

FIESTA MART / BURGER KING / CAR WASH

Case No. PUD-303

BAZ-2048

Applicant/Consultant:

**Lou Reynolds
Eller & Detrich, P.C.
2727 East 21st Street, Suite 200
Tulsa, Oklahoma 74114**

**Nicole Watts
KKT Architects, Inc.
2200 South Utica Place, Suite 200
Tulsa, Oklahoma 74114**

FEBRUARY 2020

March 5, 2020

March 17, 2020

March 19, 2020



FIESTA MART / BURGER KING / CAR WASH

Case No. PUD-303

BAZ-2048

Table of Contents

	Page
I. DEVELOPMENT CONCEPT	1
II. DEVELOPMENT STANDARDS	3
III. ZONING (EXISTING AND PROPOSED)	5
IV. ENVIRONMENTAL ANALYSIS	6
V. PROJECT LEGAL DESCRIPTION	6
VI. SCHEDULE OF DEVELOPMENT	6

List of Exhibits

<u>Exhibit "A"</u>	- Conceptual Site Plan
<u>Exhibit "B"</u>	- Aerial Photograph
<u>Exhibit "C"</u>	- Broken Arrow Comprehensive Plan
<u>Exhibit "D"</u>	- FEMA Flood Plain Map
<u>Exhibit "E"</u>	Conceptual Landscape Plan
<u>Exhibit "F"</u>	Conceptual Circulation Plan
<u>Exhibit "G"</u>	- Sign Plan
<u>Exhibit "H"</u>	- Existing Zoning Map
<u>Exhibit "I"</u>	- Existing and Proposed Utilities
<u>Exhibit "J"</u>	- Existing Topography and Soils
<u>Exhibit "K"</u>	- Legal Description for the Project

RECEIVED
March 19, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT

FIESTA MART / BURGER KING / CAR WASH

Case No. PUD-303

BAZ-2048

I. DEVELOPMENT CONCEPT.

The 2.32 acre Fiesta Mart / Burger King Project is bounded on the north by vacant land, on the east by South 23rd Street (South 193rd East Avenue/County Line Road), on the south by East New Orleans (East 101st Street South), and on the west by vacant land owned by Public Service Company of Oklahoma.

The Conceptual Site Plan for the Project is shown on **Exhibit "A"**. The Project will be developed as a single lot subdivision with multiple tenants. The first tenants in the Project are expected to be a convenience store, a fast food restaurant with a drive through and a car wash. The Project has approximately four hundred sixty feet (460 FT) of frontage on South 193rd East Avenue (County Line Road) and two hundred twenty feet (220 FT) of frontage on East New Orleans Street (East 101st Street South).

Exhibit "B" is an Aerial Photograph which shows the location of the Project. A primary purpose of PUD-303 is to permit the Project to be developed as a multi-tenant project on a single lot with canopies for gasoline pumps that would otherwise encroach into the building setback line.

The Project is planned as a convenience store, fast food restaurant and car wash in this corridor in accordance with the Broken Arrow Comprehensive Plan. The portion of the Broken Arrow Comprehensive Plan for this area is shown on **Exhibit "C"**.

Access to the Project will be from two (2) locations on South 193rd East Avenue (County Line Road) and one (1) location on East New Orleans Street (East 101st Street South). The Project is located entirely within FEMA Flood Zone X, outside of the 500 year flood plain. A copy of the FEMA Flood Plain Map for the Project is attached hereto as **Exhibit "D"**. The Applicant recently acquired the westerly seventy-five feet (75 FT) of the Project from Public Service Company of Oklahoma to provide on-site storm water detention for the Project.

No portion of the Project is located within the City of Broken Arrow Regulatory Flood Plain.

The Project will be platted and old underlying plats will likely be vacated at the same time.



FIESTA MART / BURGER KING / CAR WASH

Case No. PUD-303

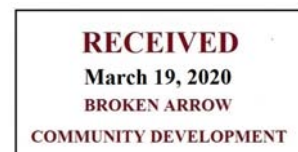
BAZ-2048

Right-of-Way will be dedicated, as necessary, during the platting to comply with the City of Broken Arrow Major Street and Highway Plan.

Five (5) foot wide sidewalks will be extended along South 193rd East Avenue (County Line Road) and East New Orleans Street (East 101st Street South) as the Project is platted and developed.

The Project is currently zoned A-1 – Agricultural District and A-CN – Annexation Commercial Neighborhood District. The Project will be rezoned to CG – Commercial General District to support the Project as planned by PUD-303.

A Detail Landscape Plan will be submitted for City approval at the time of Site Plan review. Except as modified by PUD-303 all landscaping shall comply with the requirements of the City of Broken Arrow and this PUD.



FIESTA MART / BURGER KING / CAR WASH

Case No. PUD-303

BAZ-2048

II. DEVELOPMENT STANDARDS.

PUD-303 will be developed in accordance with the Broken Arrow Zoning Ordinance (the “Zoning Ordinance”) and the Use and Development Regulations of the CG – Commercial General District, except as noted herein.

LAND AREA:

Gross: 2.32 Acres

PERMITTED USES:

Child Care Center; Day Care/Nursery School; Medical Office or Clinic; Financial Institutions (with or without drive-thru); Fitness and Recreational Sports Center; General Indoor Recreation; Catering Service; Fruit and Vegetable Market; Restaurant (with or without drive-thru); Dry Cleaning and Laundry Service; General Personal Services; Instructional Services; Alcoholic Beverages; Retail, Sales; Convenience Store with Gas Sales; Carwash as an accessory use to a Convenience Store; Horticultural Nursery Sales; Retail; General; Gasoline Sales; and Utility Facility Minor are permitted as a matter of right, together with uses customary accessory to the permitted uses.

MINIMUM BUILDING SETBACKS:

From the north boundary	30 FT
From the east boundary	50 FT*
From the south boundary	50 FT*
From the west boundary	30 FT

Internal lot setback	0 FT
----------------------	------

* Canopies over gasoline pump facilities are allowed to be located within twenty (20) feet of the east boundary and within forty five (45) feet of the south boundary.



FIESTA MART / BURGER KING / CAR WASH

Case No. PUD-303

BAZ-2048

ARCHITECTURAL REQUIREMENTS:

The exterior of the Building(s) shall comply with Section 5.8.G. of the Zoning Ordinance. In addition, the columns for the canopy shall be fully wrapped in masonry, brick, EIFS or stucco, provided EIFS shall not be the primary building material.

MAXIMUM BUILDING HEIGHT: 35 FT*

* Architectural elements may exceed the maximum building height with City of Broken Arrow approval.

OFF-STREET PARKING:

As required by the Zoning Ordinance; unless otherwise modified by the City of Broken Arrow or the Broken Arrow Board of Adjustment.

LANDSCAPING:

Landscaping shall be provided in accordance with Section 5.2 of the Zoning Ordinance, except that the three (3) parallel parking spaces along the south curb of the Project will not all be located within fifty (50) feet of a landscaped area.

There is simply not a suitable location to meet the requirement of the Zoning Ordinance and at the same time satisfy the parking requirements of the Zoning Ordinance.

Notwithstanding the foregoing, the percentage of landscaped area for the Project is approximately twenty-four percent (24%) and is more than double the amount of landscaped area required by the Zoning Ordinance.

The Conceptual Landscape Plan for the Project is attached hereto as **Exhibit "E"**.

All trees shall be medium to large as described in the Zoning Ordinance, unless there are conflicts with overhead power lines. If there are conflicts with overhead power lines, small trees, as listed in the Zoning Ordinance, shall be allowed. Any landscaping that fails shall be replanted in accordance with the Zoning Ordinance.



