

# 811 W. New Orleans

811 West New Orleans  
Broken Arrow, Oklahoma  
**PUD-297**

Prepared for  
IPA Dome LLC  
801 West New Orleans St.  
Broken Arrow, OK



Prepared by:

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January 9, 2020

**811 W. New Orleans  
PUD-297**

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Exhibit 'A' - Conceptual Site Plan

Exhibit 'B' – Development Area Plan

Exhibit 'C' - Areal Map and Adjacency

Exhibit 'D' - Zoning Map

Exhibit 'E' – Rezoning Exhibit

Exhibit 'F-1' – Approved Site and Landscape Plan

Exhibit 'F-2' – Approved Landscape Plan



## **811 W. New Orleans PUD-297**

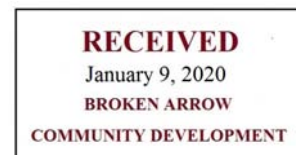
### **I. Development Concept**

The applicant wishes to allow a tenant to use a portion of the existing subject facility for the processing of high quality edible medical marijuana. PUD-297 will also forbid any medical marijuana retail sales (dispensary) and any medical marijuana growing /cultivation. This PUD also will assure that the existing compound pharmacy use, and the existing office space be permitted to remain.

It is the goal of this PUD to add the use of medical marijuana processing, and maintain the existing uses. The restriction of outside storage, and signage will allow the processing without that use being visually apparent from the casual observer.

The existing site and building are not proposed to be modified. Therefore PUD-297 seeks to codify the existing parking space count to remain as it now exists regardless of use.

This PUD will have several positive aspects including providing several additional jobs in the area.



## 811 W. New Orleans PUD-297

### II. Development Standards

#### Development Area 'A'

The development shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial General District (CG) and the Industrial Light District (IL), except as described herein.

**Land Area:** 1.21 Acres  52,710 SF

#### Permitted Uses:

- A. Manufacturing Light including  
Medical Marijuana Commercial Processing Up to 12,000 SF  
of the Building
- B. As Allowed in the CG District Remainder of the  
Building

#### Restrictions:

- A. All manufacturing use shall remain inside the building
- B. No outside storage is permitted
- C. Site shall meet all state requirements
- D. No signage for Medical Marijuana Commercial Processing is permitted
- E. No Medical Marijuana Dispensary Permitted.
- F. Medical Marijuana Commercial Growing/Cultivation is not permitted.

#### Development Area 'B'

The development shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial General District (CG) and the Industrial Light District (IL), except as described herein.

**Land Area (Net):** 0.97 Acres 43,423 SF

#### Permitted Uses:

- A. All uses as a matter of right within Commercial General District (CG), less and except  
as Medical Marijuana, Retail Sale (dispensary, which is not allowed).



## **811 W. New Orleans PUD-297**

- B. Industrial Light specifically limited to assembly, light and Warehouse. Medical Marijuana Commercial Processing and Medical Marijuana Commercial Growing/Cultivation is not permitted in Development Area B.

### **Building Setbacks:**

Rear/South (existing condition) 46 Feet  
Other Building Setbacks: as required in the CG District



### **Landscape Requirements (Development Areas A and B)**

Landscape Requirements: Landscaping to be maintained per Landscape Plan ST14-137 approved on 10.17.2014 and amended on December 4 2015 Case number ST14-137. See Exhibit F-1 and F-2 for Reference  
Any landscaping that fails shall be in accordance with the Zoning Ordinance.

### **Parking Requirements (Development Areas A and B)**

Parking Requirements: There are 90 +/- existing parking spaces. No new parking spaces will be installed or required. In addition, none of the existing parking will be removed without the approval of the Broken Arrow Planning Commission.

## **811 W. New Orleans PUD-297**

### **III. Access and Circulation**

PUD-297 will use the existing driveways consistent with the platted limits of access. Gates control access to Development Area 'B'.

### **IV. Utilities and Drainage**

The existing buildings will continue to be served with utilities as it does now. The proposed development of PUD-297 does not alter utility service.

Likewise, the drainage of the property will not be altered.

