

Major Amendment  
to  
Planned Unit Development  
PUD No. 243A

Submitted to:  
City of Broken Arrow  
Oklahoma

August 12, 2019

*Prepared By:*



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## **DEVELOPMENT CONCEPT & CHARACTER**

This Major Amendment to *PUD-243A* involves Development area “B” only. All development standards for Development Area “A” remain unchanged. The amendment is necessary in order to accommodate the proposed development of a three-story financial institution building on the referenced lot. The site is approximately 0.83 acres located at the SEC of N. 14<sup>th</sup> Street and E. Kenosha Street. It is bounded on the North by Kenosha Street, on the east by Collision Works, on the West by N. 14<sup>th</sup> Street and on the south by Brickwood Apartments (RM zoning district).

The current zoning of the property is PUD 243/CH. The proposed financial institution use is permitted.

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 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.

At least one (1) tree shall be provided per 30 linear feet of frontage along Kenosha Street and one (1) tree per 50 linear feet along 14<sup>th</sup> street. A minimum of 8 feet wide landscape edge will be provided along Kenosha Street and 4 feet along 14<sup>th</sup> 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.

No landscaping shall be required along the east boundary of Development Area “B”. Within the parking lot, the landscape island width shall not be less than 10.0 feet.

Along the south side where abutting the RM zoning district, an 8 feet tall opaque screening fence will be installed. This fence material may be wood or steel. The fence supporting poles must be galvanized metal. A minimum of 15 shrubs for each 30 linear feet of adjacent exposure will be planted between the fence and the curb. The type of shrubs and spacing shall be per the zoning code

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

Outdoor refuse collection receptacles could be located within the required building 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. The access to the enclosure shall be screened with an opaque gate.

## DEVELOPMENT AREA “B” 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, except that sexually oriented business shall not be a permitted use.
Zoning Classification.....	PUD / CH
Net Development Area.....	0.827 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 Kenosha Street.....	50.0 feet
West boundary of D.A. “B”.....	35.0 feet
East boundary of D.A. “B”.....	10.0 feet
South Boundary of D.A. “B”.....	50.0 feet
Maximum Building Height.....	As permitted within the CH Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	20% reduction of the number of parking required by the applicable use as set forth within the Broken Arrow Zoning Code.

- \* One freestanding sign not exceeding a height of 10-ft and a panel size not exceeding 100 square feet is permitted at the northwest corner of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot.

## EXTERIOR BUILDING MATERIALS

The building facades facing the public right-of-way, especially Kenosha Street as an arterial street, will be finished with a combination of masonry, Glass and metal.

## 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. All utilities are available 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 project site will be from N. 14<sup>th</sup> Street as shown on Exhibit A. The required staking for the main building drive-thru shall be reduced to three (3) per each interior drive thru lane and to two (2) for the exterior lane.

## **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 – DEVELOPMENT AREA B**

LOT 1, BLOCK, COLLISION WORKS, AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT #6679.

HAVING AN AREA OF 36012 OR 0.827 ACRES.

## **EXHIBIT A**

### **CONCEPTUAL SITE PLAN**



LEGAL DESCRIPTION:

LOT ONE (1), BLOCK ONE (1), COLLISION WORKS, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6679.

PARKING SPACES CALCULATIONS:

FINANCIAL INSTITUTION W/DRIVE THRU:  
1 SPACE / 300 SF OF BUILDING AREA + STACKING:  
REQUIRED: 10,019 SF / 300 = 33 SPACES

