

**PUD-286 Fire Station #3**  
**City of Broken Arrow**

## **Development Concept**

The property is located one-half mile south of Florence Street, west of 23rd Street and north of the Creek Turnpike. The property was approved for rezoning through BAZ-2011 from A-1 to CG by the Broken Arrow City Council on September 4, 2018.

In order for future development of the property for a fire station and to protect the stream and future drainage on the property, a PUD is necessary for the proposed development.

The property associated with this development consists of one lot.

## **Legal Description**

A tract of land that is part of the South Half of the South Half of the Northeast Quarter (S2, S2, NE4), of Section Thirty-Six (36), Township Eighteen North (T18N), Range Fourteen East (R14E) of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows; Point of Beginning on the South line of the Northeast Quarter a distance of 50.00 feet from the East Quarter Corner of Section 36; Thence along the South line of the Northeast Quarter of Section 36, S88°40'37"W a distance of 367.00 feet; Thence on a line parallel to the East line of the Northeast Quarter of Section 36, N01°23'31"W a distance of 360.00 feet; Thence on a line parallel to the South line of the Northeast Quarter of Section 36, N88°40'37"E a distance of 367.00 feet; Thence on a line parallel to the East line of the Northeast Quarter of Section 36, S01°23'31"E a distance of 360.00' feet to the Point of Beginning.

## Development Area A

Development Area “A” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District, except as follows:

LAND AREA: 3.03 Ac. (131,986.80 Sq/Ft)

EXISTING ZONING: A-1/CG

PROPOSED ZONING: CG

PERMITTED USES:

- Those permitted by right in the CG zoning district

MINIMUM LOT AREA: 130,680 SF

MINIMUM LOT FRONTAGE: 200 feet

MAXIMUM BUILDING HEIGHT: 35 feet

MINIMUM BUILDING SETBACKS:

Front:	30 feet
Rear:	30 feet
Side abutting property same district:	0 feet
Side abutting property in non-residential district:	30 feet
Side or rear abutting property in residential or A-1 district:	30 feet

STREET RIGHT-OF-WAY DEDICATION: 60 feet

MINIMUM LANDSCAPED AREA:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

SCREENING / BUFFERING:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

LIGHTING:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

OFF-STREET PARKING:

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

**SIGNAGE:**

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

**SOLID WASTE DISPOSAL:**

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

**OTHER BULK AND AREA REQUIREMENTS:**

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

**ALL OTHER REQUIRMENTS:**

Shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District.

# **Exhibit A**