### **V. Site Plan Review**

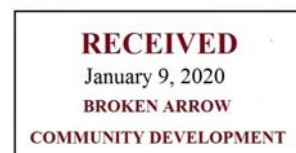
No building permit will be issued for any building expansion within PUD-297 until a Site Plan and Detail Landscape Plan for PUD-297 shall have been submitted to the City of Broken Arrow Planning Department and approved as being in compliance with the approved Planned Unit Development Standards.

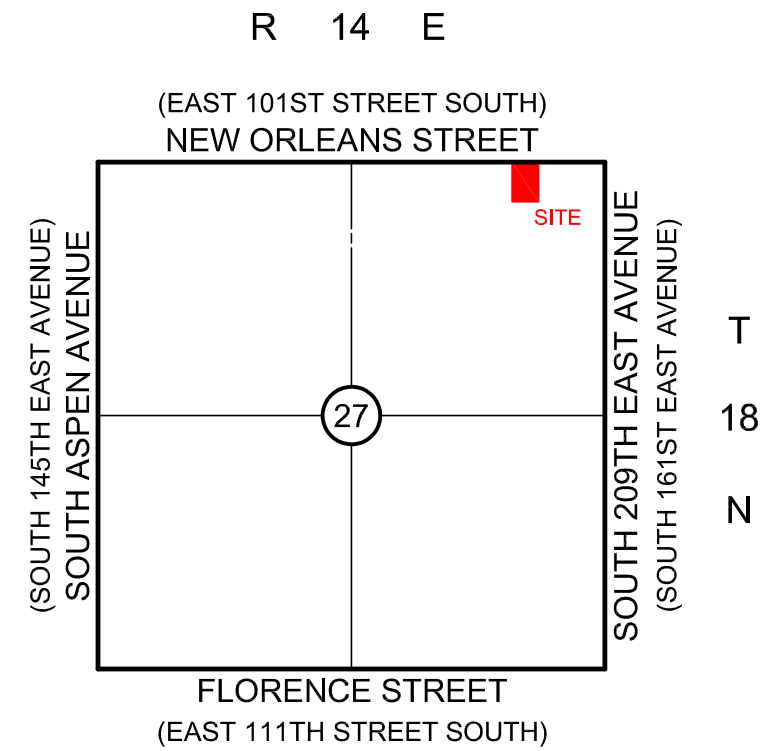
### **VI. Schedule of Development**

Construction of the development will begin after final approval of the Planned Unit Development.

### **VII. Legal Description**

LOT ONE (1), BLOCK ONE (1), LUBY'S, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, A SUBDIVISION IN SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FORTTEEN (14) EAST OF THE INDIAN MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF.





## Location Map

SCALE: 1"=2000'



