

Alfa Laval, Inc.

Major Amendment to
Planned Unit Development
PUD No. 268

Submitted to:

City of Broken Arrow, Oklahoma

February 28, 2020

Prepared By:



Khoury Engineering, Inc.

1435 East 41st Street, Tulsa, OK 74105

Tel (918) 712-8768 • Fax (918) 712-1069

TABLE OF CONTENTS

DEVELOPMENT CONCEPT & CHARACTER	1
LANDSCAPING AND SCREENING	1
DEVELOPMENT AREA “A” STANDARDS	2
DETAIL SITE PLAN REVIEW	2
GRADING & UTILITY PLANS	3
ACCESS AND CIRCULATION	3
EXTERIOR SITE LIGHTING.....	3
SCHEDULED DEVELOPMENT	3
LEGAL DESCRIPTION	3
EXHIBIT A	A
CONCEPTUAL SITE PLAN	A
EXHIBIT B	B
CONCEPTUAL UTILITY PLAN.....	B
EXHIBIT C	C
CONCEPTUAL GRADING & DRAINAGE PLAN	C
EXHIBIT D	D
USDA NRCS SOIL MAP	D
EXHIBIT E	E
ZONING MAP	E

DEVELOPMENT CONCEPT & CHARACTER

This major PUD amendment is being submitted in order to incorporate additional 4.47 acres of land to the original PUD. The additional land is located on the north side of the original PUD, within the Pinalto Industrial Park, and is currently owned by Alfa Laval.

The Alfa Laval site is located at 1201 S. 9th Street in Broken Arrow, Oklahoma. The property is bound by A-1 zoning on the east and south side. The area north of the property is zoned IL. The owner has dedicated to the City of Broken Arrow the street right-of-way along the south side (E. Nashville Street).

The project consists of TWO development areas. Development Area A consists of one lot for light industrial use, and encompasses 601.06 feet of street frontage along Lynn Lane (S. 9th Street). The average depth of Development Area A is 2649 feet. Development area A southern boundary has been adjusted to exclude the Nashville Street right-of-way, which was dedicated to the City of Broken Arrow by plat and subsequent to the original PUD approval.

Development Area B is located north of Development area A, consisting of three lots within the Pinalto Industrial Park. It encompasses 300.00 feet of street frontage along Lynn Lane (S. 9th Street). The average depth of Development Area B is 650 feet.

The current zoning of both development areas is IL. 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 Landscape Plan will be designed in accordance with the Broken Arrow Zoning Ordinance with the following deviations:

- 1- No landscaping shall be required along the west and south boundaries of development Area A.
- 2- No landscaping shall be required along the boundaries of development Area B.
- 3- An 8-foot tall screening fence shall be installed at least one-foot from the south property line of development area A except at driveways. The fence will setback as required for corner sight distance and will extend further east as future development phases occur.
- 4- Within the parking lot, the landscape island width shall not be less than 8.0 feet.
- 5- All internal fencing will be 6-foot tall non-screening chain link fence.

Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance. Mechanical and HVAC equipment will not be screened from public view. Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides.

DEVELOPMENT AREA “A” 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.
Zoning Classification.....	IL / PUD
Net Development Area.....	35.44 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 R.O.W. line of Lynn Lane.....	50.0 feet
From R.O.W. line of E. Nashville St.....	50.0 feet
East Boundary of D.A. “A”.....	30.0 feet
North Boundary of D.A. “A”	0.0 feet
Maximum Building Height.....	As permitted within the IL Zoning Districts
Freestanding Signage.....	As permitted within the IL Zoning Districts
Parking Ratio.....	200% in excess of the parking required by the applicable use as set forth within the Broken Arrow 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.
Zoning Classification.....	IL / PUD
Net Development Area.....	4.47 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 R.O.W. line of Lynn Lane.....	50.0 feet
From R.O.W. line of E. Memphis St.....	50.0 feet
East Boundary of D.A. “B”	0.0 feet
South Boundary of D.A. “B”	0.0 feet
Maximum Building Height.....	As permitted within the IL Zoning Districts

Freestanding Signage.....	As permitted within the IL Zoning Districts
Parking Ratio.....	No parking is required. Off-Street parking will be provided within Development Area "A".