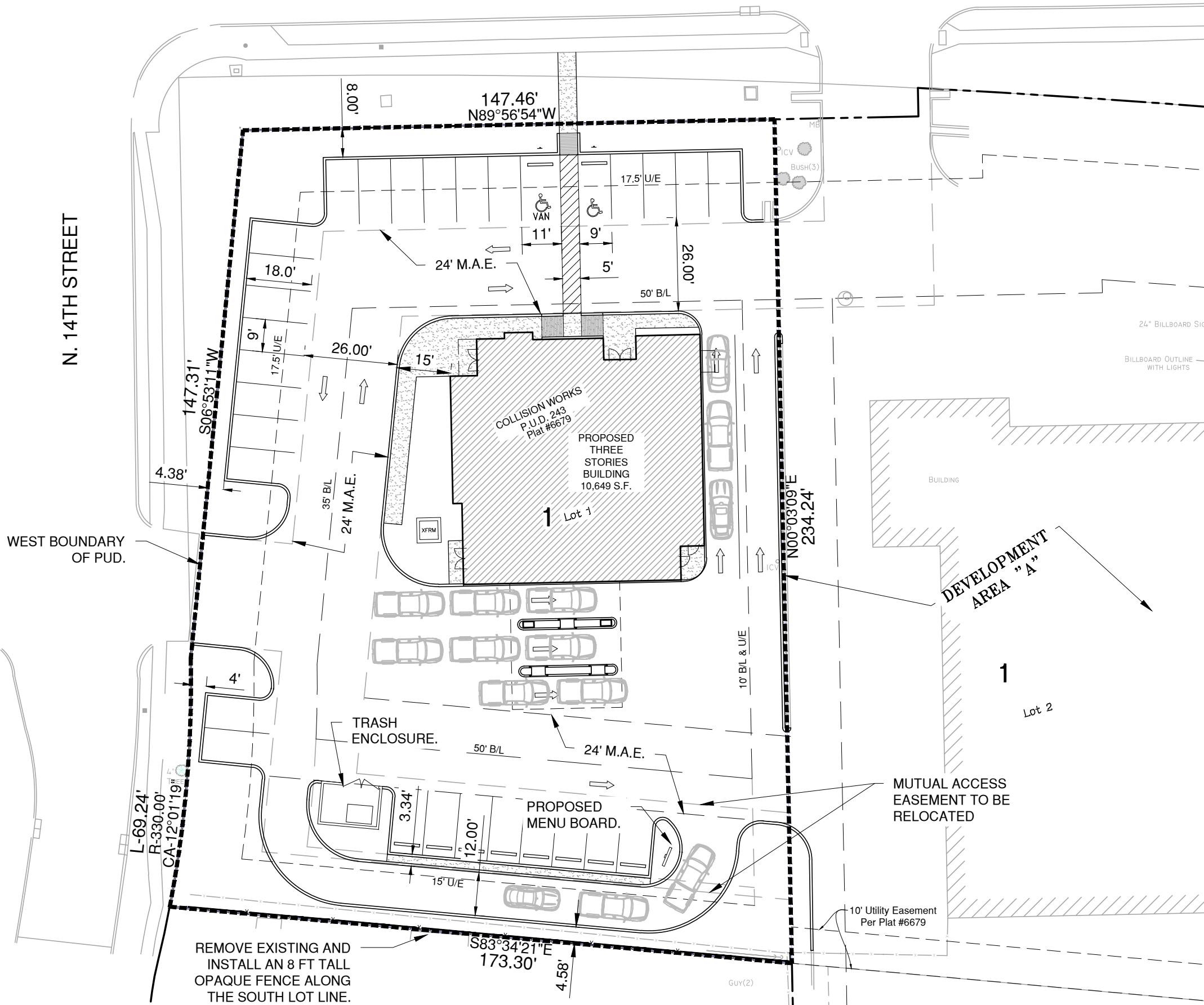
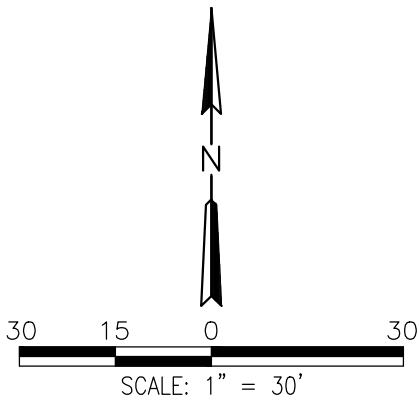
INDOOR BEVERAGE SALES W/DRIVE THRU:  
1 SPACE / 250 SF OF BUILDING AREA + STACKING:  
REQUIRED: 630 SF / 100 = 3 SPACES

TOTAL SPACES REQUIRED: 36 SPACES  
TOTAL SPACES PROVIDED: 30 SPACES

LANDSCAPE AREA CALCULATIONS:

