

**Planned Unit Development No. 298**

# **STEWART MARTIN EQUIPMENT KUBOTA DEALERSHIP**

**Broken Arrow, Oklahoma**

November 11, 2019



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## **I. Development Concept**

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Stewart Martin Equipment - Kubota is a proposed commercial development requesting approval of a Planned Unit Development Permit to allow tractor, utility trailer, all-terrain vehicle, and associated equipment sales and rentals, including parts and service, on a 6.60-acre tract of presently developed land within the City of Broken Arrow. Historically, this property was developed as a parking lot with a sales office for a car dealership and subsequently purchased by Northside Christian Church. The project is located on the east side of South Elm Street approximately 0.3 miles south of the Broken Arrow Expressway.

### **Objectives:**

- To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties
- To permit greater flexibility within the development to best utilize the physical features of the particular site
- To encourage the provision and preservation of meaningful open space
- To encourage integrated and unified design and function of the various uses comprising the planned unit development
- To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

A Specific Use Permit (SP-196A) was granted to and memorialized on the 20.14-acre final plat of Northside Christian Church (Plat No. 6130). In conjunction, with this Planned Unit Development, the 6.60-acre northern portion of SP-196A shall be abrogated.

## **Legal Description**

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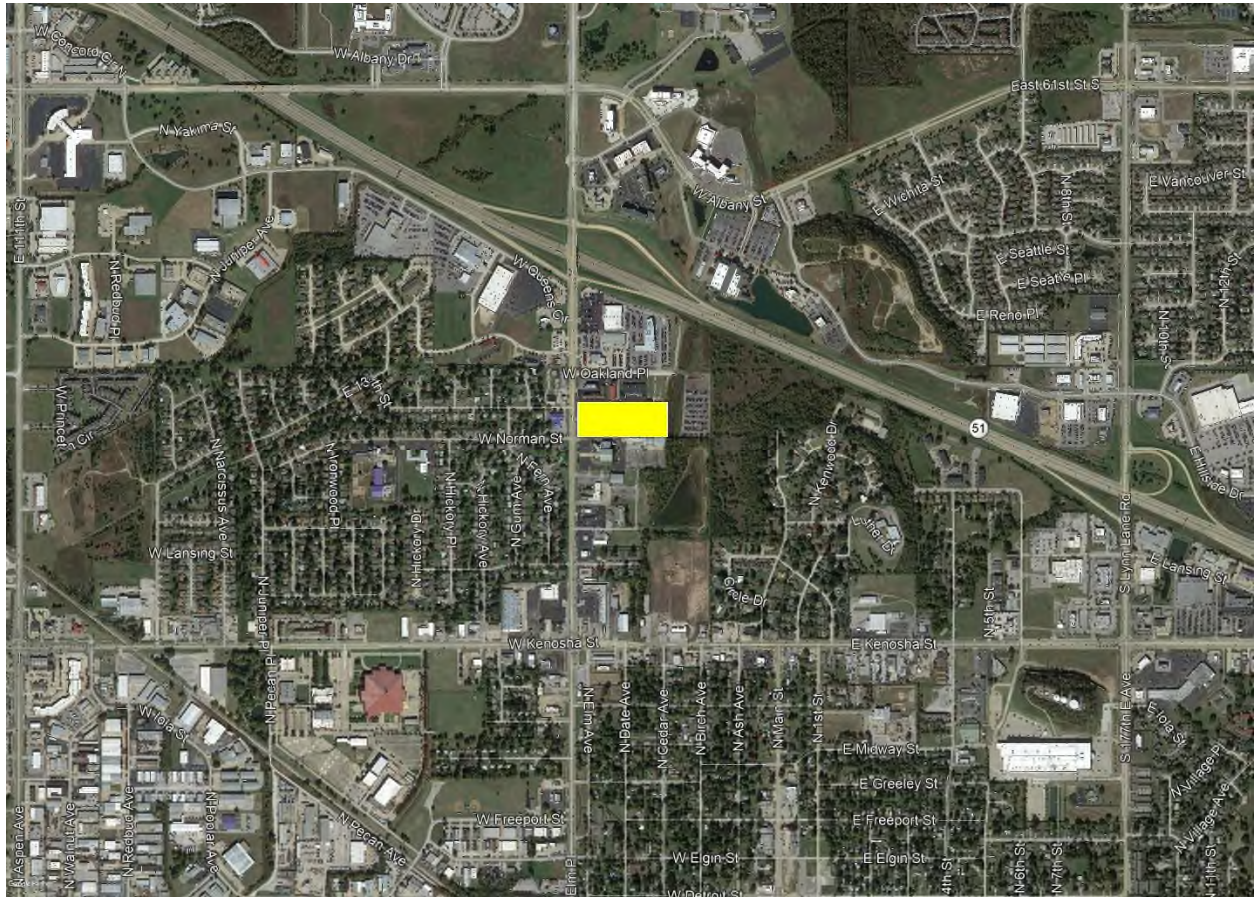
A TRACT OF LAND THAT IS THE NORTH 330.00 FEET OF LOT ONE (1), BLOCK ONE (1), NORTHSIDE CHRISTIAN CHURCH, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6130 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, NORTHSIDE CHRISTIAN CHURCH ADDITION; THENCE NORTH 89°42'05" EAST ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 870.68 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00°05'15" EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 330.00 FEET; THENCE SOUTH 89°42'05" WEST 870.68 FEET TO THE WEST LINE OF LOT 1; THENCE NORTH 00°05'15" WEST ALONG SAID WEST LINE 330.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 287,324.4 /SQUARE FEET OR 6.60 ACRES.