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 PUD will be from Lynn Lane (S. 9th Street) and from E. Nashville Street as shown on Exhibit A. The minimum separation distance between centerlines of driveways along the Nashville street frontage shall be 85 feet. The maximum driveway width shall not exceed 135 feet, to be approved by a variance process through the Engineering and Construction Department per the Engineering and Design Criteria Manual. Sidewalks along the proposed Nashville Street will not be required. However, an escrow fee will be paid for the sidewalk along Lynn Lane frontage.

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

It is anticipated that phased construction may commence as soon as an earth change permit is obtained from the City of Broken Arrow.

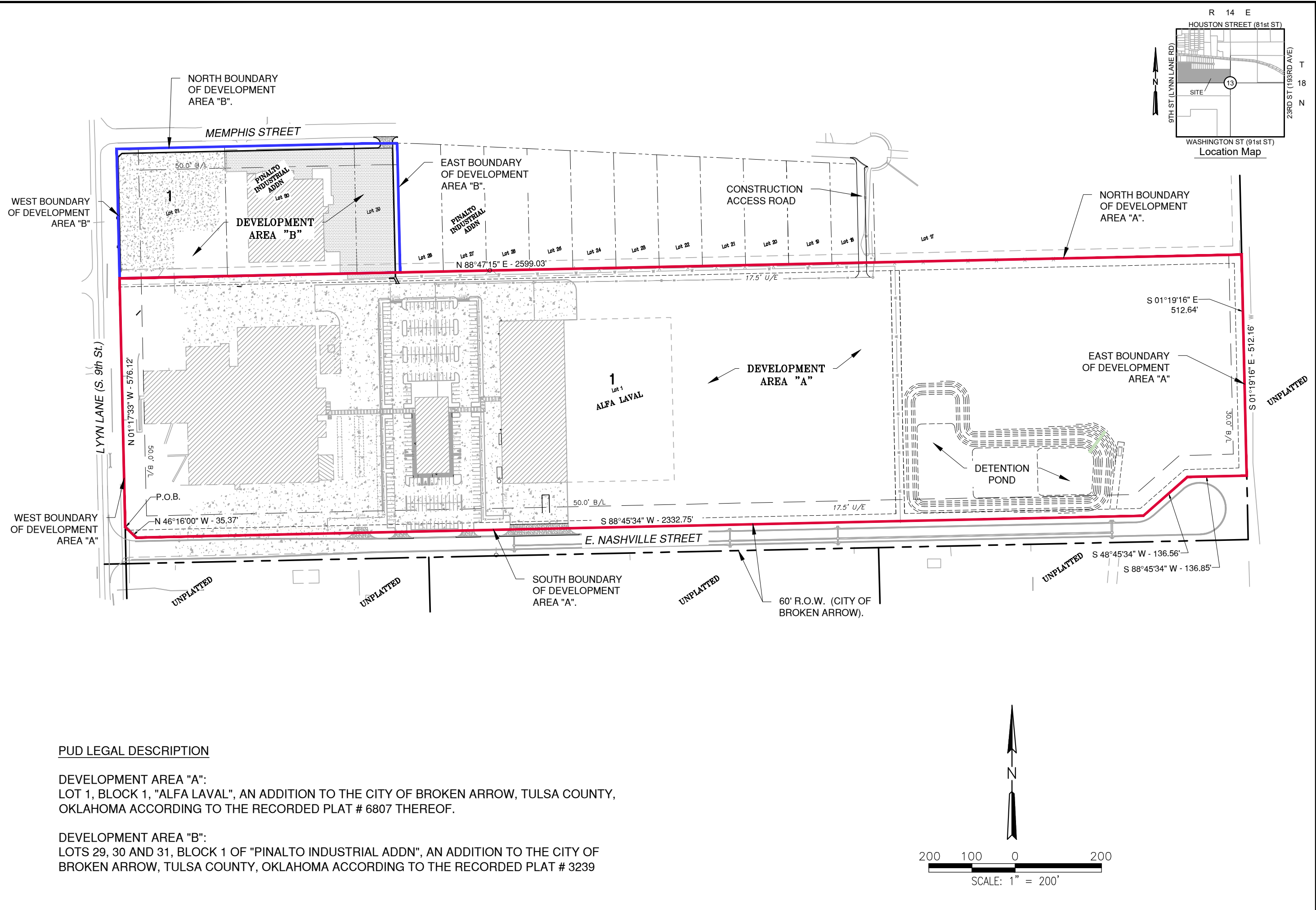
LEGAL DESCRIPTION

Development area "A": Lot 1, block 1, "Alfa Laval", an addition to the City of Broken Arrow, Tulsa County, Oklahoma according to the recorded plat # 6807 thereof.

Development area "B": Lots 29, 30 and 31, block 1 of "Pinalto Industrial Addn", an addition to the City of Broken Arrow, Tulsa County, Oklahoma according to the recorded plat # 3239.

EXHIBIT A


CONCEPTUAL SITE PLAN



PUD LEGAL DESCRIPTION

DEVELOPMENT AREA "A":
LOT 1, BLOCK 1, "ALFA LAVAL", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT # 6807 THEREOF.

DEVELOPMENT AREA "B":
LOTS 29, 30 AND 31, BLOCK 1 OF "PINALTO INDUSTRIAL ADDN", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT # 3239