FIESTA MART / BURGER KING / CAR WASH

Case No. PUD-303

BAZ-2048

TRANSPORTATION AND ACCESS:

The Project will be allowed two (2) access points onto South 193rd East Avenue (County Line Road) and one (1) access point onto East New Orleans Street (East 101st Street South). The Project has five hundred one (501) feet of off the arterial intersection frontage on South 23rd Street. The south driveway is located two hundred fifty (250) feet from the centerline of East New Orleans (East 101st Street South) and because the lot has five hundred one (501) feet of off the arterial intersection frontage on South 23rd Street, the spacing between the south driveway and the north driveway is approximately two hundred forty five (245) feet, centerline to centerline. For developments such as the Project, a minimum of two (2) access points are necessary to operate the businesses thereon and to efficiently and safely allow vehicles to enter and exit the Project. Thus, the Project has two (2) driveways on South 23rd Street in order to assure the safe and orderly vehicular ingress and egress to and from the site, as well as to facilitate the operation of the site as proposed in PUD 303. The third access point to the Project is the driveway on East New Orleans. The East New Orleans driveway is less than 250 feet from the centerline of South 23rd Street. The centerline of the East New Orleans driveway is located approximately 217 west of the centerline of South 23rd Street. Because the detention facilities for the Project occupy the westerly 75 feet of the Project, there is simply not enough land area to locate a driveway on East New Orleans any further west of the arterial intersection. Driveway access to East New Orleans is necessary for the viability of the project and 217 feet of spacing, centerline to centerline, between the East New Orleans driveway is enough distance to ensure vehicular traffic can safely travel East New Orleans and safely enter and exit the Project. The Conceptual Circulation Plan is attached hereto as **Exhibit "F"**.

SIGNS:

All signs will comply with the Zoning Ordinance. Ground signs for the Project will be limited to four (4) as shown on the Sign Plan attached hereto as **Exhibit "G"**.

III. ZONING (EXISTING AND PROPOSED).

Currently, the Project is located within the A-1 Agricultural District and the A-CN Annexation-Commercial Neighborhood District. A copy of the Existing Zoning Map for the Project is attached hereto as **Exhibit "H"**. All of the Project is proposed to be rezoned to the CG – Commercial General District and overlaid with this PUD.



FIESTA MART / BURGER KING / CAR WASH

Case No. PUD-303

BAZ-2048

IV. ENVIRONMENTAL ANALYSIS.

UTILITIES:

The Existing and Proposed Utilities are shown on **Exhibit “I”** attached hereto.

TOPOGRAPHY AND SOILS:

As shown on the USDA/NRCS Soil Report, the soils in this area are comprised of Dennis-Pharoah and Dennis-Radley.

The Dennis-Pharoah soils are a silt loam, becoming a silty clay starting around 12-20 inches. This causes all runoff rates to be extremely high and permeability is very low.

The Dennis-Radley soils are a silt loam, becoming a silty clay starting around 14-24 inches. The runoff rates are high with low to moderate permeability.

Any development constraints associated with these soils will be addressed during the engineering and design of the Project.

Existing Topography and Soils are shown on **Exhibit “J”** attached hereto.

V. PROJECT LEGAL DESCRIPTION.

The Legal Description for the Project is attached hereto as **Exhibit “K”**.

VI. SCHEDULE OF DEVELOPMENT.

The Project is anticipated to start construction in the third quarter of 2020.





KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2021



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW STANDARD SPECIFICATIONS
(INCLUDING O.D.O.T. 2009 EDITION)

FIESTA MART

PUD NO.

E 101st St & S 193rd E Ave
Broken Arrow, Oklahoma

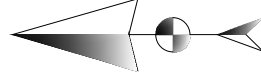
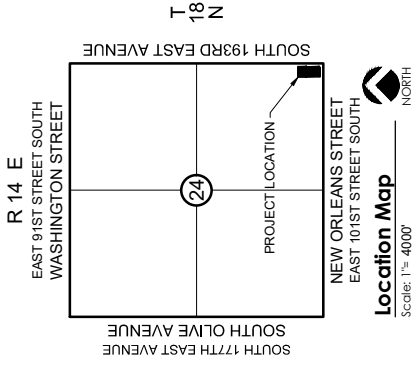


HORT SCALE
VERT SCALE
ATLAS PAGE NO.
MANAGER
DRAWN BY
DATE

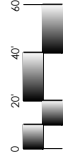
1"=80'
ANW
TBW
3/05/2020

CONCEPTUAL
SITE PLAN

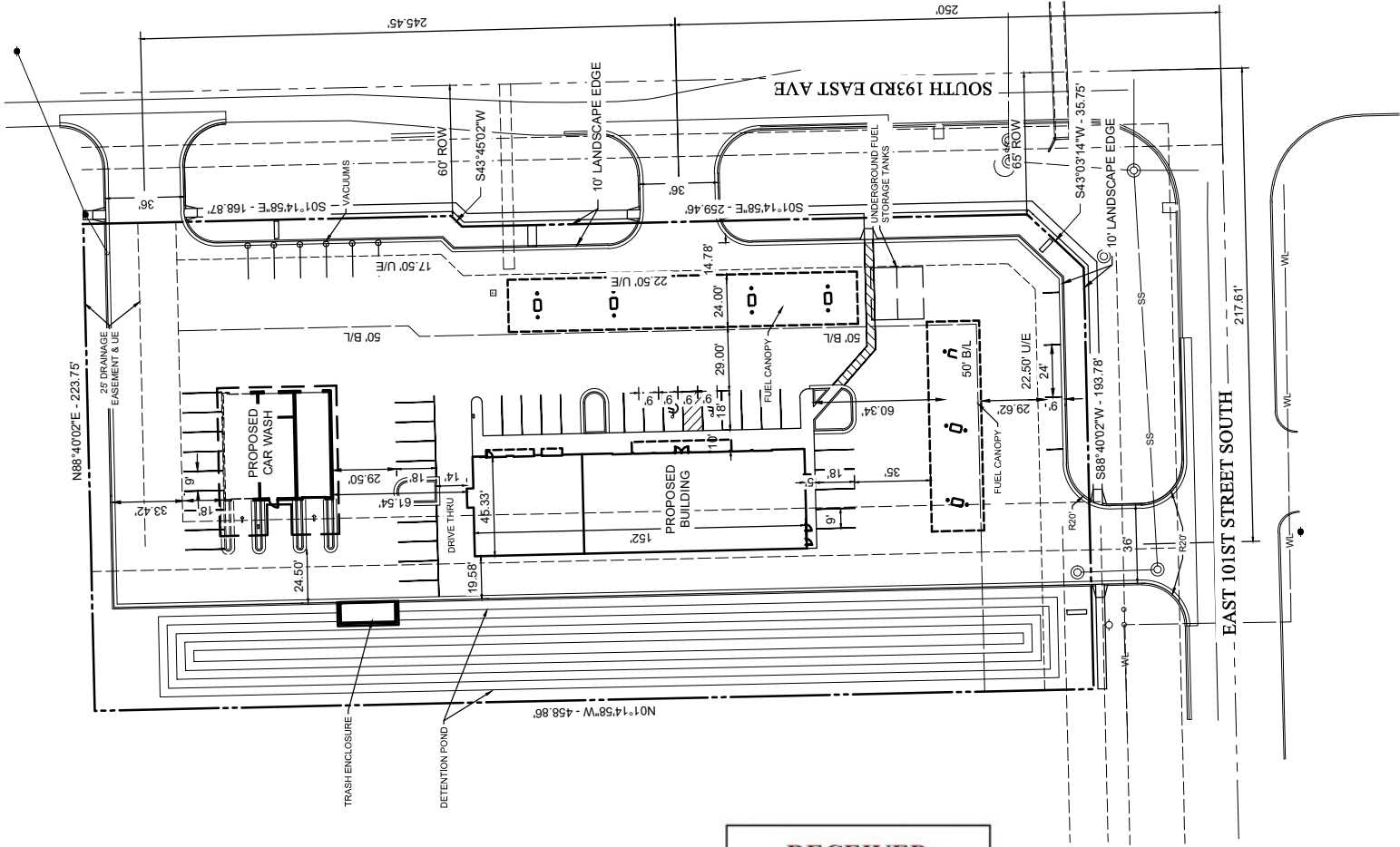
EXHIBIT A



NORTH



Scale: 1"= 80'



RECEIVED
March 19, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT



RECEIVED
March 19, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2021



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW SPECIFICATIONS AND STANDARD SPECIFICATIONS
(INCLUDING O.D.O.T. 2009 EDITION)

FIESTA MART

PUD NO.