## EXHIBIT A

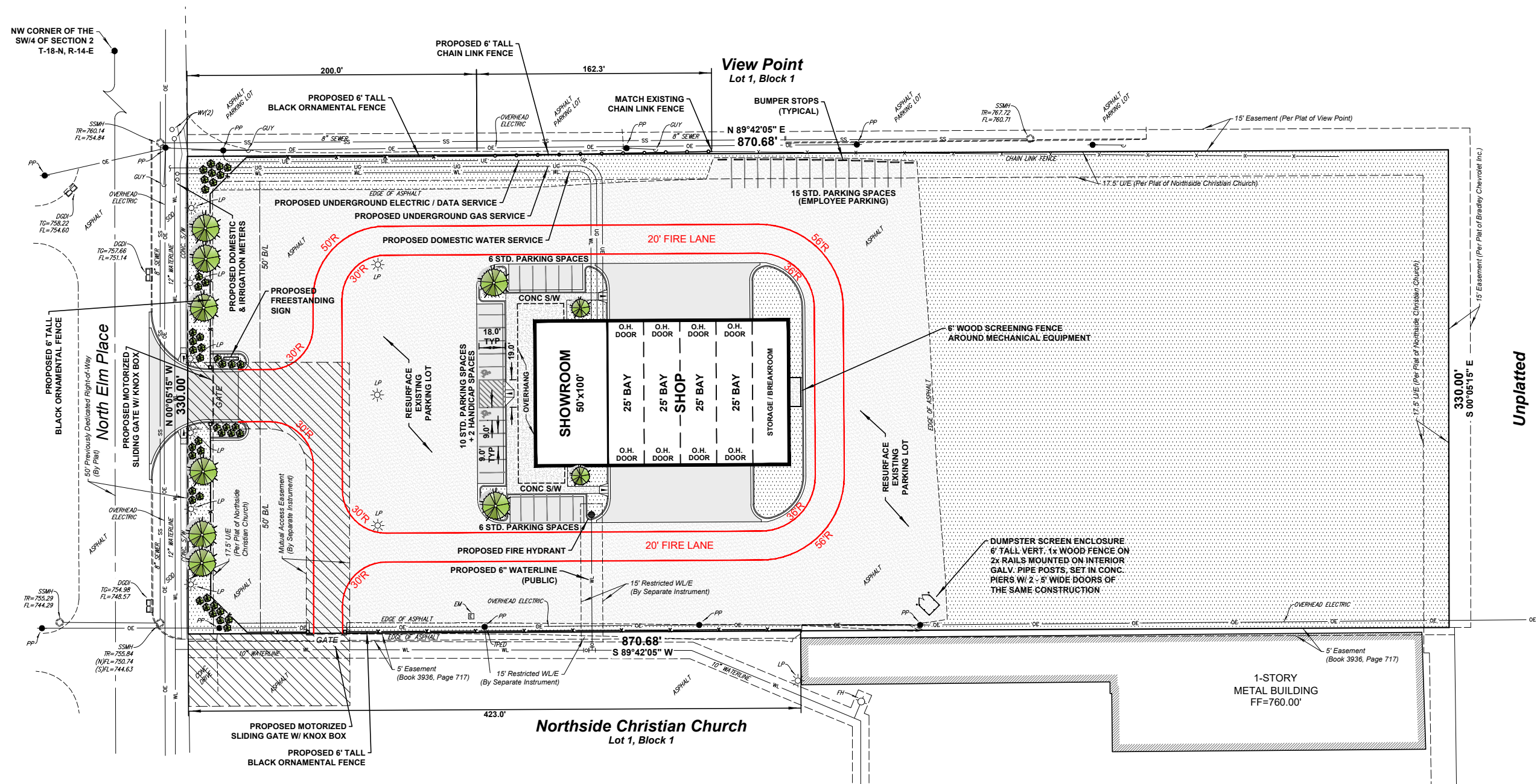
### VICINITY MAP



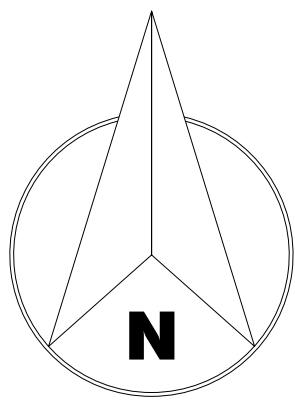


**EXHIBIT B**  
**AERIAL PHOTO**

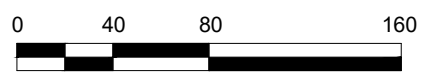




Unplatted



Scale: 1" = 80'