## Exhibit 'A' - Site Plan

for

## PUD-297 West New Orleans

December 2, 2019

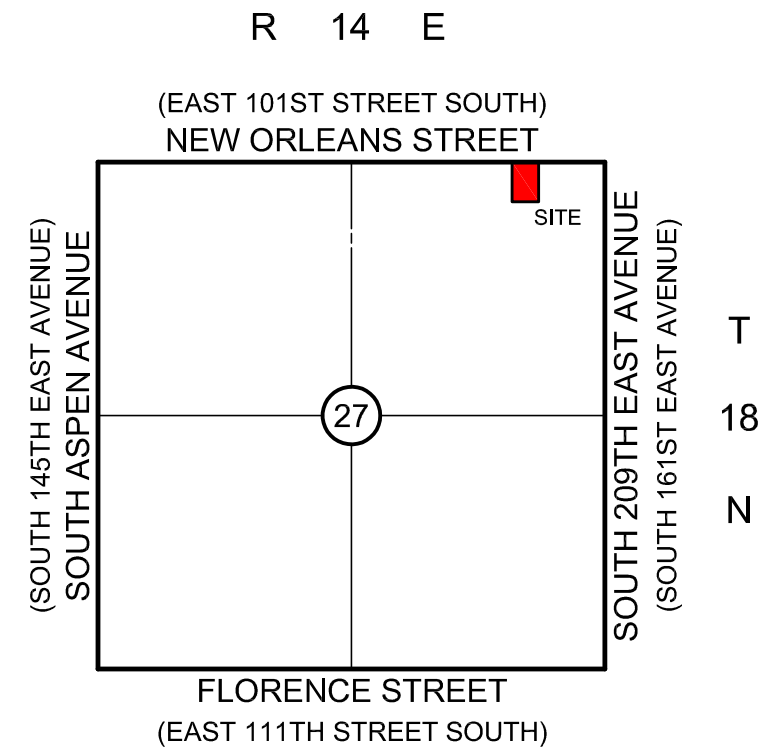


SCALE: 1"=50'



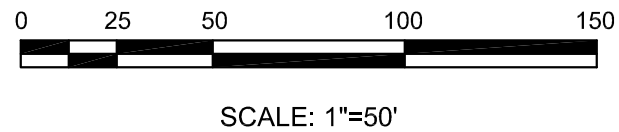
**WALLACE ENGINEERING**  
STRUCTURAL CONSULTANTS INC. (918)584-5858  
123 NORTH MARTIN LUTHER KING JUNIOR BLVD  
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021





**Location Map**  
SCALE: 1"=2000'

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January 9, 2020  
**BROKEN ARROW**  
**COMMUNITY DEVELOPMENT**