E 101st St & S 193rd E Ave
Broken Arrow, Oklahoma



HORT SCALE 1"=200'
VERT SCALE -
ATLAS PAGE NO. -
MANAGER -
DRAWN BY -
DATE -

AERIAL PHOTOGRAPHY
AND ADJACENT
LAND USE

EXHIBIT B



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2021

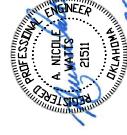


ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW STANDARD SPECIFICATIONS
(INCLUDING O.D.O.T. 2009 EDITION)

FIESTA MART

PUD NO.

E 101st St & S 193rd E Ave
Broken Arrow, Oklahoma

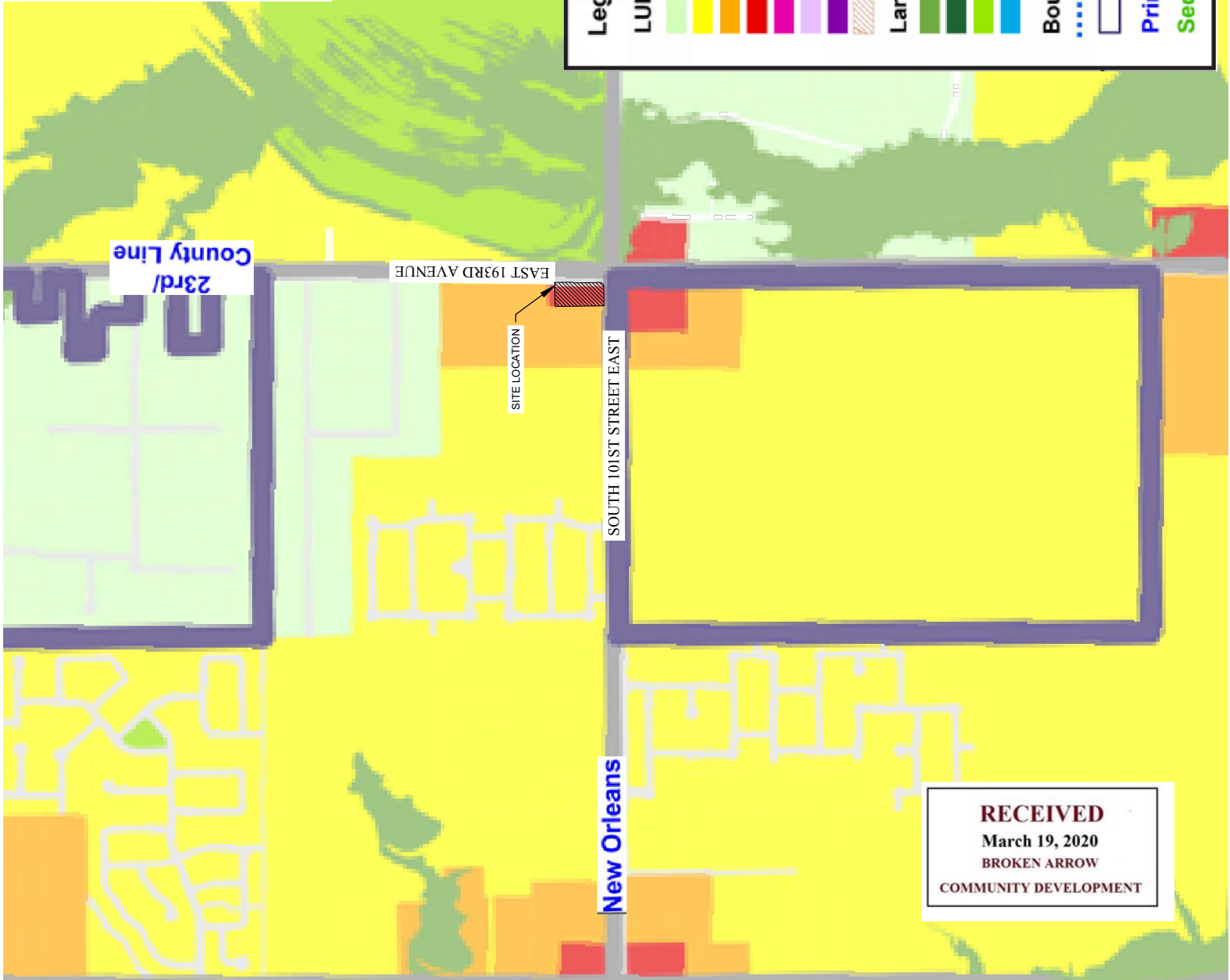
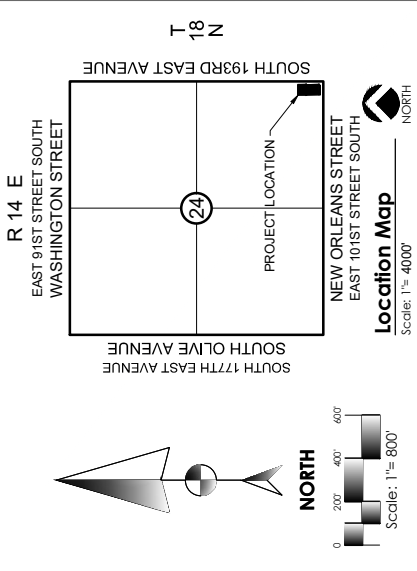


HORT SCALE
VERTICAL SCALE
ATLAS PAGE NO.
MANAGER
DRAWN BY
DATE

1"=800'
ANW
TBW
3/05/2020

BROKEN ARROW
COMPREHENSIVE PLAN

EXHIBIT C



Legend

LUIS Classification

- Level 1 - Rural Residential
- Level 2 - Urban Residential
- Level 3 - Transition Area
- Level 4 - Commercial/Employment Nodes
- Level 5 - Downtown Area
- Level 6 - Regional Employment/Commercial
- Level 7 - Major Industrial
- Special District Overlay

Land Uses

- Greenway/Floodplain
- Public Recreation
- Private Recreation
- Public/Semi-Public

Boundaries & Roads

- Fenceline
- City Boundary

Primary Arterial Designation

Secondary Arterial Designation

RECEIVED

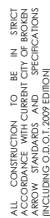
March 19, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT



CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2021



FIESTA MART

PUD NO.

