

PLANNED UNIT DEVELOPMENT

A Planned Industrial Community

for the

West 1/2 of the Northeast 1/4 of Section 5,

T-18-N, R-14-E, City of Broken Arrow

FEB 1984

DEVELOPMENT CONCEPT

6100 South East Park Amended is a development for light industrial uses. Within the light industrial development, adjacent to the single family subdivision, it is important to maintain a buffer between residential subdivisions and industrial uses.

In this P.U.D. there are three ways to maintain this buffer from the residential subdivision. 1st a 40' landscaped buffer will be used; 2nd a 75' building setback line, rather than 50' as required by the zoning ordinance, will be enforced. The 3rd method to maintain a buffer is a height restriction of one floor within 150' of Melinda Park.

dev concept

DEVELOPMENT STANDARDS

<u>Permitted Uses:</u>	As Allowed in the I1, Light Industrial District
<u>Maximum Floor Area</u>	As governed in Section 20.5, City of Broken Arrow Zoning Ordinance #302
<u>Maximum Building Height</u>	Within 150' of the Melinda Park Subdivision no building shall be more than one story in height. Any structure or building further than 150' from Melinda Park shall conform to section 20.7 in the City of Broken Arrow Zoning Ordinance #302.
<u>Parking Ratio</u>	1 space per 1,000 square feet of floor area.
<u>Minimum Landscaped Open Space</u>	40' wide landscape buffer between industrial and residential areas.
<u>Building Setback</u>	Within 75' of Melinda Park, there shall be no building. The remainder of the tract shall be governed by Section 20.6, City of Broken Arrow Zoning Ordinance 302.

ENVIRONMENTAL ANALYSIS

TOPOGRAPHY

The site has an elevation change of 33 feet from the northwest property corner to the southeast property corner. The land slopes gently to the southeast into a drainage system that exits at the southeast corner. Several ponds exist in the drainage way but are not expected to be a part of the development.

SLOPES

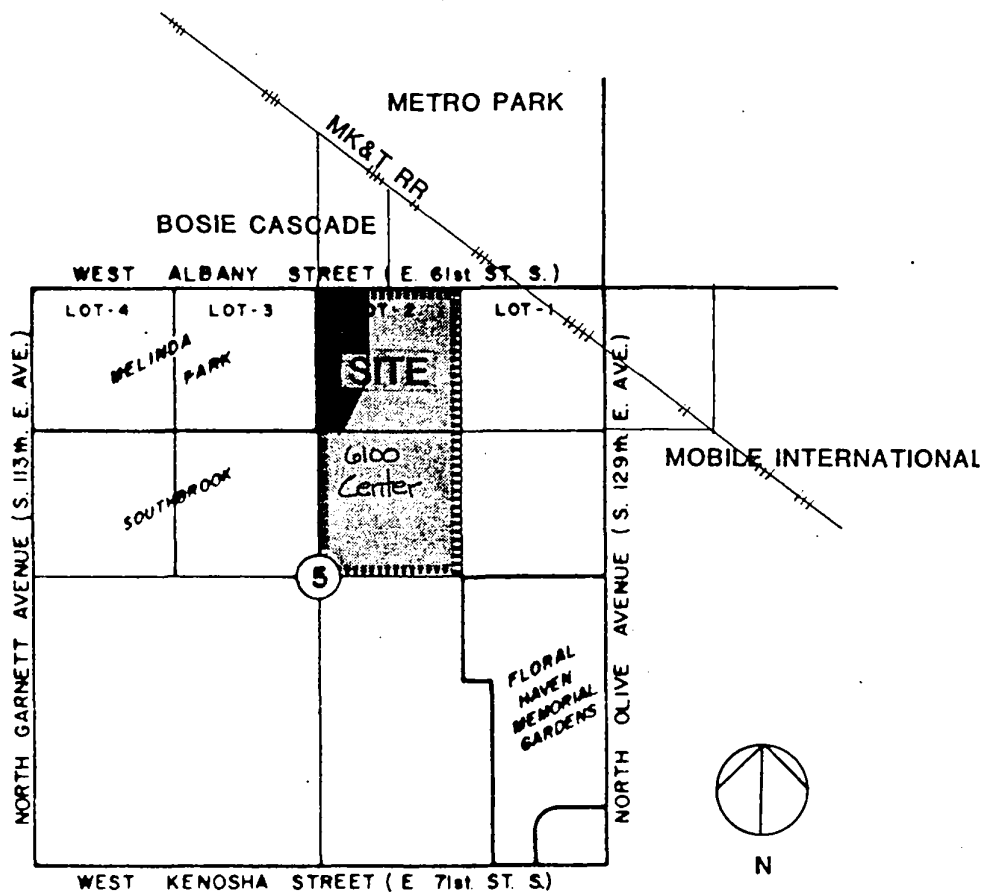
The site is well suited to any type of development. Slopes, from west to east, average 3 percent. The most severe slopes are along the drainage ways. Maximum slopes never exceed 10 percent.