**Exhibit 'B' - Development Area Plan**  
for  
**PUD-297 West New Orleans**  
December 2, 2019



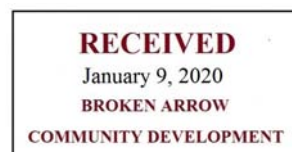


## Exhibit 'C' - Aerial Map and Adjacency

for

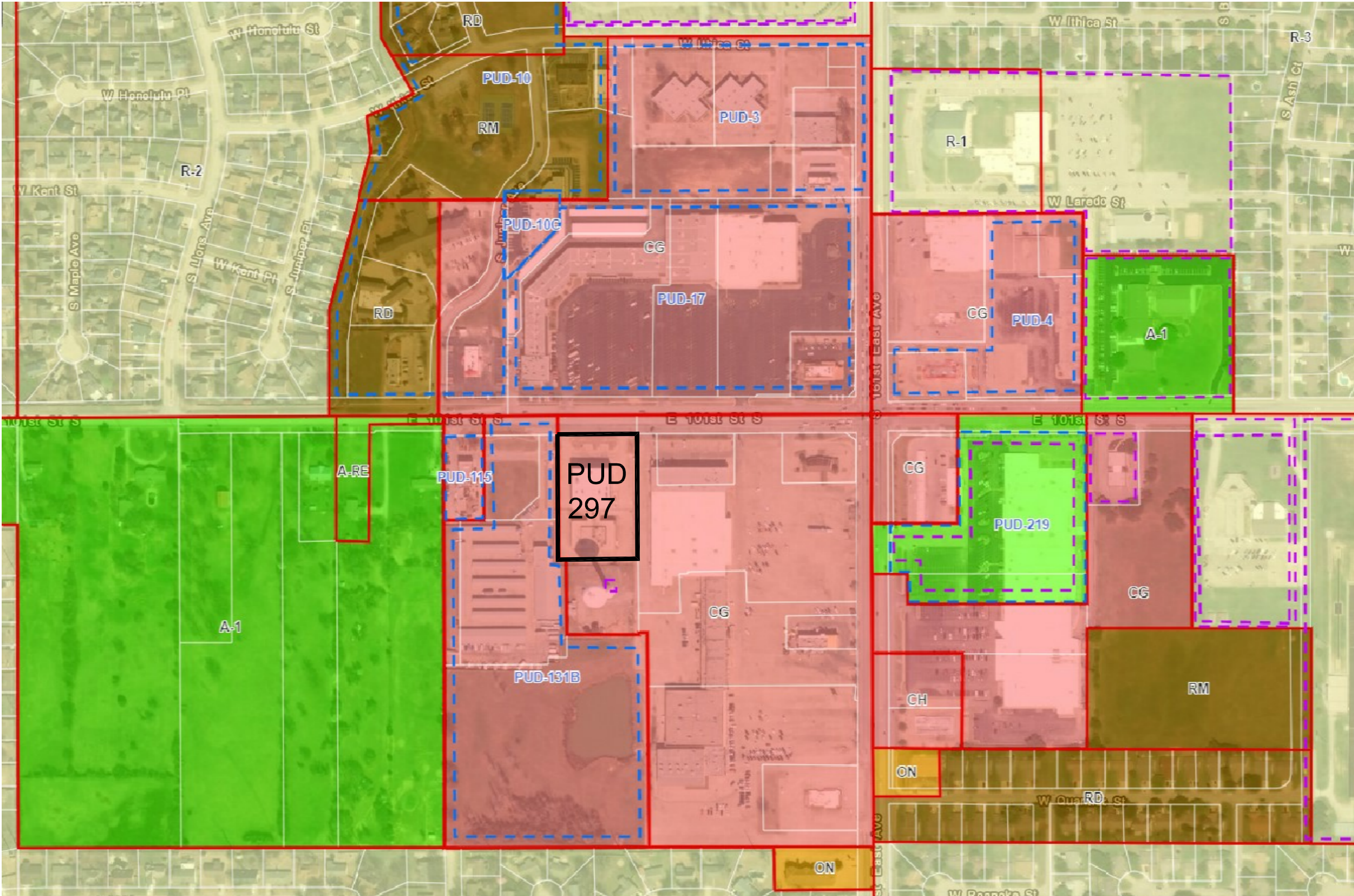
### PUD-297 West New Orleans

December 2, 2019



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Exhibit 'D' - Zoning Map  
for  
**PUD-297 West New Orleans**  
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R 14 E

(SOUTH 145TH EAST AVENUE)  
SOUTH ASPEN AVENUE

SITE

**SOUTH 209TH EAST AVENUE  
(SOUTH 161ST EAST AVENUE)**

8

## Location Map

SCALE: 1"=2000'

210'

210'

173'

173

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**BROKEN ARROW**

## COMMUNITY DEVELOPMENT

SCALE: 1"=50'