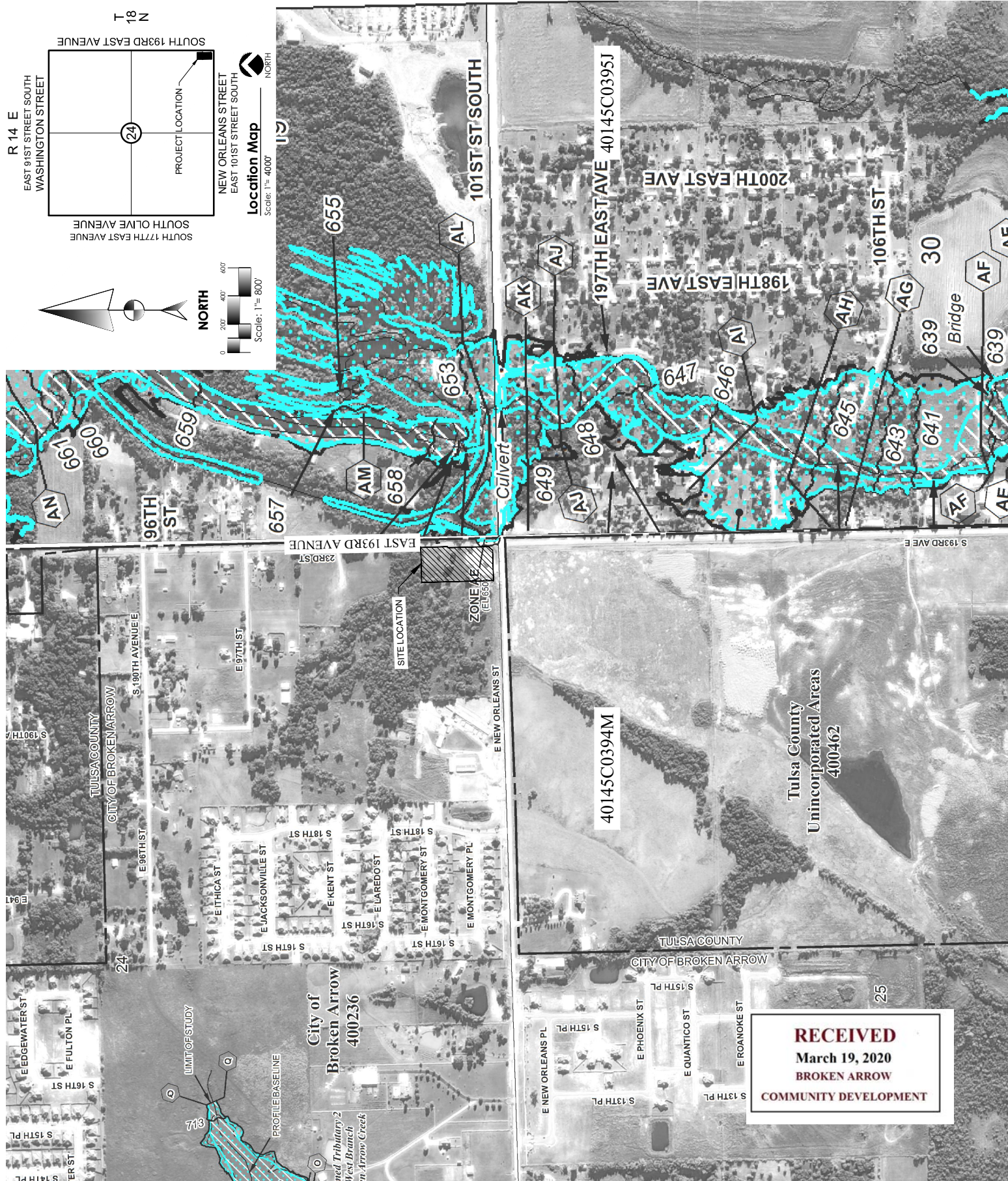
E 101st St & S 193rd E Ave
Broken Arrow, Oklahoma

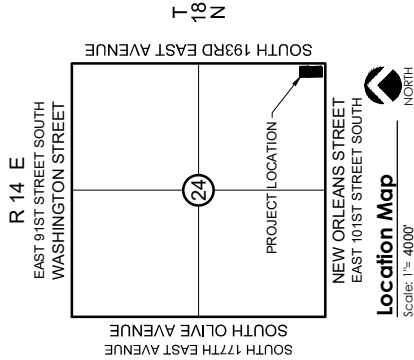
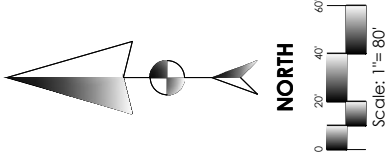


HORT SCALE
VERT SCALE
ATLAS PAGE NO.
MANAGER
DRAWN BY
DATE

FEMA FLOODPLAN MAP

EXHIBIT D





KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2021



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW LANDSCAPE SPECIFICATIONS
(INCLUDING O.D.S.O.T. 2009 EDITION)

FIESTA MART

PUD NO.

