

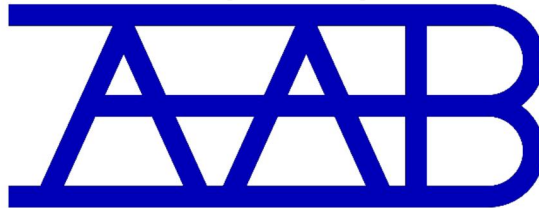
**Dollar General Jasper**  
**Planned Unit Development #308**  
**BAZ-2055**

**Submitted**  
**March 16, 2020**  
**Revised April 22, 2020**

**Location**  
**Northeast Corner of Jasper Street and Olive Avenue**

**Owner**  
**KASA Real 2 LLC**  
**8611 S Louisville Ave**  
**Tulsa, OK 74137**

**Prepared By:**  
**AAB Engineering, LLC**



**Engineering • Surveying • Land Planning**

PO Box 2136 Sand Springs, OK 74063  
Office: (918) 514-4283 Fax: (918) 514-4288

## **Development Concept**

PUD-308 is an approximately 2.5 acre development located on the northeast corner of Olive Avenue and Jasper Street. The site is currently vacant and is abutted by large tract single family houses to the north and the east. See Exhibit A for the overall site plan showing the surrounding areas. The property is currently zoned A-CN meaning that it was annexed as CN zoning but requires rezoning to conform to City of Broken Arrow zoning code. See attached Exhibit B for the surrounding zoning classifications. This PUD application has been submitted along with a rezoning application that proposes CN for the parcel (BAZ-2055). The project proposes a Dollar General retail store with an access to Jasper Street near the eastern property line. Since this access will not meet the driveway separation requirements set out in the zoning code a PUD is necessary to provide relief of that requirement. See the attached Exhibit C for a conceptual site plan of the development.

## **Development Standards**

This PUD is intended to allow the construction of a Dollar General store generally conforming to the conceptual site plan shown in Exhibit C. The PUD shall be developed in accordance with the use and development regulations of the CN district of the Broken Arrow Zoning Ordinance, except as modified by this document.

## **Landscape and Screening Standards**

The PUD shall be developed in accordance with the landscaping provisions of the Broken Arrow Zoning Ordinance.

## **Architectural Standards**

All walls shall be constructed of masonry materials. A brick wainscot will be provided on the western, northern, and eastern facades with EIFS or stucco used above that wainscot. The southern façade shall be constructed of brick full height. Metal awnings and canopies may be used.

## **Access and Circulation**

Access to the site will be derived from a single driveway connection to Jasper Street. Due to the limited site frontage, the location of the site relative to the intersection, and the proximity of the existing drive to the east there are no driveway locations that conform to the zoning code's separation standards. The site shall be allowed a single drive onto Jasper Street that is no less than 250' from Olive Avenue (measured centerline to centerline). The drive shall also be offset not less than 100' from the existing drive to the east (measured centerline to centerline). This configuration preserves the function of the intersection and has little to impact the traffic on Jasper given that the existing drive is to a single family residence.

## **Utilities and Drainage**

Water service is provided to the site by the City of Broken Arrow via an existing 8" line along the arterial frontage. Sewer is not readily available to the site so an onsite septic system will be used. Franchise utilities currently serve the project area with communications, natural gas, and electricity. We anticipate underground services throughout the development.

The site is very flat but drains toward a shallow bar ditch which flows north along the east side of Olive Avenue. This drainage pattern will be largely maintained with the increase in runoff being mitigated by the construction of an onsite detention facility.

## **Lighting**

Site lighting shall conform to the standards of City of Broken Arrow Zoning Ordinance with the exception that light poles will be allowed within utility easements abutting street rights-of-way. A note shall be placed on the face of the site plan stating: "Property owner(s) assumes all liability and replacement responsibilities for any damage to light poles placed in utility easements."

## **Site Plan Review**

No building permit shall be issued until a detailed site plan and a detailed landscape plan is submitted to and approved by the City of Broken Arrow as conforming to these PUD restrictions.

## **Schedule of Development**

Construction is expected to occur in Spring 2020.