## Exhibit 'E' - Proposed Zoning Exhibit

for

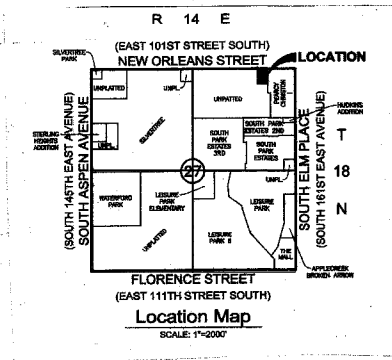
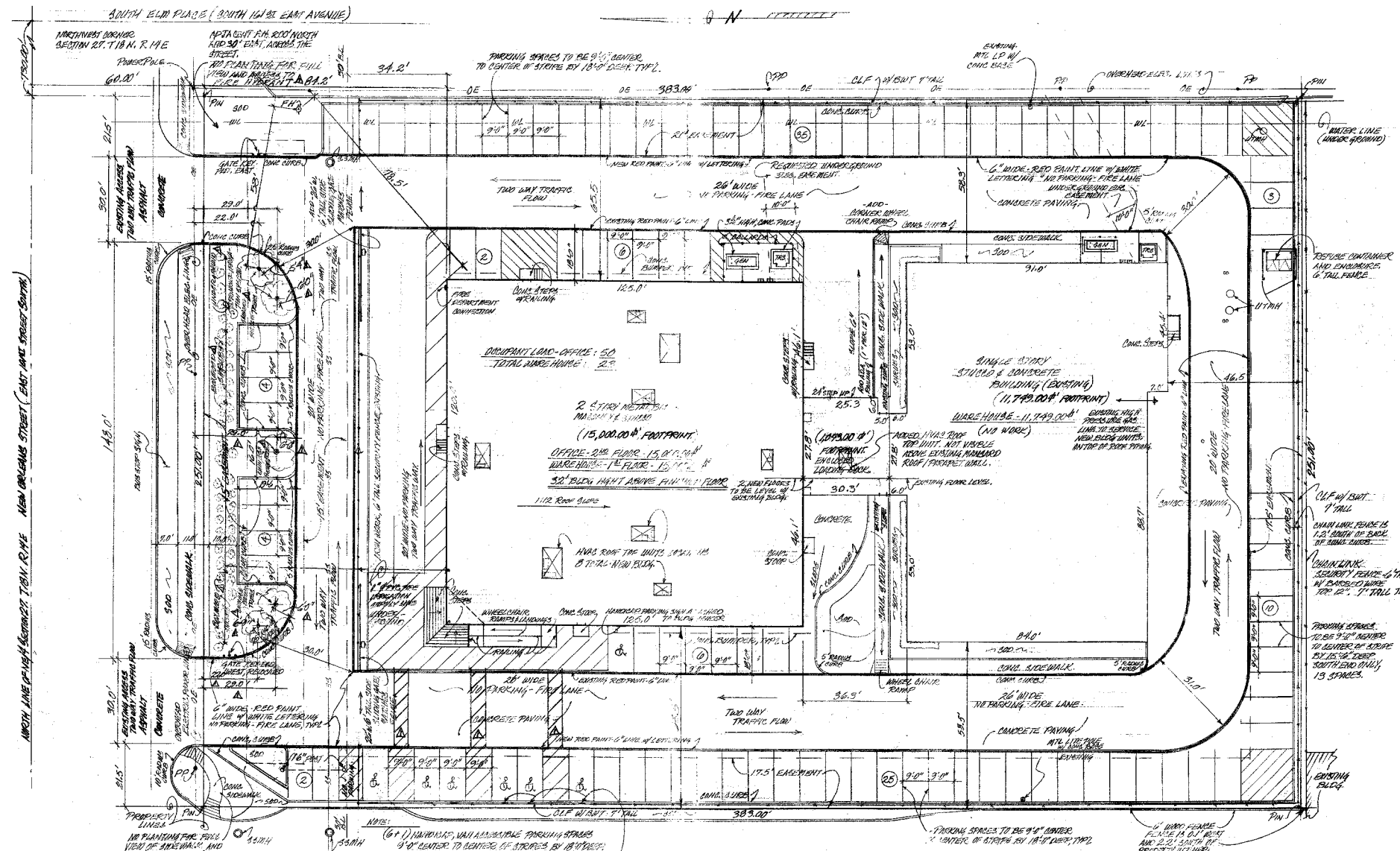
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January 9, 2020  
BROKEN ARROW  
COMMUNITY DEVELOPMENT

**NOTES**  
1. THE CITY OF BROKEN ARROW HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF BROKEN ARROW ZONING ORDINANCE AND LOCAL ORDINANCES. THE CITY OF BROKEN ARROW DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE SUBMITTER. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF BROKEN ARROW DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE SUBMITTER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.



**PROJECT TITLE:** OFFICE/WAREHOUSE BLDG./ADDITION. "FREEDOM" DISTRIBUTION.  
**DATE:** SEPTEMBER, 2014  
**NAME OF OWNER(S):** MR. JAKE JACKSON & MR. JOE JACKSON.  
**CONTACT INFORMATION:** MR. J. JACKSON, PROJECT OWNER. PHONE: 918-633-1359  
2024 WEST VISTA DRIVE  
HUSBAND, MO 65050 E-MAIL: joe.jackson@freedominc.com  
**MR. GREG MEYER, GENERAL CONTRACTOR.** PHONE: 918-695-1938 C.  
P.O. BOX 730  
INOLA, OK 74096 FAX: 918-543-6252  
**MR. RONALD E. HUBBARD, CPEO** PHONE: 918-749-2722  
2431 E. 56TH PLACE  
TULSA, OK 74105 FAX: 918-507-0100  
E-MAIL: rhubbard@cei.com