E 101st St & S 193rd E Ave
Broken Arrow, Oklahoma

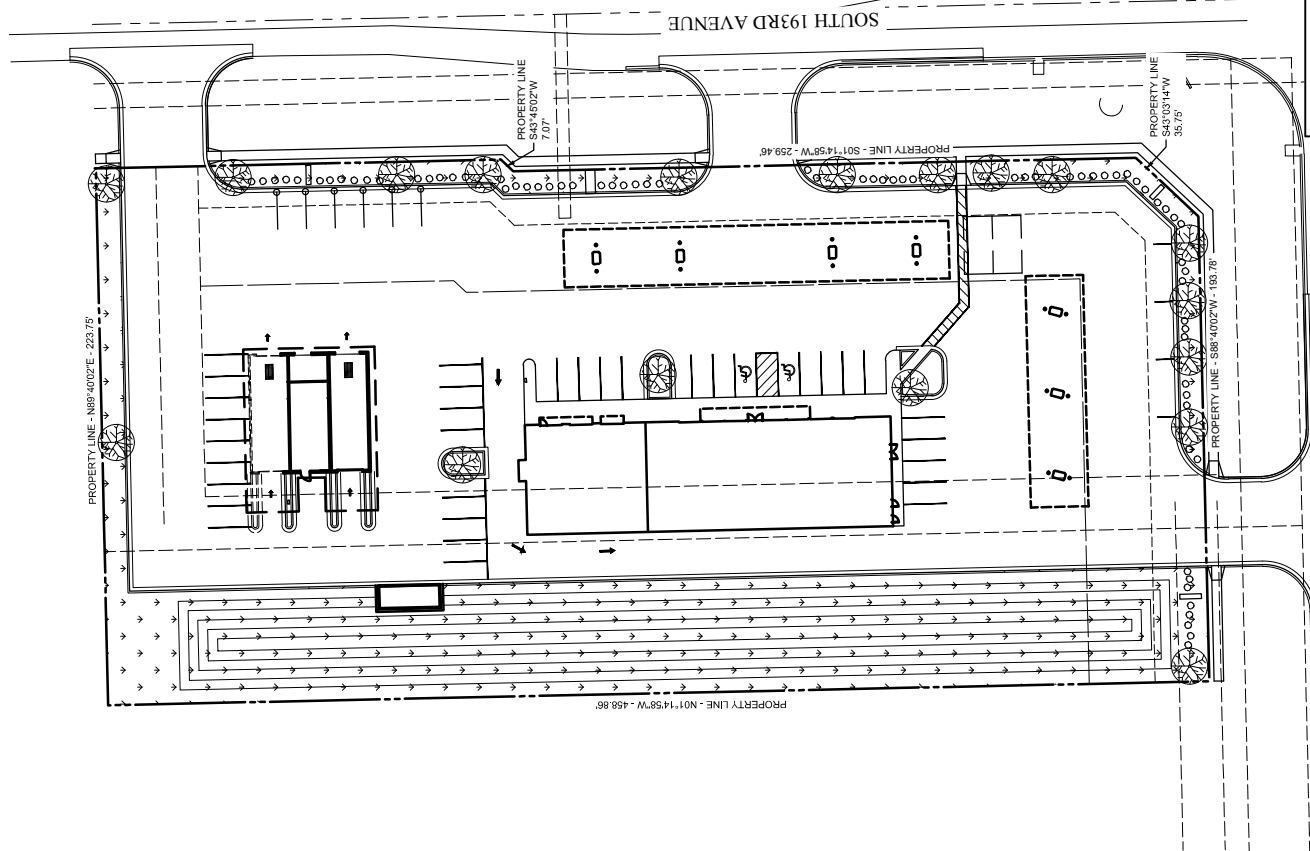


HORT SCALE
VERT SCALE
ATLAS PAGE NO.
MANAGER
DRAWN BY
DATE

1"= 80'
ANW
TBW
3/05/2020

CONCEPTUAL
LANDSCAPE
PLAN

EXHIBIT E



Landscape Requirements	
STREET YARD REQUIRED: 1 TREE/50LF OF STREET ABUTMENT SOUTH 193RD AVENUE EAST 453LF = 9 TREES EAST 101ST STREET SOUTH 212LF = 5 TREES 10 SHRUBS/50LF OF STREET ABUTMENT SOUTH 193RD AVENUE EAST 453LF = 91 SHRUBS EAST 101ST STREET SOUTH 212LF = 42 SHRUBS	PROVIDED: SOUTH 193RD AVENUE EAST 9 TREES 100 BOXWOOD EAST 101ST STREET SOUTH 5 TREES 46 BOXWOOD
PARKING REQUIRED: 1 TREE/15 PARKING SPACES 54 SPACES = 4 TREES	PROVIDED: 4 TREES

Landscape Schedule

SYMBOL Site function	COMMON NAME botanical name	MINIMUM SIZE/ HEIGHT/SPREAD	QTY REQ'D	QTY PROVIDED	COMMENTS
	MEDIUM TO LARGE TREE	2' CALIPER 6' HT	14 EDGE 4 PARKING	14 EDGE 4 PARKING	VERIFY TREE TYPE; LOCATION, SIZE, HEIGHT, AND SPREAD WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
	BOXWOOD (buxus microphylla)	3 GAL 36" C/C	133	146	EACH SYMBOL SHALL REPRESENT 2 ROWS OF BOXWOOD

— EAST 101ST STREET SOUTH —

RECEIVED
March 19, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2021



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW SPECIFICATIONS AND STANDARDS
(INCLUDING O.D.O.T. 2009 EDITION)

FIESTA MART

PUD NO.

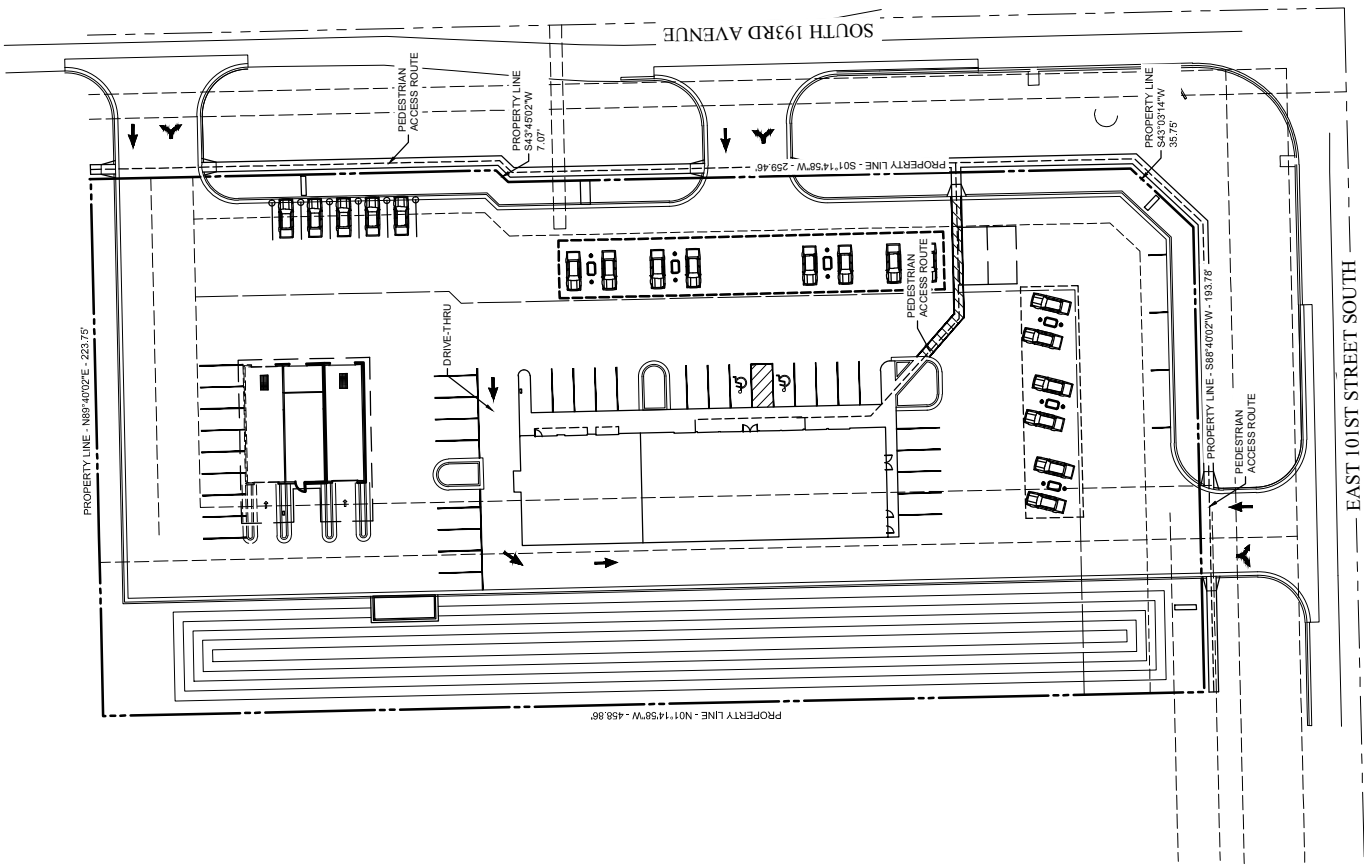
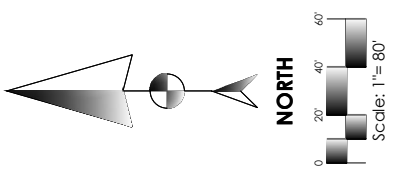
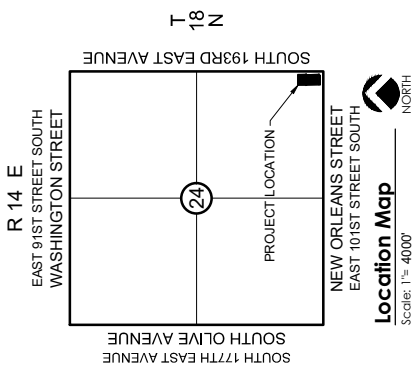
E 101st St & S 193rd E Ave
Broken Arrow, Oklahoma



HORT SCALE
VERT SCALE
ATLAS PAGE NO.
MANAGER
DRAWN BY
DATE

CONCEPTUAL
CIRCULATION
PLAN

EXHIBIT F



RECEIVED
March 19, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT

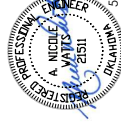


ALL CONSTRUCTION TO BE IN STRICT
 ACCORDANCE WITH CURRENT CITY OF BROOKHURST
 SPECIFICATIONS AND ALL OTHER CITY SPECIFICATIONS
 INCLUDING O.D.J.O.T. 2009 EDITION

FIESTA MART

PUD NO.

