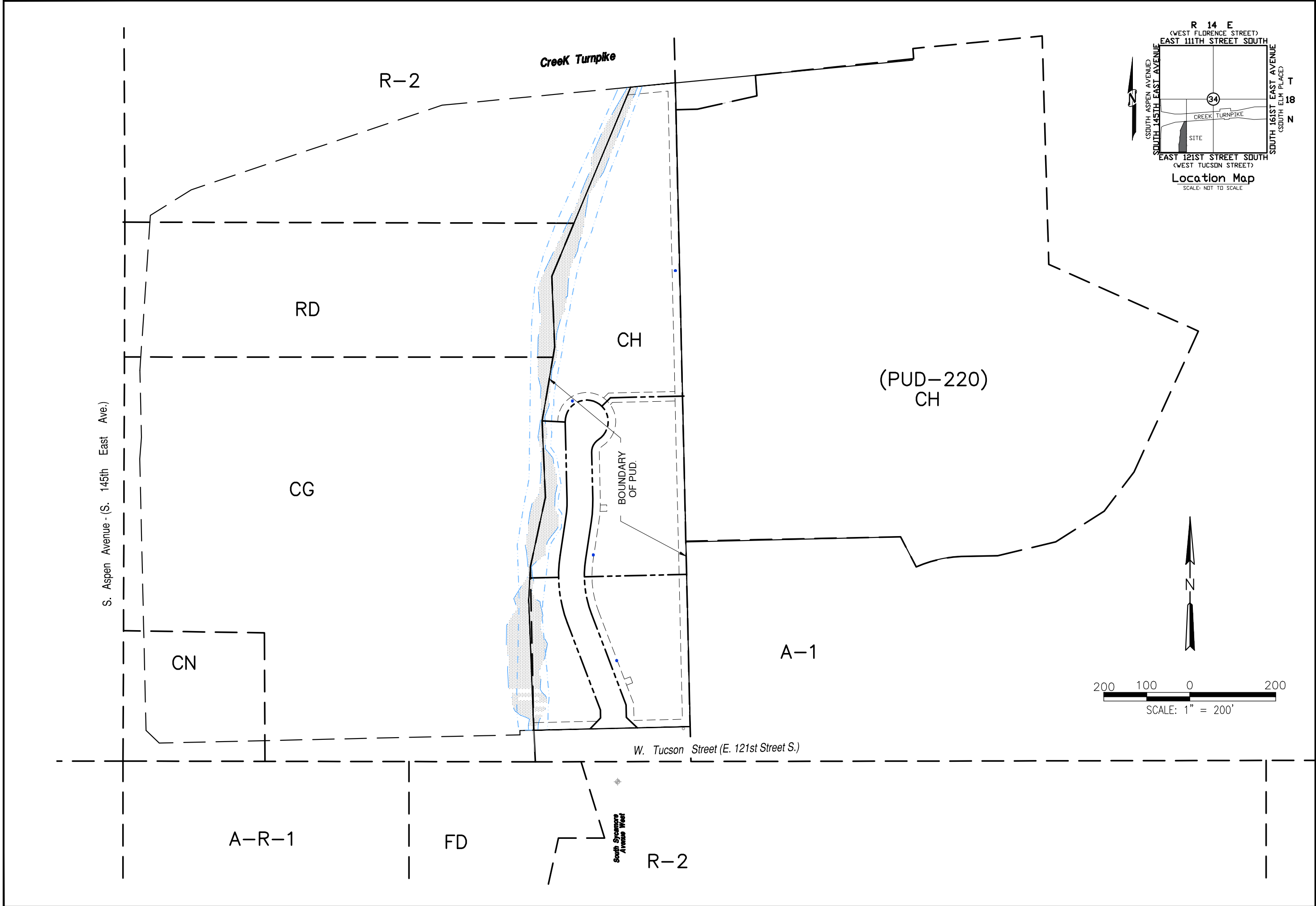


EXHIBIT E

ZONING MAP



Khoury Engineering, Inc.
Civil Engineering - Land Development

1435 East 41st Street
Tulsa, OK 74105
Tel 918.712.8768
Fax 918.712.1069
CA #3751, Renewal 06-30-19

ATTIC STORAGE
NEC OF E 121ST ST. S AND S 145TH E. AVE.
BROKEN ARROW, OKLAHOMA

CURRENT ZONING MAP
Date: 11/13/18
Exhibit #
E

END OF PUD