TOTAL LANDSCAPE AREA PROVIDED: 6,029.00 SF  
TOTAL LOT AREA: 36,012.61 SF

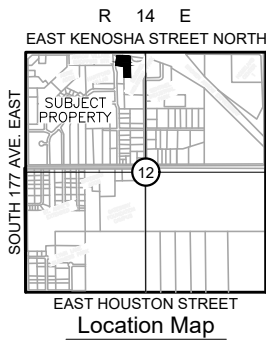
TOTAL LANDSCAPE AREA PROVIDED: 16.74 %



## **EXHIBIT B**

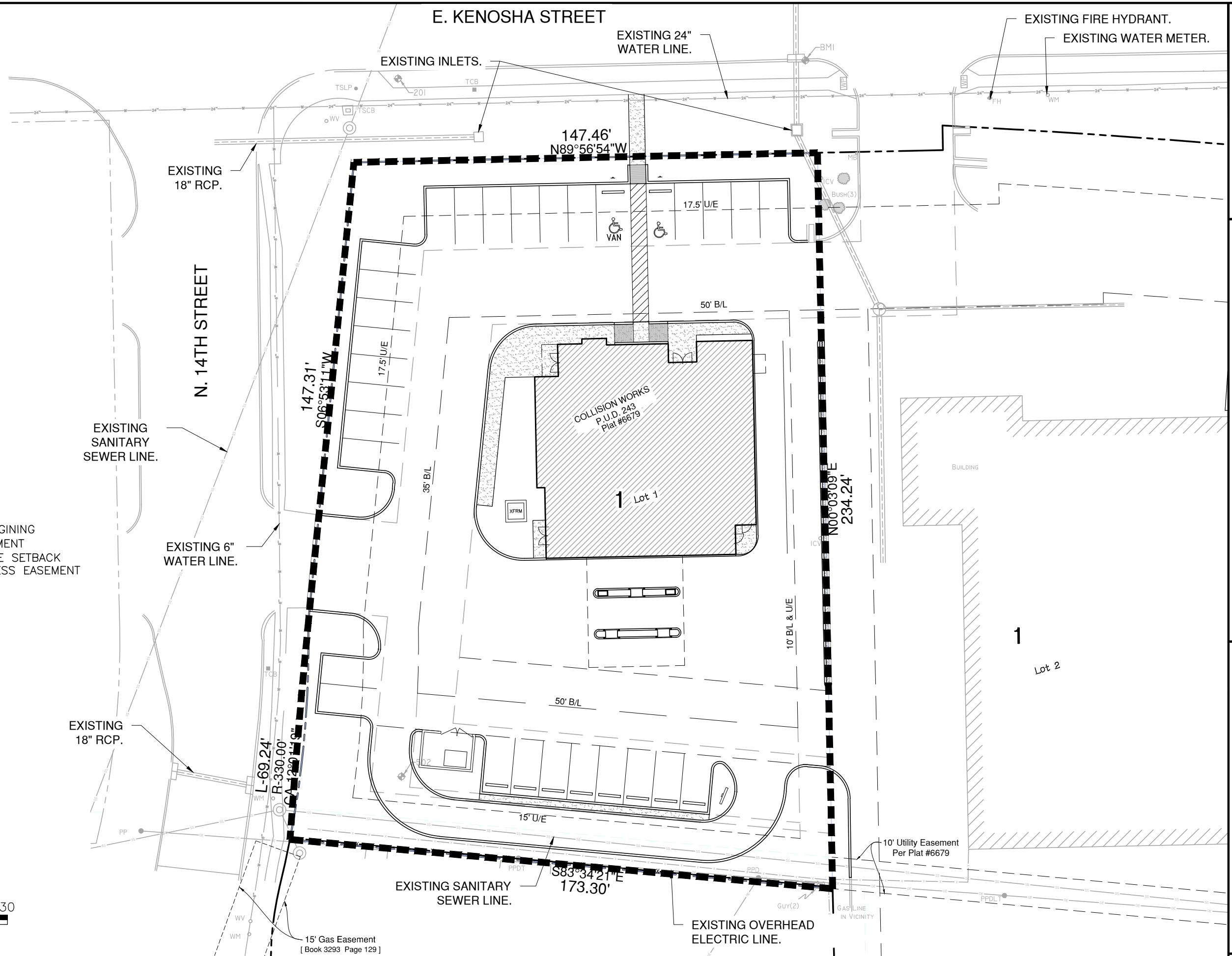
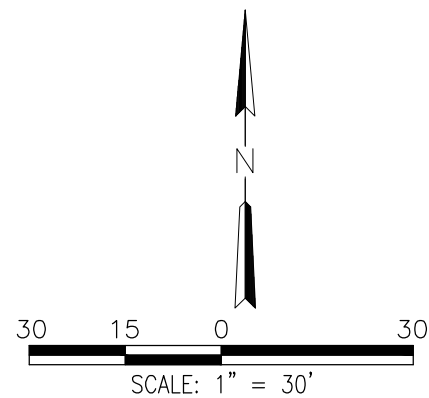
### **CONCEPTUAL UTILITY PLAN**