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 06-30-21

ALFA LAVAL, INC.
1201 SOUTH 9th STREET
CITY OF BROKEN ARROW, OKLAHOMA

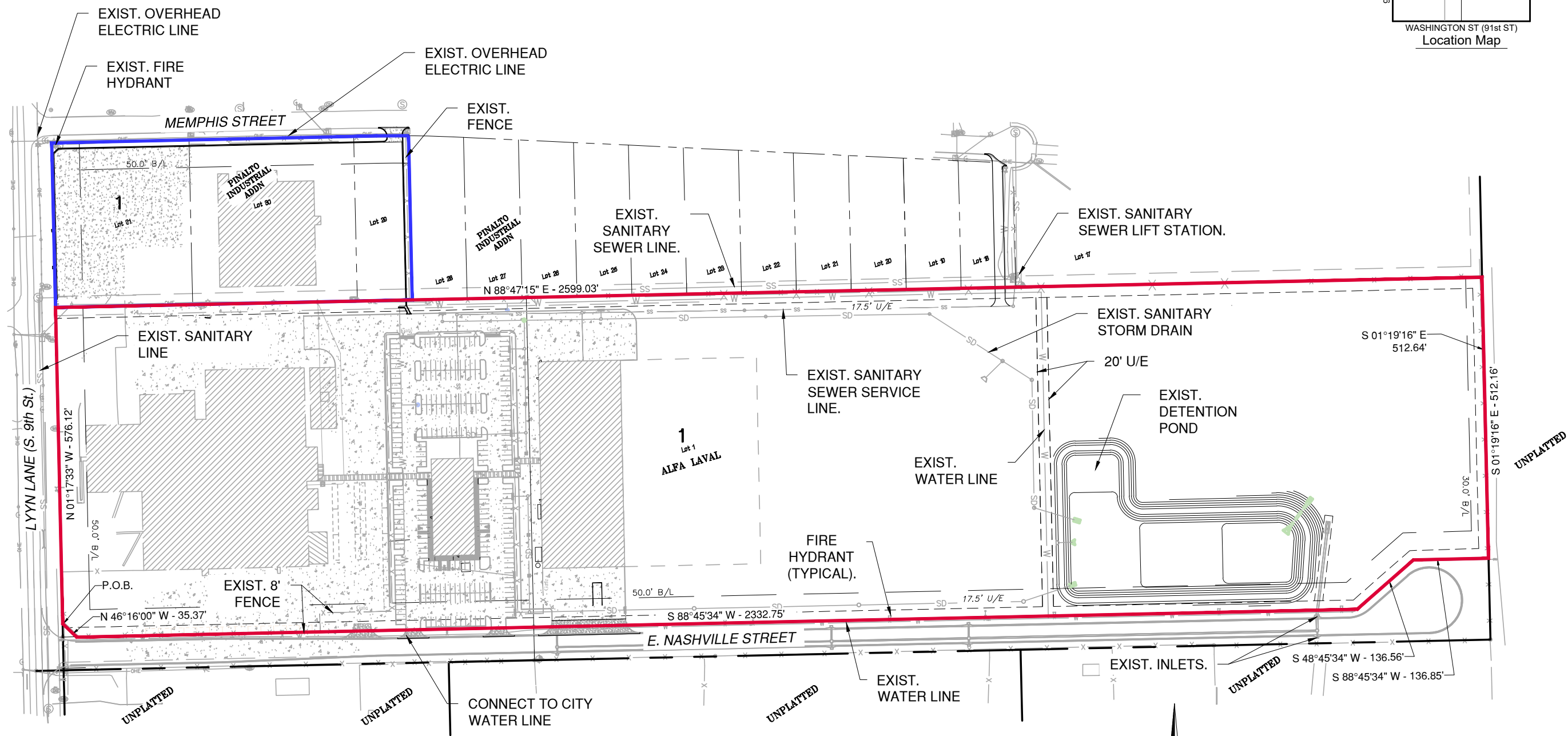
CONCEPTUAL SITE PLAN

Date: 02/28/20

Exhibit #
A

EXHIBIT B

CONCEPTUAL UTILITY PLAN