DRAINAGE-EXHIBIT E

Drainage in and through the property is practically self-contained. Ridge lines along the west, north and east edges of the development limit offsite storm water to less than 5 acres. Most of the storm water collecting on the development exits near the southeast corner. The development is in the upper reaches of the Haikey Creek drainage system. 100 year flood areas do not encroach on the property.

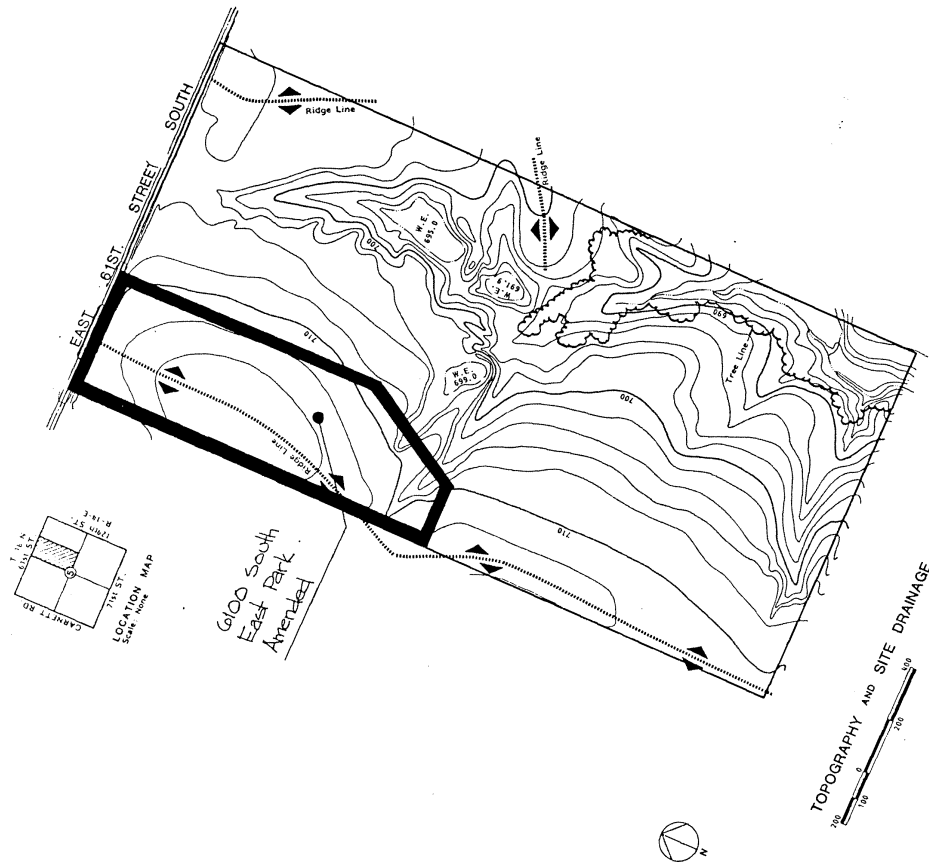
TREED AREAS

Several trees of significant size are located along the drainage way at the east property line. A majority of the trees are south of the quarter section line and will not significantly affect the development layout or design.