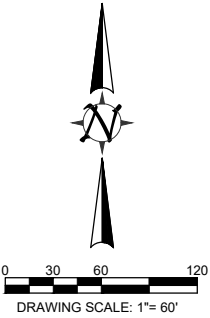
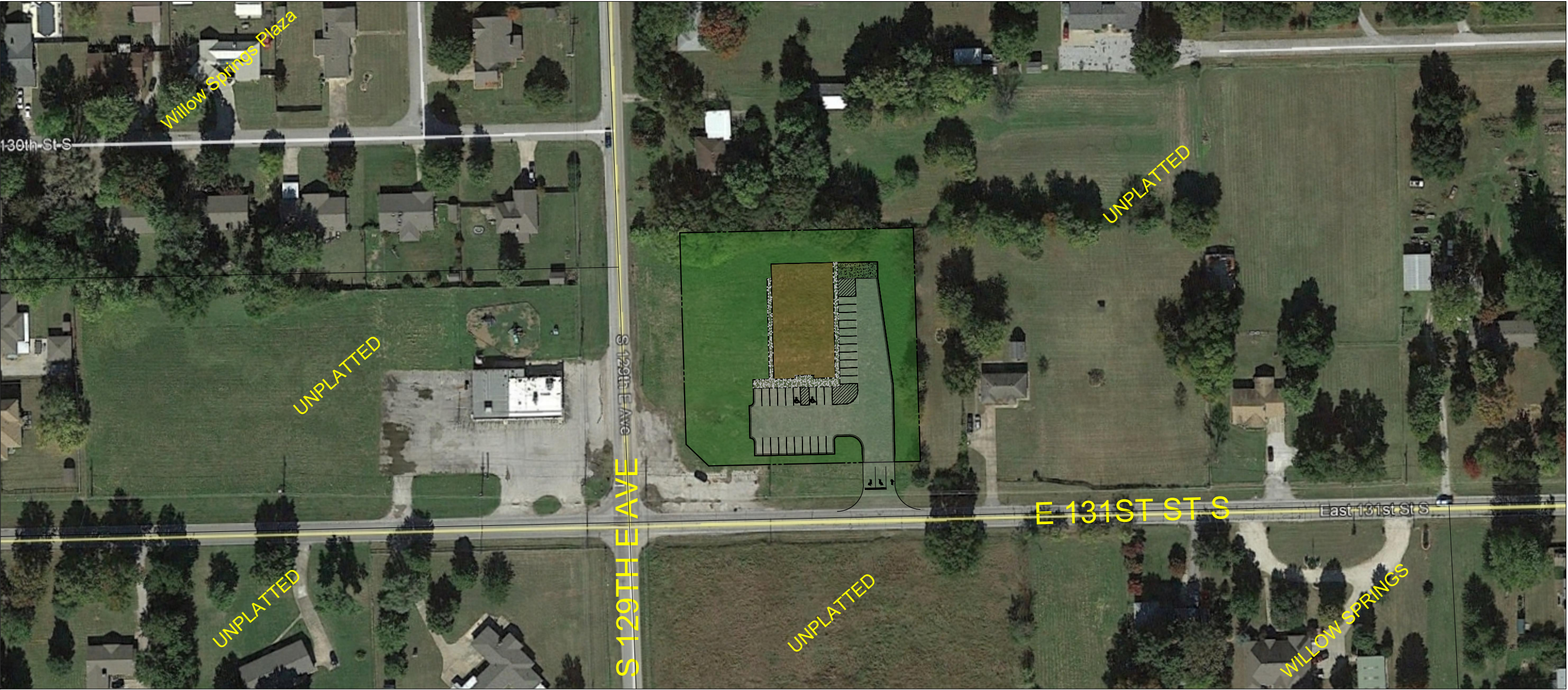
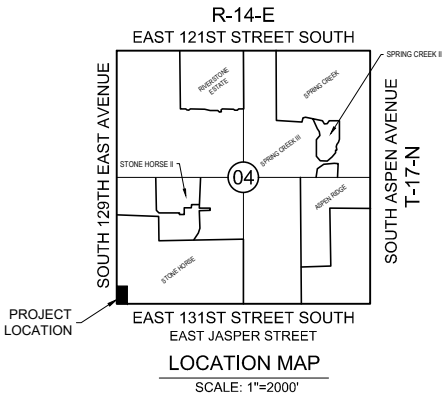