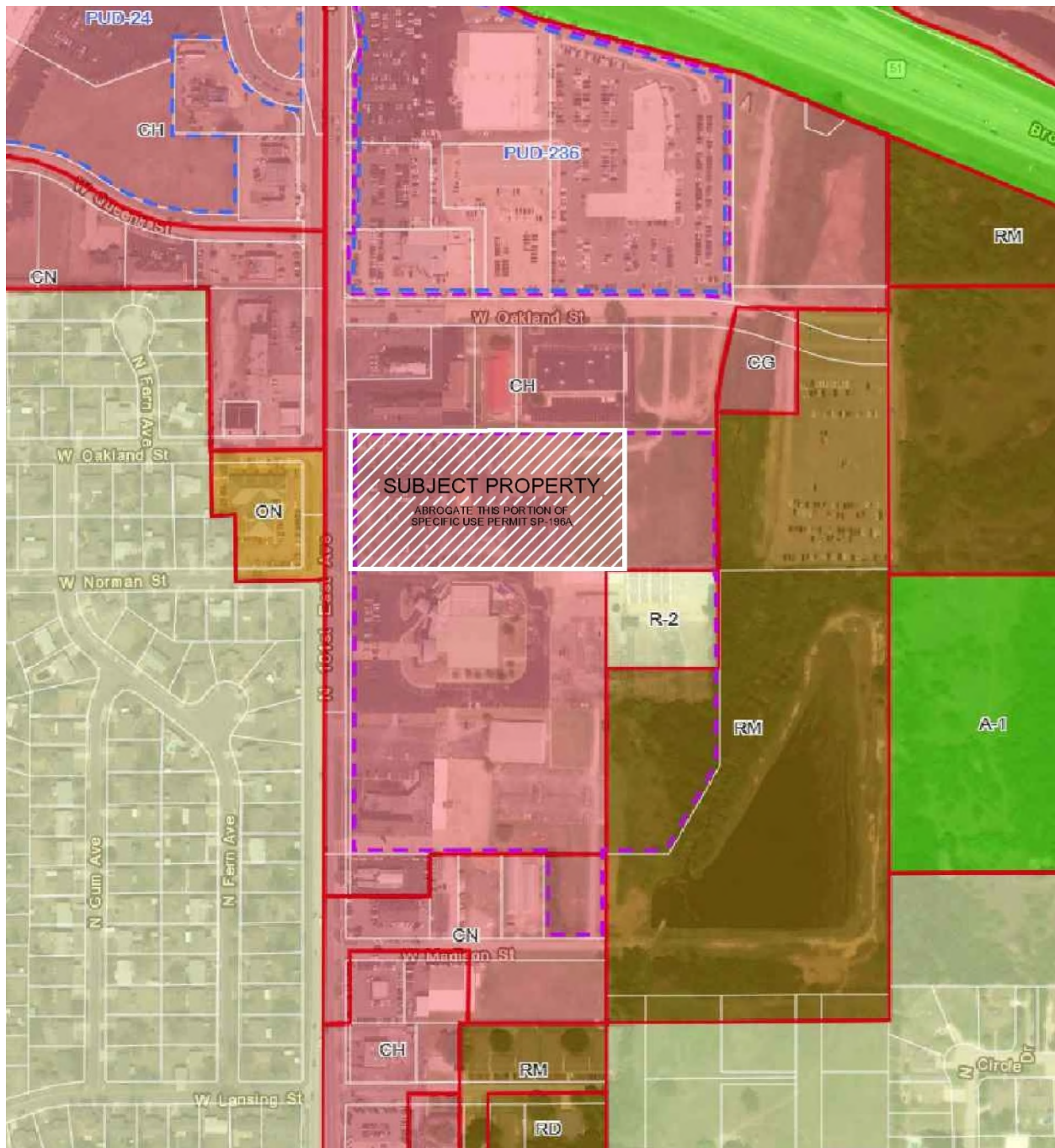


# EXHIBIT C

## Conceptual Site Plan



# EXHIBIT D ZONING MAP



## EXHIBIT E

### BROKEN ARROW COMPREHENSIVE PLAN

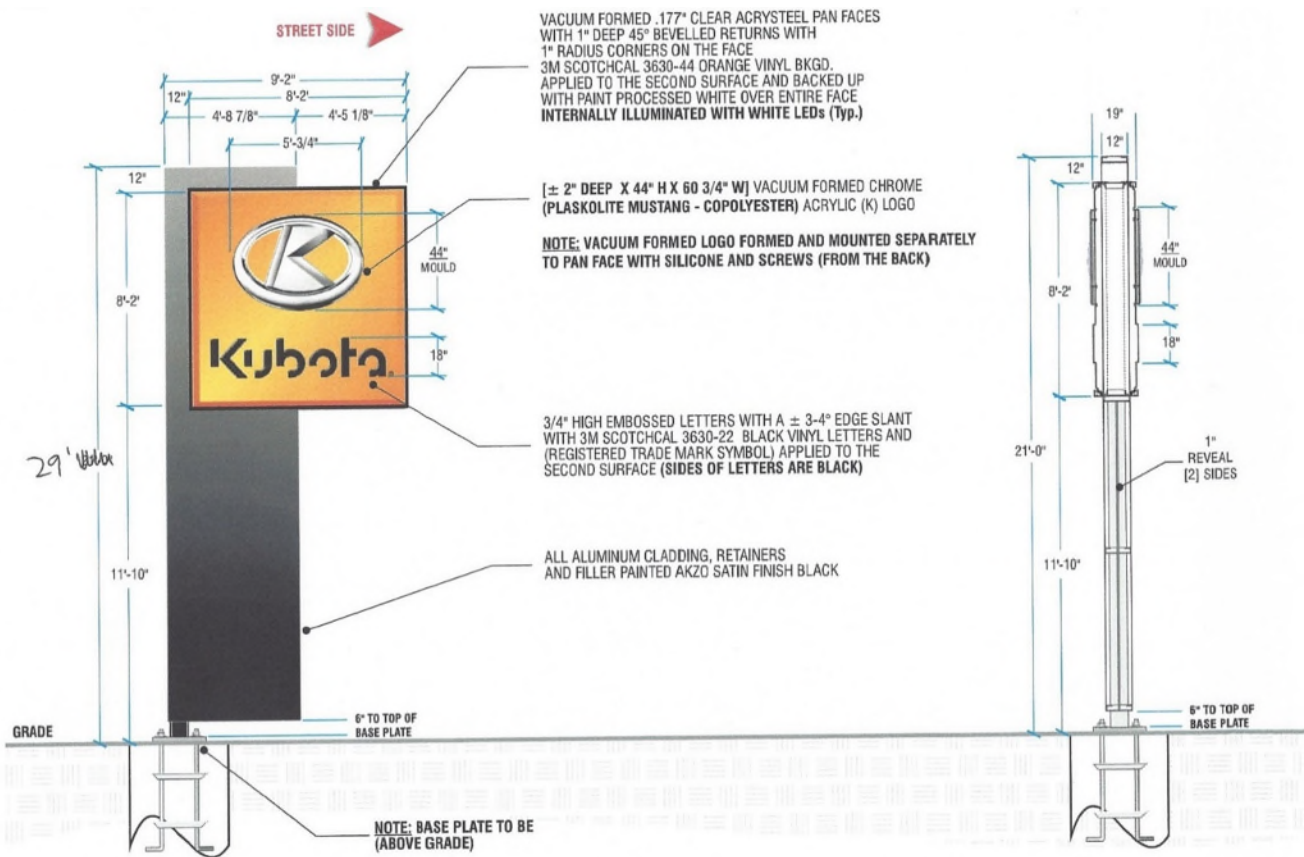
*Property is situated in Level 6 – Regional Commercial / Employment*





## EXHIBIT F

### PROPOSED SIGNAGE



## PRIMARY SIGN

108"x98" (73.50 SF)

# LED DISPLAY SIGN

98"x62" (42.19 SF)

**EXHIBIT G**  
BUILDING ELEVATIONS





**EXHIBIT H**  
**MUTUAL ACCESS EASEMENT**





## II. Development Standards

Land Area: ..... 6.60 Acres

Zoning: ..... Commercial Heavy District (CH)

This Planned Unit Development shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH zoning district, except as described below:

### Permitted Uses:

All uses allowed by right in the CH zoning district, and;

- Tractor, utility trailer, all-terrain vehicles, and associated equipment sales, include parts and service

### Dimensional Standards:

TABLE 4.1-4: DIMENSIONAL AND DENSITY STANDARDS – NONRESIDENTIAL DISTRICTS									
District	Lot Dimensions			Minimum Setbacks (ft) [Note 1]					Max Height (ft)
	Lot Area	Min Lot Frontage (ft)	Building Coverage (%)	Front	Rear	Side abutting property in same district	Side abutting property in non-res district	Side or rear abutting property in residential or A-1 district	
CH	None	100	None	50	30	0	30	- 1-story: 50 - Greater than one story less than 75 feet: 75 - 75 ft+: min distance equal to bldg height	None