LEGEND - SYMBOLS

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

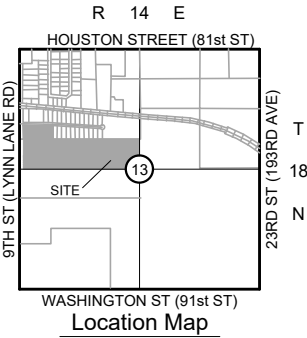
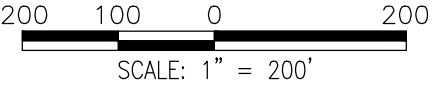
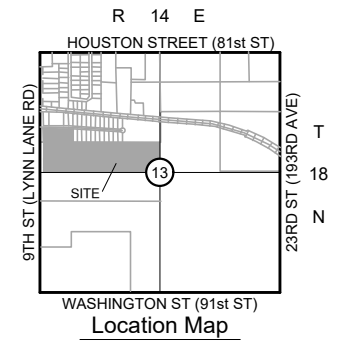
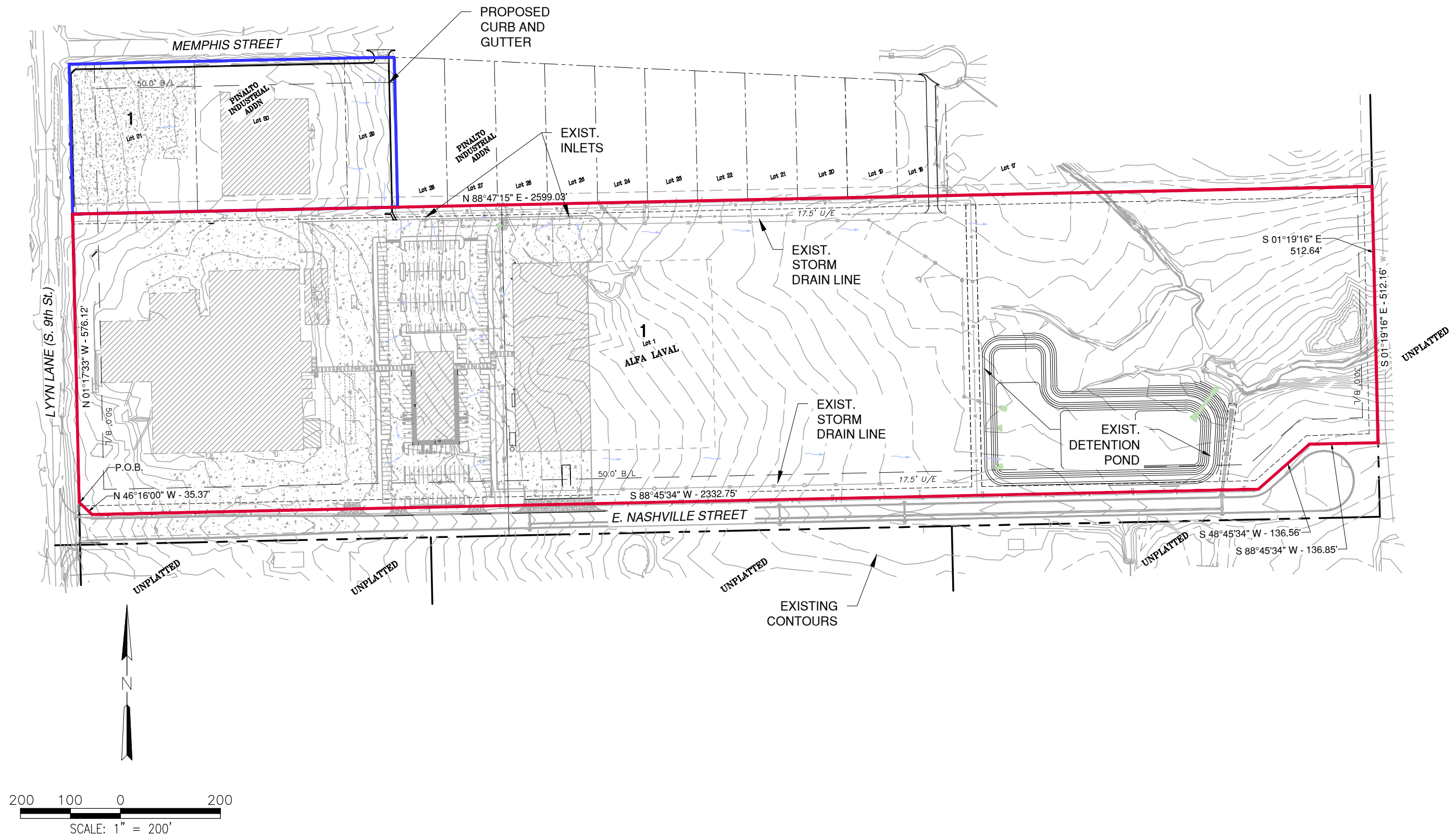