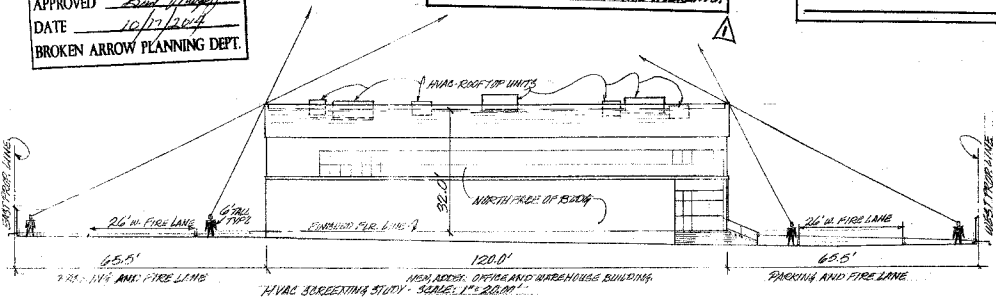
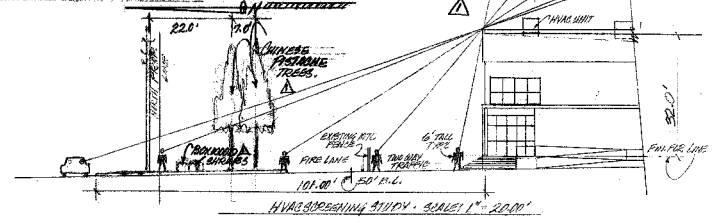
**LEGAL DESCRIPTION:**  
LOT 1, BLOCK 1, LUTHER, AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

LANDSCAPE PLAN INFORMATION (ADDITION)		CALCULATIONS	
PLANT MATERIAL SCHEDULE		TREES: 25' FRONTAGE + 50' BACKAGE = (5) TREES	ALN: LANDSCAPE BOUNDARY TREES: 148' L. EDGE + 50' BACKAGE = (3) TREES
TYPE #	COMMON NAME	QUANTITY	
TREE 5	CHINESE PINE	20' QUANTITY	
SHRUBS 4/8	WINTERGREEN BURNING	3 GALLON	
AUTOMATIC SPRINKLER SYSTEM, UNDERGROUND, 1" PVB TYPE W/ RAINBIRD 5000 SPRINKLER HEADS, EVERY 25'.		X = SPARKLING HEAD IN PLAN.	
ALL TREES ARE LOCATED 22.0' OR 29.0' (BOTH) FROM ANY OVERHEAD ELECTRICAL UTILITY LINE AND ARE 5' OR GREATER FROM ANY INSIDE CURB LINE. NO UNDERGROUND UTILITY LINES ARE NEAR ANY TREES WHICH ARE LOCATED OUTSIDE OF 15' WIDE EXISTING EASEMENT. COMBUSTIBLE FIRE HYDRANT WOULD BE 58' TO NEAREST TREE.			

**LOT COVERAGE**  
BLDG. EXISTING 29.7%  
NEW ADDITION 21.0%  
TOTAL 50.7%  
LANDSCAPE 17.0%  
TOTAL 67.7%  
STORM WATER = DEVELOPMENT DETENTION = EXISTING IMPERVIOUS AREA 9,590.00' NEW IMPERVIOUS AREA 68,097.00' DETENTION DETERMINATION NUMBER.

**FIRE MARSHAL NOTES:**  
SEE ATTACHED FORM TEST AND REPORT FOR FIRE PLAN REQUIREMENT.  
SEE ATTACHED NOTE AND VERIFICATION FOR MINIMUM NUMBER OF FIRE HYDRANTS.

**APPROVED**  
DATE 10/17/2014  
BROKEN ARROW PLANNING DEPT.



**CITY OF BROKEN ARROW**  
Development Services Dept.  
Planning  
Fire Marshal  
Date 10/17/2014  
Refuse to Permitting Date

**RECEIVED**  
OCT 16 2014

**CASE NUMBER - 8714-137**

**REVISION NOTE AND/OR ADDITIONAL REQUIRED ITEM PER COMMENTS LETTER, SITE PLAN REVIEW DATED: OCT. 3, 2014**  
REVISION: REVISION X. CHANGA, CITY PLANNING, BROKEN ARROW, OK.  
REVISIONS ADDED BETWEEN 10/16/14 TO 10/17/14. R.E.H.