E 101st St & S 193rd E Ave
 Broken Arrow, Oklahoma

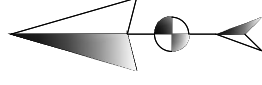
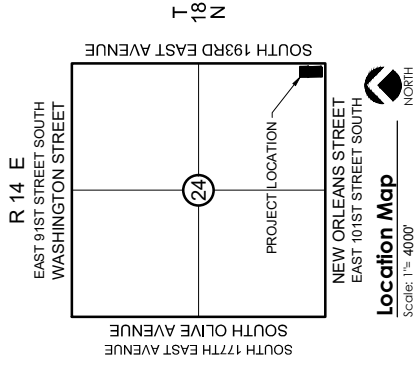


HORT SCALE
 VERT SCALE
 ATLAS PAGE NO.
 MANAGER
 DRAWN BY
 DATE

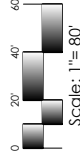
1"=80'
 ANW
 TBW
 5/1/2020

CONCEPTUAL
 SIGN PLAN

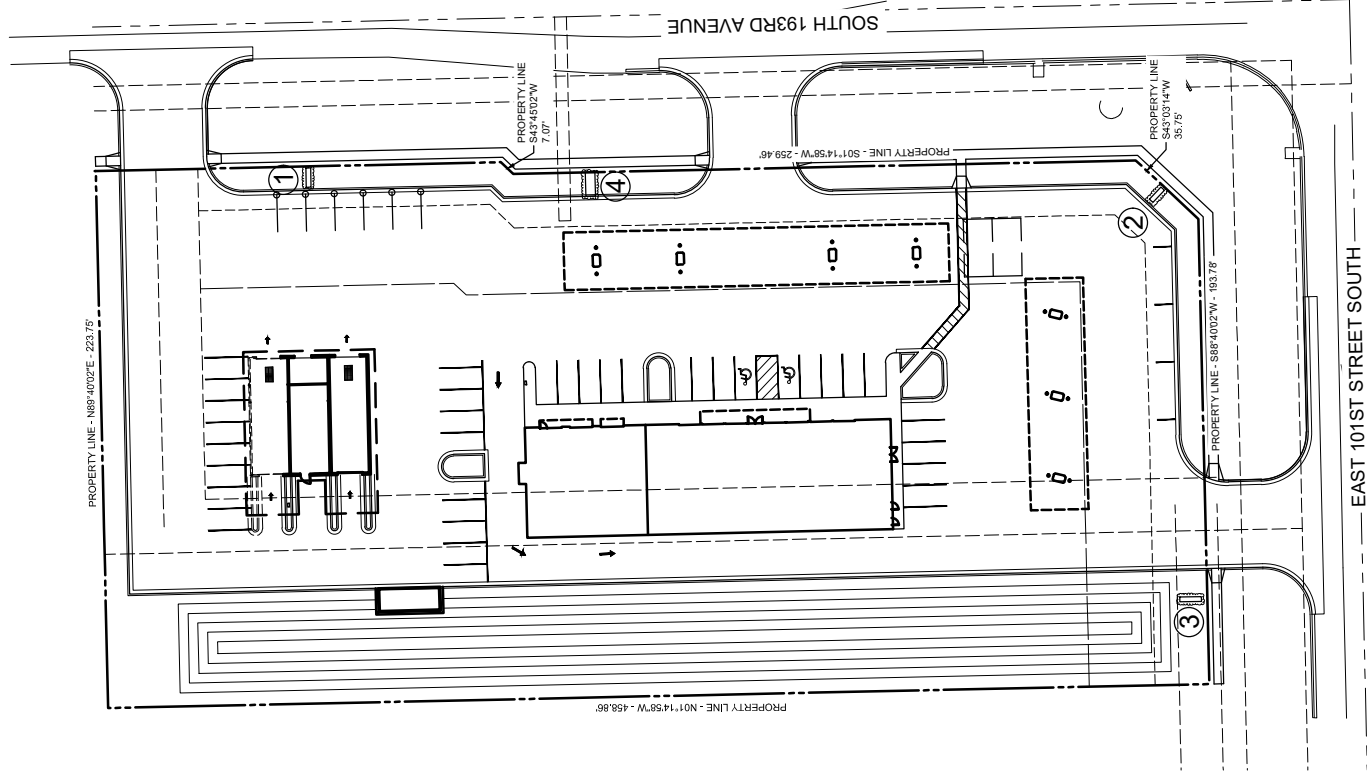
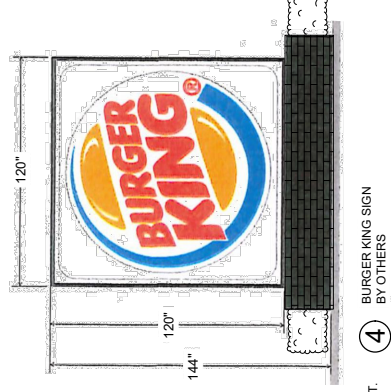
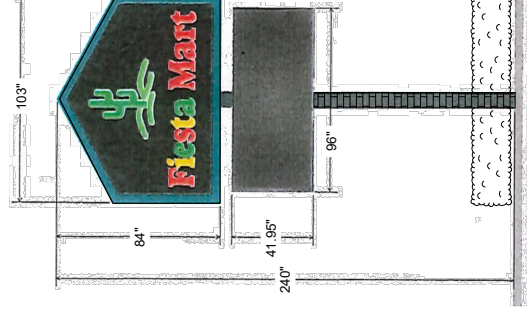
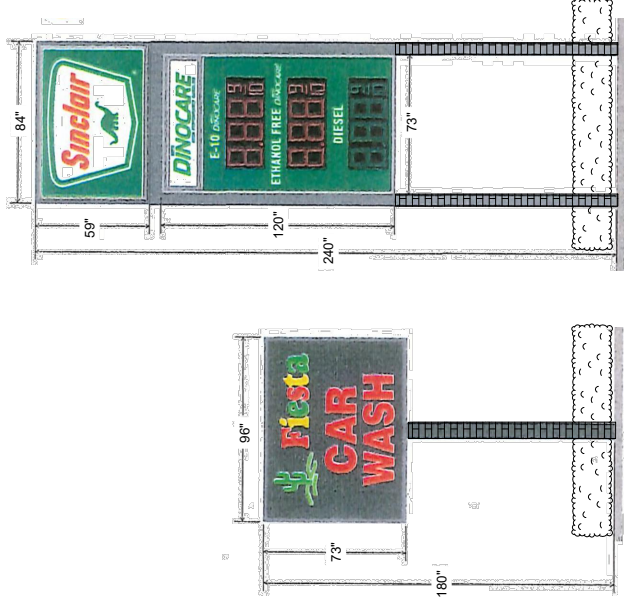
EXHIBIT C



NORTH



NOTE:
 ALL POLES ARE TO BE WRAPPED IN MASONRY.
 ALL MASONRY TO MATCH BUILDING.
 ALL SIGN BASES TO BE SURROUNDED BY HEDGES.



RECEIVED
March 19, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2021



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW SANITARY SEWER SPECIFICATIONS
(INCLUDING O.D.O.T. 2009 EDITION)

FIESTA MART

PUD NO.