EXHIBIT C

CONCEPTUAL GRADING & DRAINAGE PLAN



Khoury Engineering, Inc.
Civil Engineering — Land Development

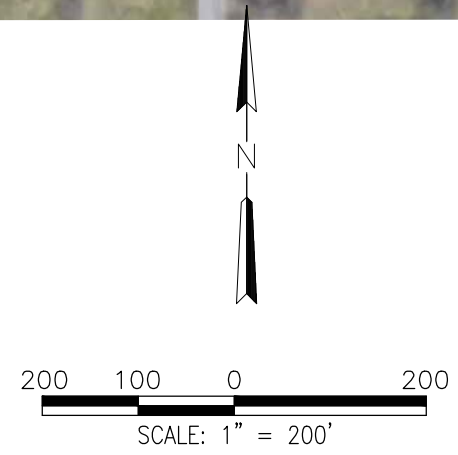
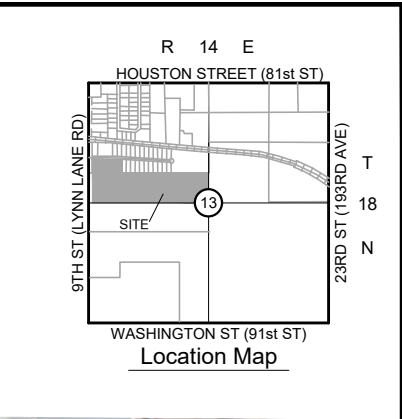
 1435 East 41st Street
Tulsa, OK 74105
CA #3751, Renewal OG-30-21

Tel 918.712.6768
Fax 918.712.1069

CONCEPTUAL GRADING & DRAINAGE PLAN

EXHIBIT D

USDA NRCS SOIL 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 06-30-21

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1201 SOUTH 9th STREET
CITY OF BROKEN ARROW, OKLAHOMA