### PUD-298 Development Standards:

The equipment sales and rental facility shall comply with the following standards:

- Landscaping shall meet or be upgraded to meet the landscape requirements of Section 5.2. Particular attention shall be given to installing landscape material that does not attract birds. No parking of vehicles shall be allowed within landscape areas.
- Proposed structures shall be located a minimum of 115 feet from any residential district, school, hospital, park, government office, or place of public assembly (measured from the face of building to property line).
- No outdoor speakers shall be allowed within 500 feet of a residential area.
- Colored metal or wrought iron gates designed to enhance the appearance of the facility are encouraged. The use of chain link or barbed wire within 200 feet of a public street right-of-way is prohibited.

### **III. General Provisions**

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#### **A. Landscaping:**

Per Section 5.2 of the City of Broken Arrow Zoning Ordinance, except;

1. Along the frontage of South Elm Place, where a landscape area of fifteen feet (15') in width shall be provided. The current Zoning Ordinance requires a minimum of ten feet (10') in width for non-residential developments.

#### **B. Screening:**

Per Section 5.2 of the City of Broken Arrow Zoning Ordinance.

1. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use.
3. Black ornamental fencing shall be constructed along the west boundary (arterial street frontage), 200' along the north property line beginning at the arterial street right-of-way, and 423' along the south property line beginning at the arterial street right-of-way (refer to Exhibit C - Conceptual Site Plan for location).

#### **C. Parking:**

Per Section 5.4 of the City of Broken Arrow Zoning Ordinance.

#### **D. Lighting:**

Per Section 5.6 of the City of Broken Arrow Zoning Ordinance.

1. The height of the existing light poles on the property are in excess of sixteen feet (16'). If these are to be utilized, the fixtures shall be shielded to direct light downward and a photometric plan shall be prepared and approved by the City of Broken Arrow (Method 2 – Photometric Standard).

#### **E. Signage:**

Per Section 5.7 of the City of Broken Arrow Zoning Ordinance (refer to Exhibit F – Proposed Signage)

1. The height of freestanding sign shall be measured from the grade where the sign is located and shall not exceed twenty feet (20') in height except as modified by the following: additional height

may be granted for additional setbacks, measured from the ultimate right-of-way line on a one foot (1') vertical to a two foot (2') horizontal basis, to a maximum of thirty feet (30').

2. No sign permit shall be issued until a site plan is prepared and approved by the City of Broken Arrow.

#### **F. Building Material Requirements:**

1. EXTERIOR WALLS (NORTH, WEST & SOUTH FACING): Along the exterior walls of the structure, a masonry: rock or cementitious material wainscot shall be provided and extended east fifty feet (50') from the west face along the north and south side of the structure.
2. AWNINGS, CANOPIES AND OVERHANGS: Structural awnings are encouraged at the ground level to enhance articulation of the structure.

#### **G. Utilities:**

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with the City of Broken Arrow Engineering Design Criteria.

#### **H. Drainage:**

A portion of the site is currently covered with asphalt pavement and will remain unchanged. The re-developed site will follow existing drainage patterns and will remain unchanged. The final drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with the City of Broken Arrow Engineering Design Criteria.

#### **I. Vehicular Access and Circulation:**

All private driveway and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access point on South Elm Street, and the Fire Marshal's approval of locations, spacing, widths, and curb return radii.

#### **J. Emergency Vehicle Access & Mutual Access Easement:**

A 20-foot wide fire apparatus road shall be established and maintained for emergency vehicles. Pavement striping, signage, etc. shall be submitted to and approved by the Fire Marshal. For the benefit of both property owners (Stewart Martin Equipment and Northside Christian Church), a mutual access easement shall be prepared and duly filed of record at the Tulsa County Clerk's Office. (Refer to Exhibit H – Mutual Access Easement)

### **IV. Anticipated Construction Schedule**

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- Construction shall commence within 6 months from the date this PUD is approved by City Council