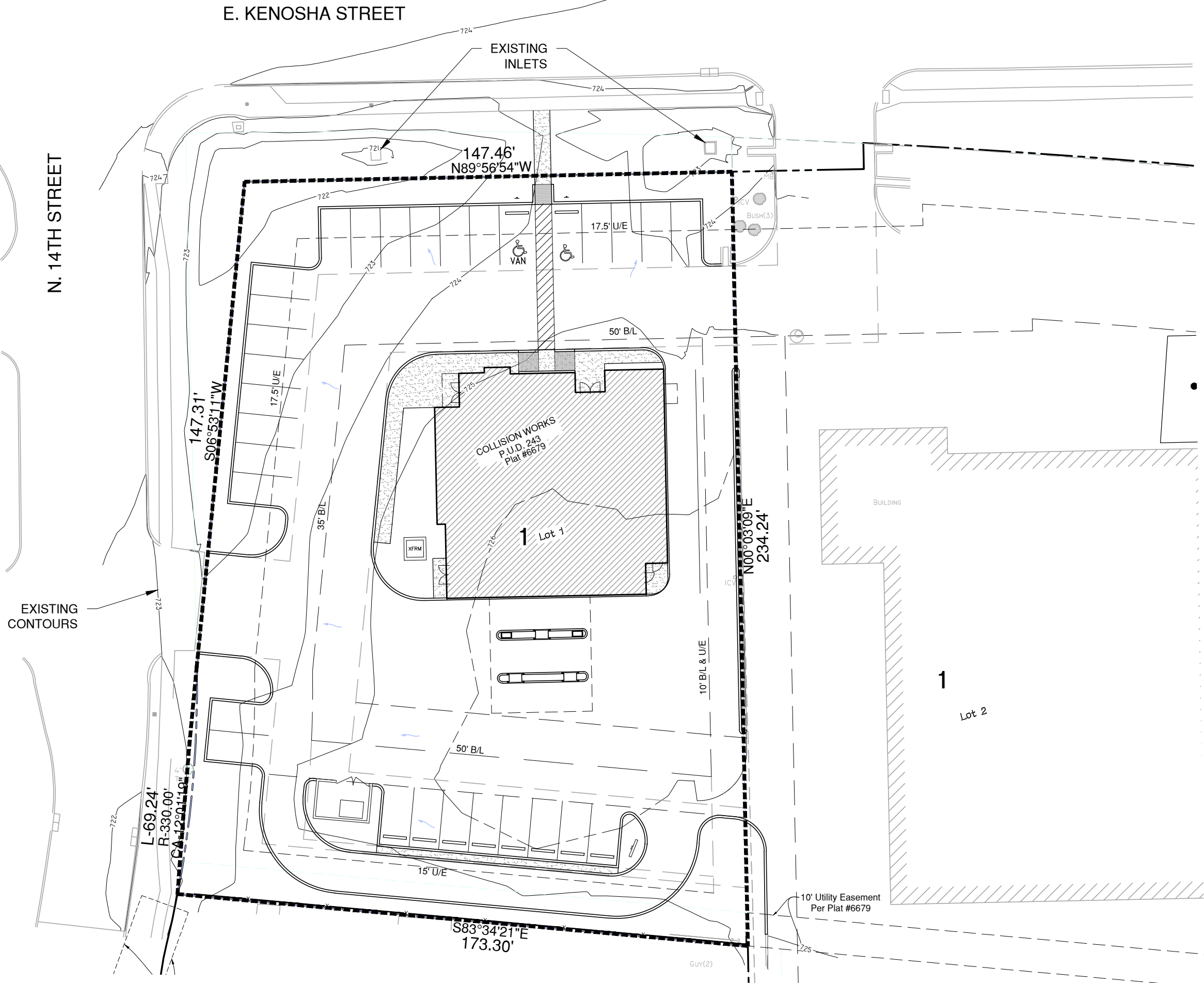
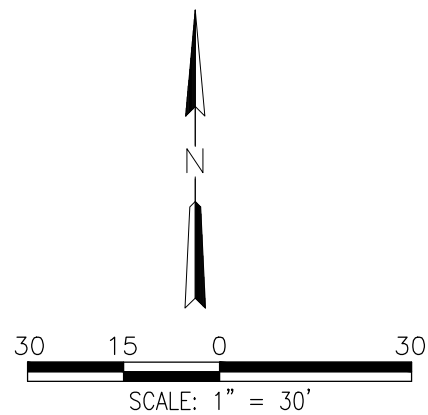
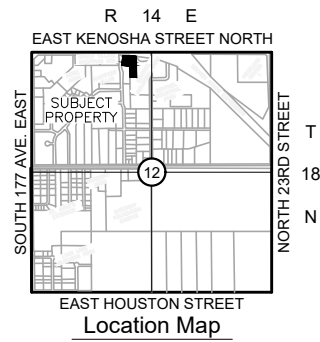
### LEGEND - SYMBOLS