E 101st St & S 193rd E Ave
Broken Arrow, Oklahoma

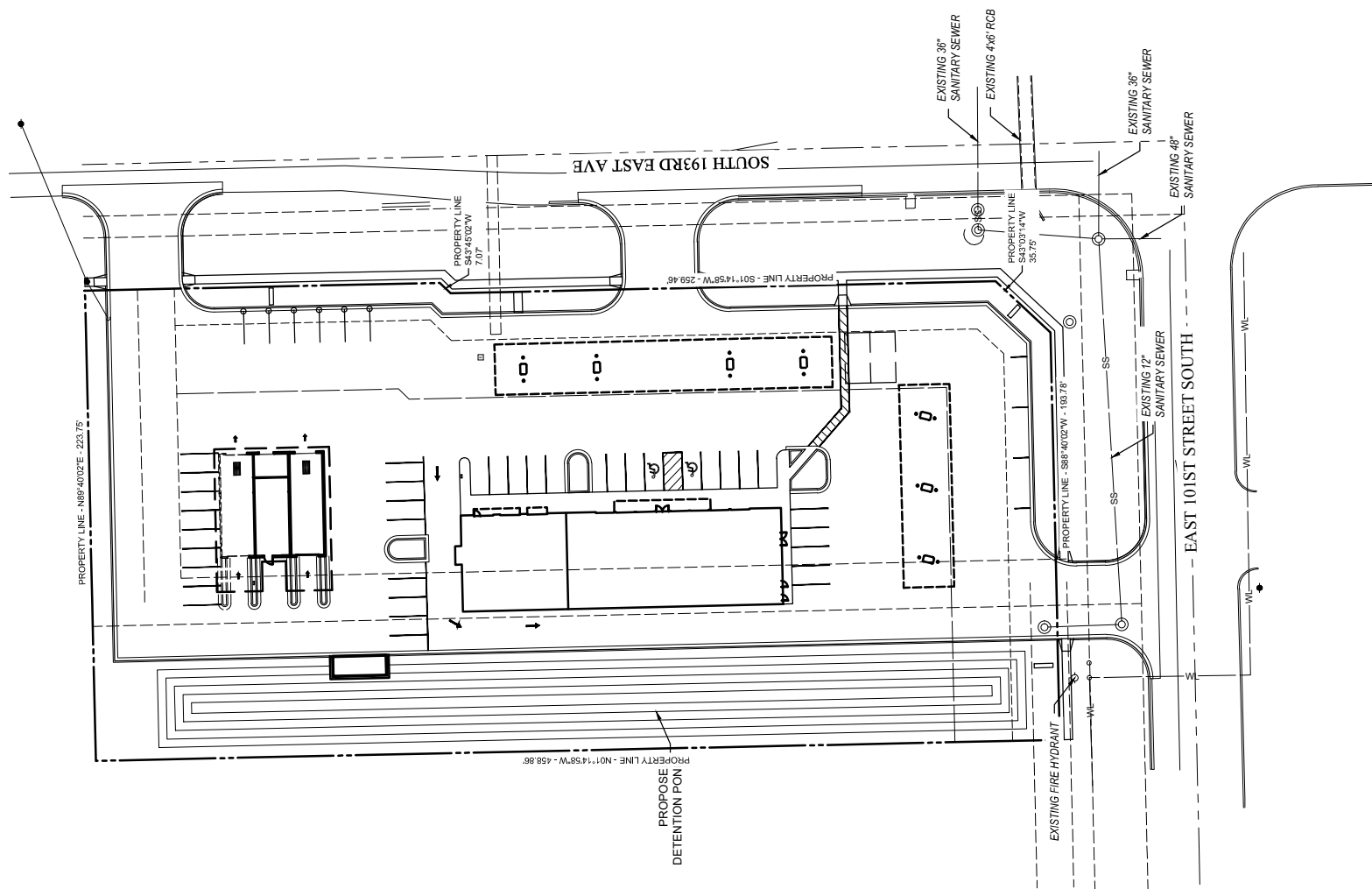
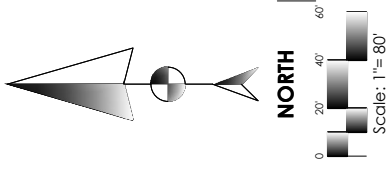
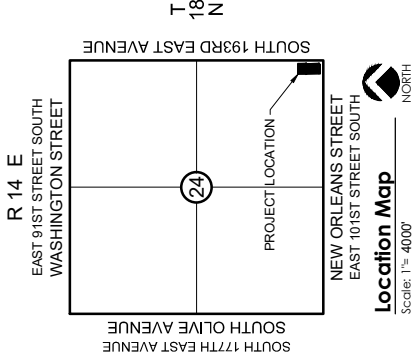


HORT SCALE
VERT SCALE
ATLAS PAGE NO.
MANAGER
DRAWN BY
DATE

1"= 80'
ANW
TBW
3/05/2020

EXISTING AND
PROPOSED UTILITIES

EXHIBIT I



RECEIVED
March 19, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT

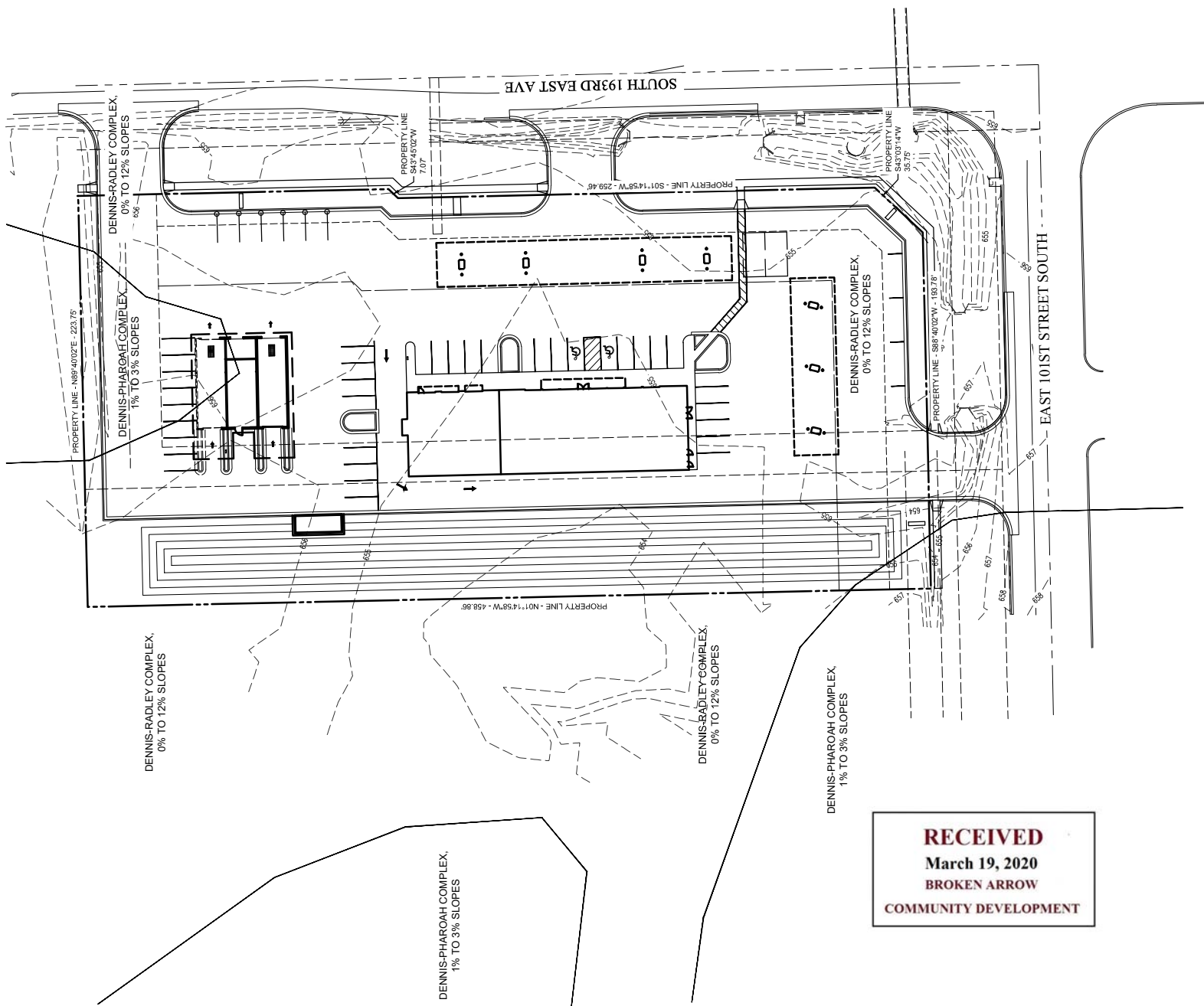
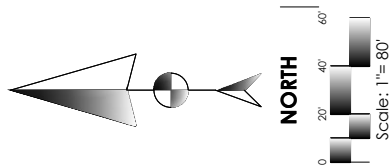
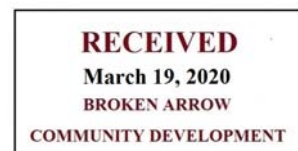