Exhibit A  
Surrounding Areas  
for  
**Dollar General Jasper**



PLOT DATE: Wed, 27 Aug 2020 FILE: P11710402.D JASPER & DOTTING IN JASPER, OK D BASE



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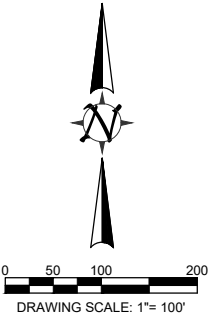
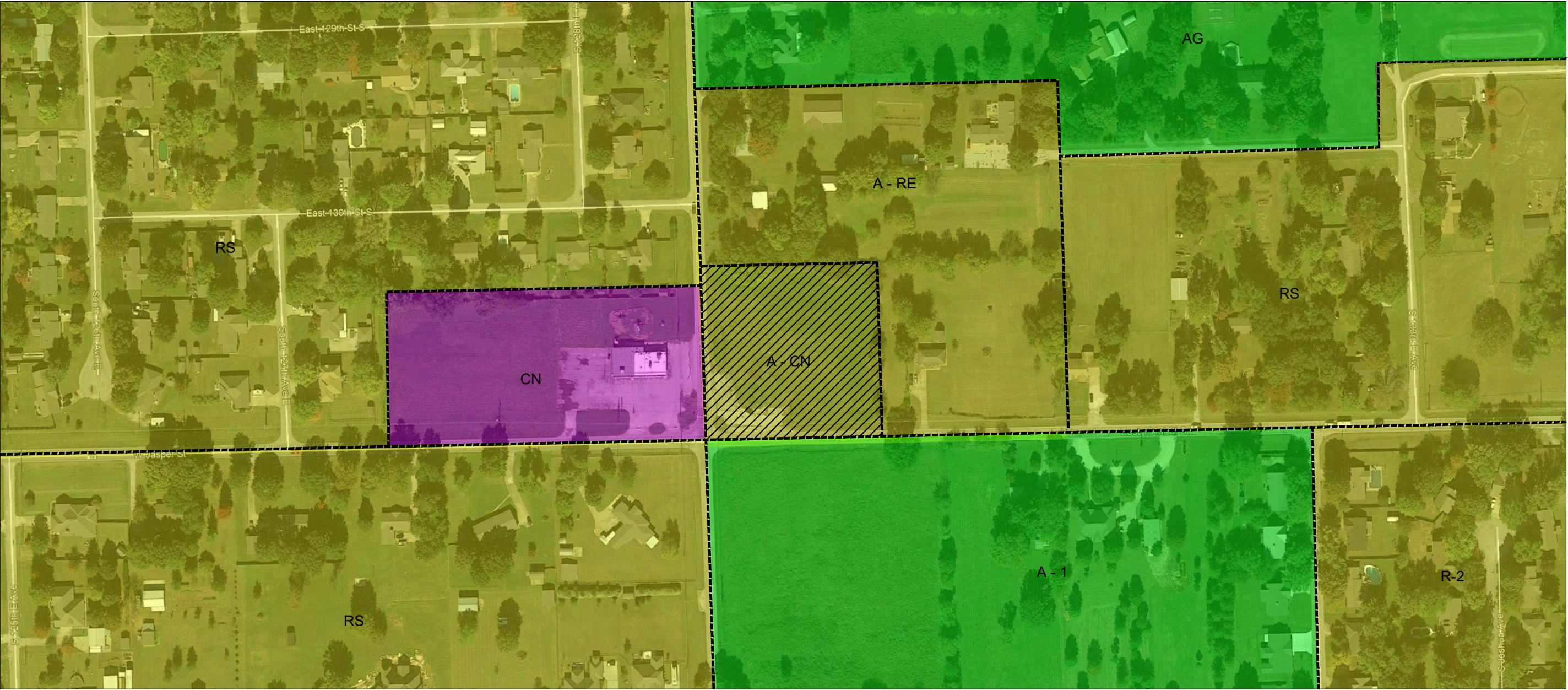
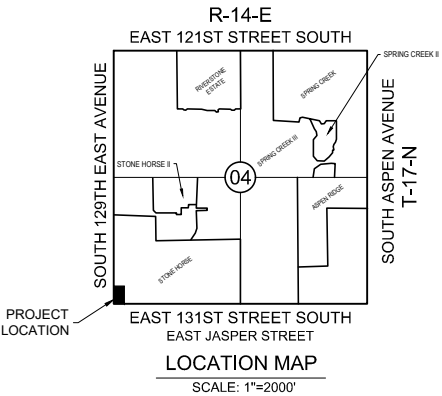


Exhibit B  
Existing Zoning and Proposed Zoning  
for  
**Dollar General Jasper**

- LEGEND**
- ZONED AGRICULTURE
  - ZONED COMMERCIAL
  - ZONED RESIDENTIAL
  - PROPOSED CN ZONING



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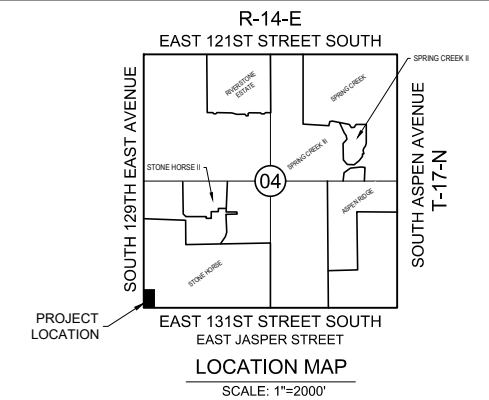
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**AAB**

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# Exhibit D

Legal Description  
for

## Dollar General Jasper

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW /4 SW /4 SW /4 SW /4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17), RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

PLOT DATE: Wed, 22 Apr 2020 FILE: P:\1714\04-DG JASPER & 129TH\IDG BA JASPER - PUD BASE