P.O.B. POINT OF BEGINNING  
U/E UTILITY EASEMENT  
B/L BUILDING LINE SETBACK  
MAE MUTUAL ACCESS EASEMENT



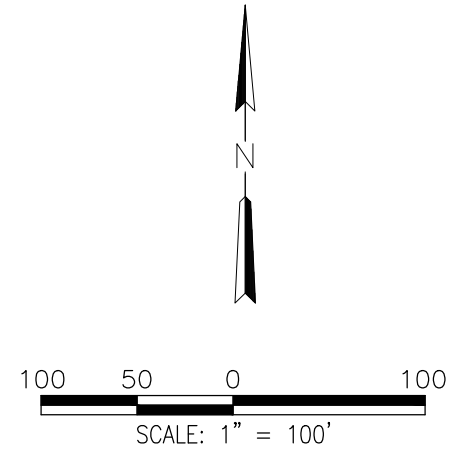
## **EXHIBIT C**

### **CONCEPTUAL GRADING & DRAINAGE PLAN**



## **EXHIBIT D**

### **USDA NRCS SOIL MAP**



Dennis silt loam, 1  
to 3 percent slopes.

Okemah silt loam, 0  
to 1 percent slopes.

Dennis-Radley complex,  
0 to 12 percent slopes.

Dennis silt loam, 3  
to 5 percent slopes,  
eroded.

Okemah silt loam, 0  
to 1 percent slopes.

Dennis silt loam, 3  
to 5 percent slopes,  
eroded.

BOUNDARY  
OF PUD.

**EXHIBIT E**

**ZONING MAP**



CH

PUD-92

A-1

PUD-243/CH

PUD-243/IL

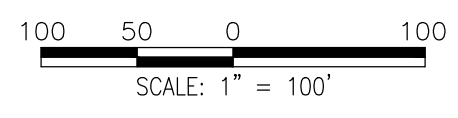
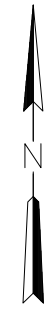
RM


IL

CH

IH

BOUNDARY  
OF PUD.





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GREEN COUNTRY FEDERAL CREDIT UNION  
1501 E. KENOSHA STREET  
CITY OF BROKEN ARROW, OKLAHOMA

CURRENT ZONING MAP

Date: 08/12/19

Exhibit #  
**E**

**END OF PUD**