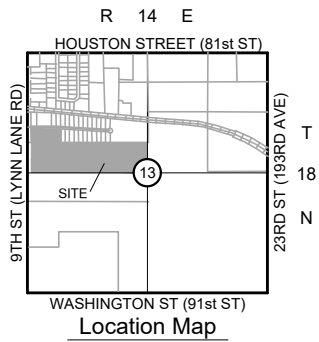
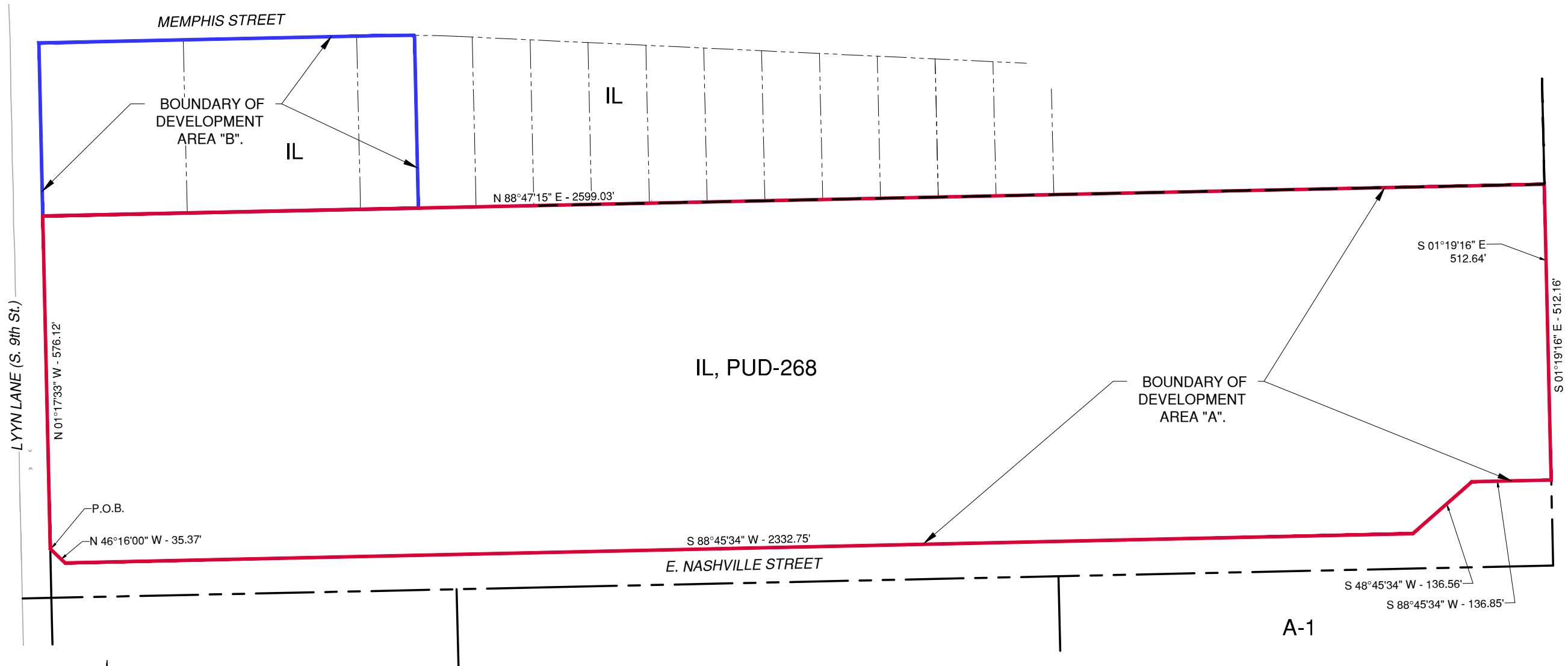
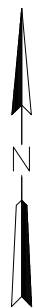
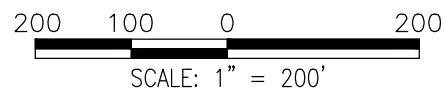
USDA NRCS SOILS MAP

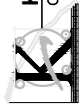
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Exhibit #
D

EXHIBIT E

ZONING MAP





Khoury Engineering, Inc.
Civil Engineering – Land Development

Tel 918.712.8768
Tulsa, OK 74105
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ALFA LAVAL, INC.
1201 SOUTH 9th STREET
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CURRENT ZONING MAP

Date: 02/28/20
Exhibit #
E

END OF PUD