For reference only  
Plan not prepared by  
Wallace Engineering

# Exhibit 'F-1' - Approved Site and Landscape Plan

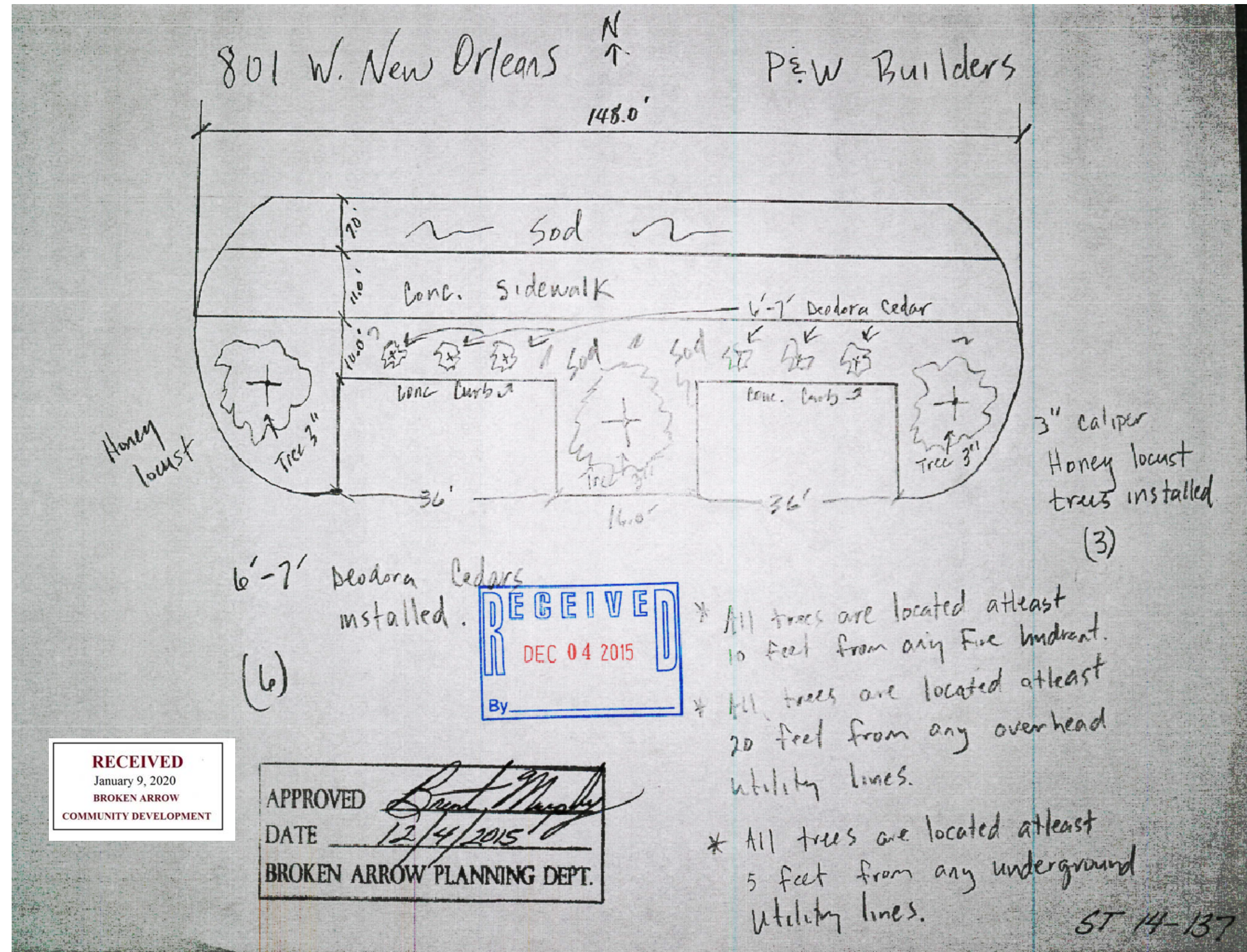
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Exhibit 'F-2' - Approved  
Landscape Plan

PUD-297 West New Orleans

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