ABUTTING DEVELOPMENT

SCALE: NONE



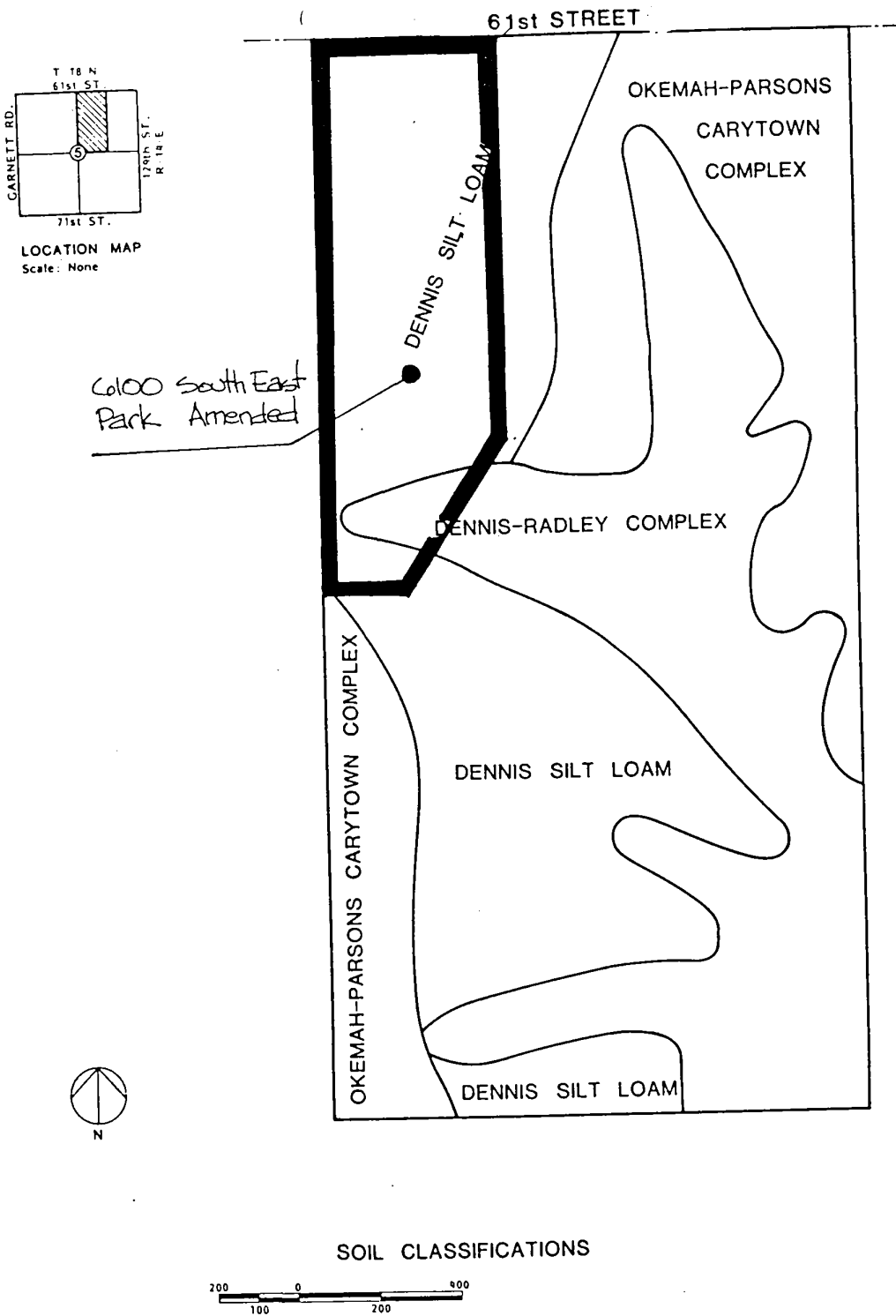
UTILITIES

All utilities will be available from the 6100 Center Industrial Park which is east and south of the 11.4 acre tract. 6100 Center is under construction, the utilities will be in place, ready for connection within 8 months.

SOILS

Denis Silt Loam

Depth to bedrock is greater than 60 inches. Slopes are generally 1 to 3 percent. Denis silt loam is a gently sloping, moderately well drained, slowly permeable soil on uplands. The main concern for development are the slow permeability and high shrink-swell potential.



EXPECTED SCHEDULE OF DEVELOPMENT

The project is expected to commence within twelve (12) months and would be completed within twenty-four (24) months thereafter.