

Planned Unit Development No. 305

# Whistler Hillside

Broken Arrow, Oklahoma



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## **I. DEVELOPMENT CONCEPT**

The Whistler Hillside PUD is a proposed 4.8054 acre commercial/office development, submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The Project site is located mid mile between South Elm Place and Lynn Lane, on the south side of East Hillside Drive, east of the Charleston's restaurant and west of Hobby Lobby. The PUD had approximately 765 ft. of frontage on Hillside Drive. On August 19, 2014, the Broken Arrow City Council approved BAZ 1919 to change the zoning on the property from IL (Light Industrial) to CH (Commercial Heavy). BAZ 191 was approved subject to platting. The site is bounded to the north by PUD 156/RM (undeveloped) and PUD 127/R-3 (residential), to the east by PUD 207/CH (retail/Hobby Lobby), to the south by the Broken Arrow Expressway and to the west by PUD 156/CH (restaurant/Charleston's).

The site is characterized by relatively steep terrain, with the site draining to the southeast. There is no 100-year floodplain located on the site. The main encumbrance for the property is the 100 ft. PSO Easement located on the western portion of the PUD. The soil types are typical for the area and should create no unusual development problems. The site has favorable accessibility, location and visibility from the surrounding roadways with two points of access being proposed off of East Hillside Drive.

Whistler Hillside is proposed as a commercial and office development that will abide by the underlying CH zoning, in terms of permitted uses and bulk and area requirements, except as modified by this PUD. The site is ideally suited for these uses based on its location, accessibility and surrounding land uses.

## **II. STATISTICAL SUMMARY -**

Total Project Area:	±4.8054 Acres (Gross/Net)
Maximum Floor Area:	104,662 SF
Maximum Floor Area Ratio:	0.50
Minimum Required Open Space:	0.48 Acres/20,932 SF (10.0%)

Notes: 1). Exhibit 'A' - Conceptual Site Plan shows three tracts, but is conceptual in nature.  
Final Tract configuration will be determined by the end user of each tract.

### III. Development Standards (Development Area 'A'):

Tract A will be developed in accordance with the Broken Arrow Zoning Ordinance and shall be governed by the use and development regulations of the CH District, except as hereinafter modified:

Permitted uses:	Uses allowed by right in the CH Zoning District.
Minimum Lot Area	None
Minimum Lot Frontage	50 feet*
Maximum Floor Area:	104,662 SF
Maximum Floor Area Ratio:	0.50
Maximum Building Height:	35 feet
Minimum building setbacks:	
From East Hillside Drive	50 feet
From the Broken Arrow Expressway	10 feet**
From the east and west PUD boundary lines	20 feet
From an Interior Lot	0 feet

#### Parking:

As provided in accordance with "Section 5.4 - Off Street Parking and Loading" of the City of Broken Arrow Zoning Ordinance.

\* Minimum lot frontage shall be measured along East Hillside Drive and not along the Broken Arrow Expressway.

\*\* At least 10 feet of landscaping shall be provided on the lots adjacent to the Broken Arrow Expressway. With the 10 foot building setback, no parking or paving shall occur between the building line and right-of-way along the entire lot frontage along the Broken Arrow Expressway.

**IV. LANDSCAPING AND SCREENING -**

Landscaping will be provided in accordance with Section 5.2 City of Broken Zoning Ordinance. All trees shall be medium to large trees except where there are conflicts with overhead power lines. A landscape area, excluding any retaining walls, of at least ten feet in width, shall be provided along Hillside Drive and along the Broken Arrow Expressway.

**V. SIGN STANDARDS -**

In addition to the two existing billboards on the property, there shall be permitted one (1) monument sign along East Hillside Drive for each building. Each monument sign shall not exceed ten (10) feet in height and one hundred (100) square feet in display area (per side). Each monument sign shall have a monument base made of similar materials as the main structure/building it serves.

**VI. LIGHTING -**

Lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance.

**VII. ACCESS -**

Access to the property shall be from no more than two (2) access points on East Hillside Drive. The access points shall be at least 200 feet, centerline to centerline, from any other access points.

Access to the Broken Arrow Expressway is prohibited.

Shared access with the property to the east is permitted. In addition, shared access is allowed between any lot within the PUD.

A sidewalk, at least five (5) feet in width, shall be provided along East Hillside Drive. A handicap accessible route from the public sidewalk to all buildings shall be provided.

**VIII. SITE PLAN REVIEW -**

No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City of Broken Arrow as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City of Broken Arrow.

**IX. PLATTING -**

No building permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

**X. EXPECTED SCHEDULE OF DEVELOPMENT -**

Development of the project is expected to commence and be completed as market conditions permit.