EXHIBIT K – LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24 TOWNSHIP 18 NORTH RANGE 14 EAST,
THENCE, N01°14'58"W ALONG THE EAST LINE OF SECTION 24 FOR A DISTANCE OF 523.86 FEET;
THENCE S88°45'02"W FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE, S01°14'58"E FOR A DISTANCE OF 168.87 FEET;
THENCE, S43°45'02"W FOR A DISTANCE OF 7.07 FEET;
THENCE, S01°14'58"E FOR A DISTANCE OF 259.46 FEET;
THENCE, S43°03'14"W FOR A DISTANCE OF 35.75 FEET;
THENCE, S88°40'02"W FOR A DISTANCE OF 193.78 FEET;
THENCE, N01°14'58"W FOR A DISTANCE OF 458.86 FEET;
THENCE, N88°40'02"E FOR A DISTANCE OF 223.75 FEET TO THE POINT OF BEGINNING,

SAID TRACT CONTAINING 100,913.14 SQUARE FEET (2.32 ACRES), MORE OR LESS.





KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2021



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF BROKEN
ARROW SPECIFICATIONS AND REQUIREMENTS
(INCLUDING 03.01.1, 2009 EDITION)

FIESTA MART

PUD NO.

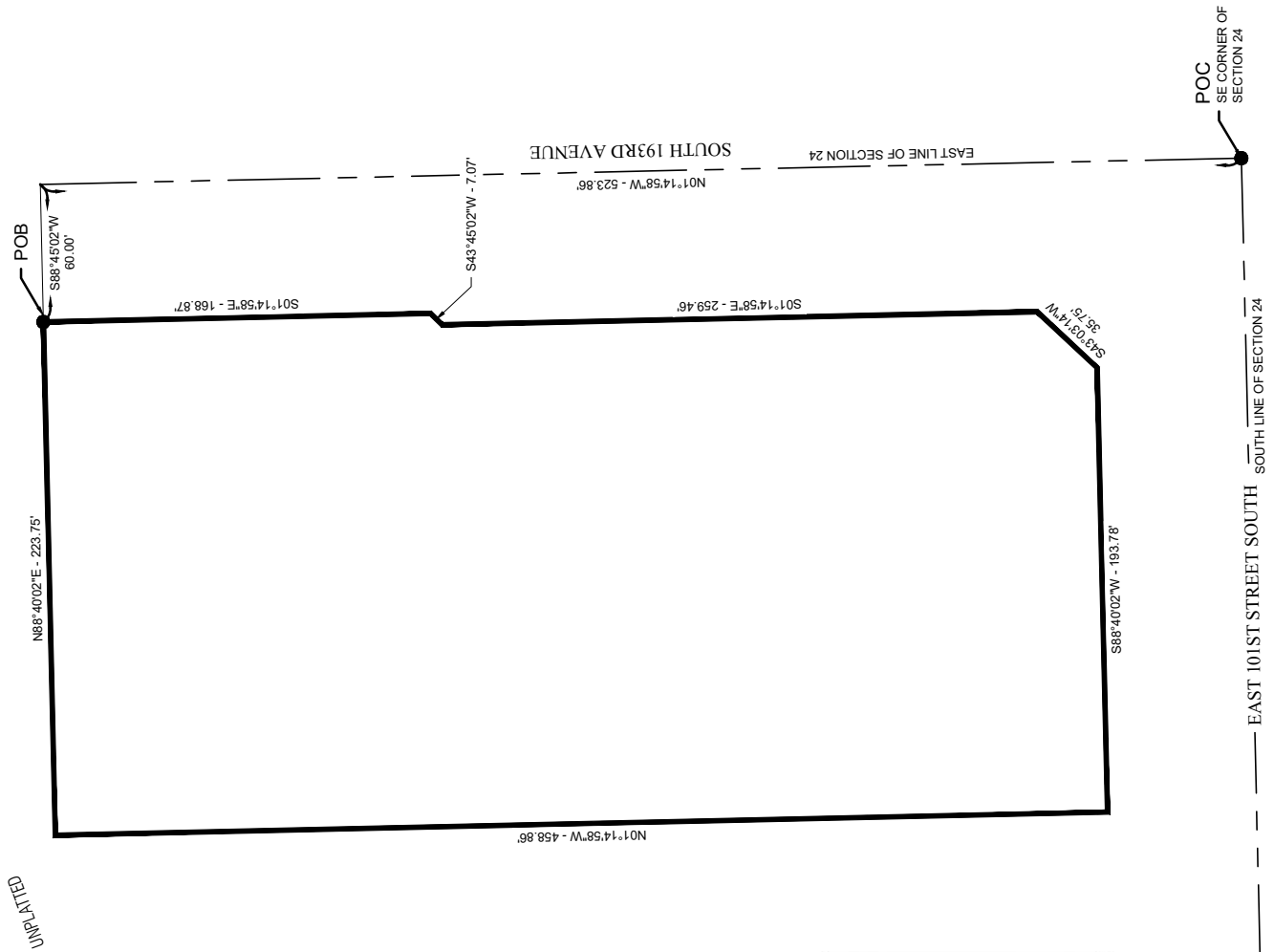
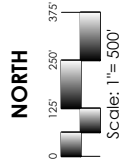
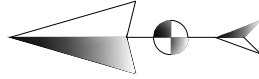
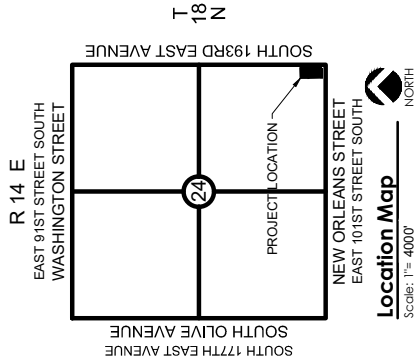
E 101st St & S 193rd E Ave
Broken Arrow, Oklahoma



1" = 80'
VERT SCALE
ATLAS PAGE NO.
MANAGER
DRAWN BY
DATE

LEGAL DESCRIPTION PLAN

EXHIBIT K



RECEIVED
March 19, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT