

APPROVED

1-2-2024

BY THE CITY COUNCIL
Amy H. Simpson CITY CLERK

PUD-1975
Administrative Amendment
Approved by the Director
May 01, 2024
See Page 06

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD-1975
Administrative Amendment
Approved by the Director
October 25, 2024
See Page 09.

PUD - 1975

MASTER DESIGN STATEMENT FOR

Unison

8715 Broadway Extension

September 12, 2023
Revised October 16, 2023
Revised October 30, 2023
Revised November 13, 2023

PREPARED FOR:

Restoration Group
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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of Unison, consisting of approximately 11.7533 acres, is located within the NE/4 of Section 33, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 8715 Broadway Extension.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The future owner of the property described in Section 2.0 is Habakkuk Medical Holdings, LLC Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 8715 Broadway Extension. The property is currently zoned as PUD-1491 and PUD-921. The subject property is undeveloped.

North: North of the subject site is zoned as PUD-1491 and is developed as Life Church.

East: Immediately east of the subject site is the Broadway Extension Service Road and beyond Broadway Extension Highway is zoned as PUD- 1584, a part of The Half development.

South: Immediately south of the subject site is NW 85th Street and beyond is zoned as R-1, "Single-Family Residential" District and is part of the Kipp Academy School.

West: West of the subject site is zoned and developed as R-1, "Single-Family Residential" District.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1176-1156 and generally slopes to the east. The subject property has minimal tree cover, approximately 10%. There are no FEMA floodplains on the property. The existing pond on site is categorized as a Wetland area.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as a mixed-use Health & Wellness Collective to include medical offices, commercial and warehousing. The site will include clinic spaces, offices and the Habakkuk Headquarters. This development is designed to maintain the existing pond as an amenity with ample outdoor space for patrons, visitors and patients. The proposed development will bring medical services to this area of Oklahoma City in an easily accessible way.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development, the developer will have increased flexibility to develop the site in a way that compliments the surrounding development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the O-2, "General Office" base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

Table 6200.2: Office and Commercial District Bulk Standards

Yards – The yard setback requirements within this PUD are written to apply to the PUD boundaries and not individual lots. Given the proposed layout of structures and the location of the property abutting a highway, the north, east and south setbacks have been reduced to 5 feet. The west setback abutting residential uses, has been increased to 50 feet to provide a significant buffer between this PUD and the existing residential development.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest streets to this PUD are the Broadway Extension Service Road to the east and NW 85th Street to the south.

Proposed drives in this Planned Unit Development shall be private. This PUD may provide a connection to NW 88th Street, connecting NW 88th Street to the Broadway Extension Service Road.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 22 located at 333 NW 92nd Street. Approximately 0.5 miles northwest from this PUD development. Anticipated response times are of urban service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no bus stops planned within this Planned Unit Development. There is an existing bus route that runs along Broadway Extension Service Road with a stop north of the subject PUD. There is also a bus stop just south of the PUD on the south side of NW 85th Street & Broadway Extension Service Road.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA 100-year floodplain.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low Intensity area standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, however, that the density and/or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **O-2, "General Office" District and C-3, "Community Commercial" District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

TRACT 1

The following special conditions shall be made a part of Tract 1:

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Industrial, Light (8350.8)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Medical Services: Restricted (8300.53), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Wholesaling, Storage and Distribution: Restricted (8350.16), Buildings not permitted within 150 feet of the west PUD boundary line.

The Following uses shall be prohibited from all tracts within the PUD:

- No Laundromats or self service laundry services shall be permitted
- No fast food uses with drive-thru

TRACT 2

The following special conditions shall be made a part of Tract 2:

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Automotive: Parking Garages (8300.12), ancillary to another building
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Medical Services: Restricted (8300.53), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed untreated metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

Landscape Buffers to include: (1) a sight-proof fence or wall as described in Section 9.4 or (2) a minimum five (5) foot landscape buffer with either a minimum of nine (9) landscaping points installed for every twenty-five (25) linear feet of abutment to a residential district or use and/or three-inch (3") caliper trees spaced a maximum of twenty-five (25) feet on center shall be installed along the west property line abutting the residential use.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants may be included within this PUD where appropriate. Existing healthy, mature trees shall be protected in this PUD to the extent possible.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

Stadium-style lighting will not be allowed.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. Landscape buffers may be used to satisfy the screening requirement.

9.5 PLATTING REGULATIONS

Platting shall be per the Oklahoma City Subdivision Regulations.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

9.8 VEHICULAR ACCESS REGULATIONS

There may be three (3) access points from Broadway Extension Service Road and two (2) access points from NW 85th Street in this PUD. A connection to the stub street at NW 88th Street shall be permitted. There shall be no limitations on access points to the newly constructed NW 88th Street. No other public streets shall be granted connections or extensions.

A request may be made to the City of Oklahoma City Traffic and Transportation Commission to make NW 85th Street two ways to improve traffic flow and access.

Lots within this PUD will not be required to have frontage on an approved public street.

Access to individual lots within the PUD may be permitted to be from a private drive.

A pedestrian system shall be organized to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements.

The text underlined in Section 9.8 is the result of an Administrative Amendment approved on May 01, 2024.

Pedestrian connections with adjacent sidewalks shall be shown. Pedestrian connections may be provided from all public streets.

9.9 PARKING REGULATIONS

The design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Parking requirements shall be automatically reduced by 15%. Proposed uses are not required to have off-street parking located on the same site as the structure. Off-street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for the proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

9.10 SIGNAGE REGULATIONS

9.10.1 *Freestanding Accessory Signs*

Freestanding signage shall be per the O-2, "General Office" District regulations. In addition to the signage permitted in O-2, there shall be three (3) freestanding signs limited to 20 feet in height with a maximum display area of 200 sf.

Any allowed sign over 8 feet tall shall be located within 50 feet of Broadway Extension Service Road.

A sign that contains the name of any business located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within this PUD.

Canopy signs shall be permitted for each business use in the PUD and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches high and backlit.

Additional signage may be requested at the specific plan stage for individual users and shall be at the discretion of the Planning Commission for acceptability and compatibility.

9.10.2 Attached Signage

The attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

9.10.3 Non-Accessory Signs

Non-Accessory signs/billboards shall be prohibited.

9.10.4 Electronic Message Display Signs

Electronic Message Display Signs shall not be permitted.

9.10.5 Decorative Artwork, Architectural Elements and Temporary Signage

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and will require issuance of a permit. If located on, upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along NW 85th and NW 88th Streets with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. Sidewalks shall not be required along the Broadway Extension Service Road. An internal pedestrian system will provide pedestrian access.

9.13 HEIGHT REGULATIONS

The O-2, "General Office" District regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

North PUD Boundary: 5 feet

East PUD Boundary: 5 feet

South PUD Boundary: 5 feet

West PUD Boundary: ~~125~~ feet, no parking or paving, except for pedestrian access, shall be permitted within ~~125~~ feet of the west PUD boundary. Parking abutting the west setback shall be required to install trees in triangular tree islands every 5 parking spaces which shall be shown on subsequent specific plans.

9.15 PERMIT REQUIREMENTS

Applications for building permits in this PUD must include a site plan that depicts the location of the proposed building permit and parking and landscaping proposed for the building for which a building permit is requested.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the Property Owners Association throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.17 COMMON AREAS

There shall be a minimum of 20% common area within this PUD.

Maintenance of the common areas in the development shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at building permit stage.

9.19 SPECIFIC PLAN AND FINAL PLAT

A specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall only be required for the overall layout of the warehouse building and the first office building of the project. Said specific plan shall be required prior to the issuance of any building permits. Other buildings shall not be required a specific plan unless substantial deviation from the approved overall layout occurs.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Tract Map
- C: Conceptual Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

Restoration Group PUD

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Blocks 9 and 14 as shown on the recorded plat ESTES ACRES, and being a portion of that parcel of land described in the Warranty Deed recorded in Book 15391, Page 1548 (Parent Deed), said tract being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of Block 20 in said plat ESTES ACRES;

THENCE North 00°08'13" East, along and with the West line of Blocks 20, 15 and 14 of said Plat, a distance of 620.00 feet to the to the SW corner of said Parent Deed, said corner being the POINT OF BEGINNING;

THENCE continuing North 00°08'13" East, along and with the West line of said Blocks 14, and 9, a distance of 438.91 feet;

THENCE North 89°25'50" East, departing the West line of said Block 9, a distance of 424.37 feet to a point on the West right-of-way (R/W) line of Broadway Extension;

THENCE South 00°35'02" East, along and with the West R/W line of Broadway Extension, a distance of 438.87 feet;

THENCE South 89°25'50" West, departing said West R/W line a distance of 429.89 feet to the POINT OF BEGINNING.

Containing 187,455 square feet or 4.3034 acres, more or less.

AND

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Blocks 14, 15 and 20 as shown on the recorded plat ESTES Acres, being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Block 20, said point being the POINT OF BEGINNING;

THENCE North 00°08'13" East, along and with the West line of said Blocks 20, 15 and 14, a distance of 620.00 feet;

THENCE North 89°25'50" East, departing said West line, a distance of 429.89 feet to a point on the West right-of-way line of Broadway Extension;

THENCE along and with the West right-of-way line of Broadway Extension the following three (3) calls:

South 00°35'02" East, a distance of 520.35 feet;

North 89°35'18" East, a distance of 10.00 feet;

South 00°35'02" East, a distance of 99.57 feet to a point on the South line of said Block 20 and the South line of said Northeast Quarter (NE/4);

THENCE South 89°25'50" West, along and with the South line of said Block 20 and the South line of said Northeast Quarter (NE/4), a distance of 447.69 feet to the POINT OF BEGINNING.

AND

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West Half of Lot 7 and all of Lots 8-21 Block 1 and that portion of vacated Robinson Street lying between Block 1 and Block 2 as shown on the recorded plat NORTH HIGHLAND ADDITION, being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Lot 21, said point being the POINT OF BEGINNING;

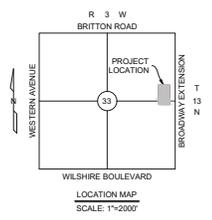
THENCE South 89°37'38" West, along and with the extended South line of said Block 1, a distance of 60.00 feet to the Southeast (SE) Corner of said Block 2;

THENCE North 00°22'22" West, along and with the East line of said Block 2, a distance of 128.49 feet to the Northwest (NW) Corner of said Block 2;

THENCE North 89°25'50" East, along and with the extended North line and the North line of said Block 1, a distance of 422.50 feet to the Northeast (NE) Corner of the West Half (W/2) of said Lot 7;

THENCE South 00°22'22" East, along and with the East line of the West Half (W/2) of said Lot 7, a distance of 129.94 feet to the Southeast (SE) Corner of the West Half (W/2) of said Lot 7;

THENCE South 89°37'38" West, along and with the South line of said Block 1, a distance of 362.50 feet to the POINT OF BEGINNING.



PUD-1975

Unison

Exhibit B
Tract Map



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(405) 233-9873 FAX (405) 233-9873
ENGINEERS SURVEYORS PLANNERS
9/6/23

PUD-1975
Unison
Exhibit C
Conceptual Master Development Plan



NW 87th Street

NW 88th Street

NW 87th Street

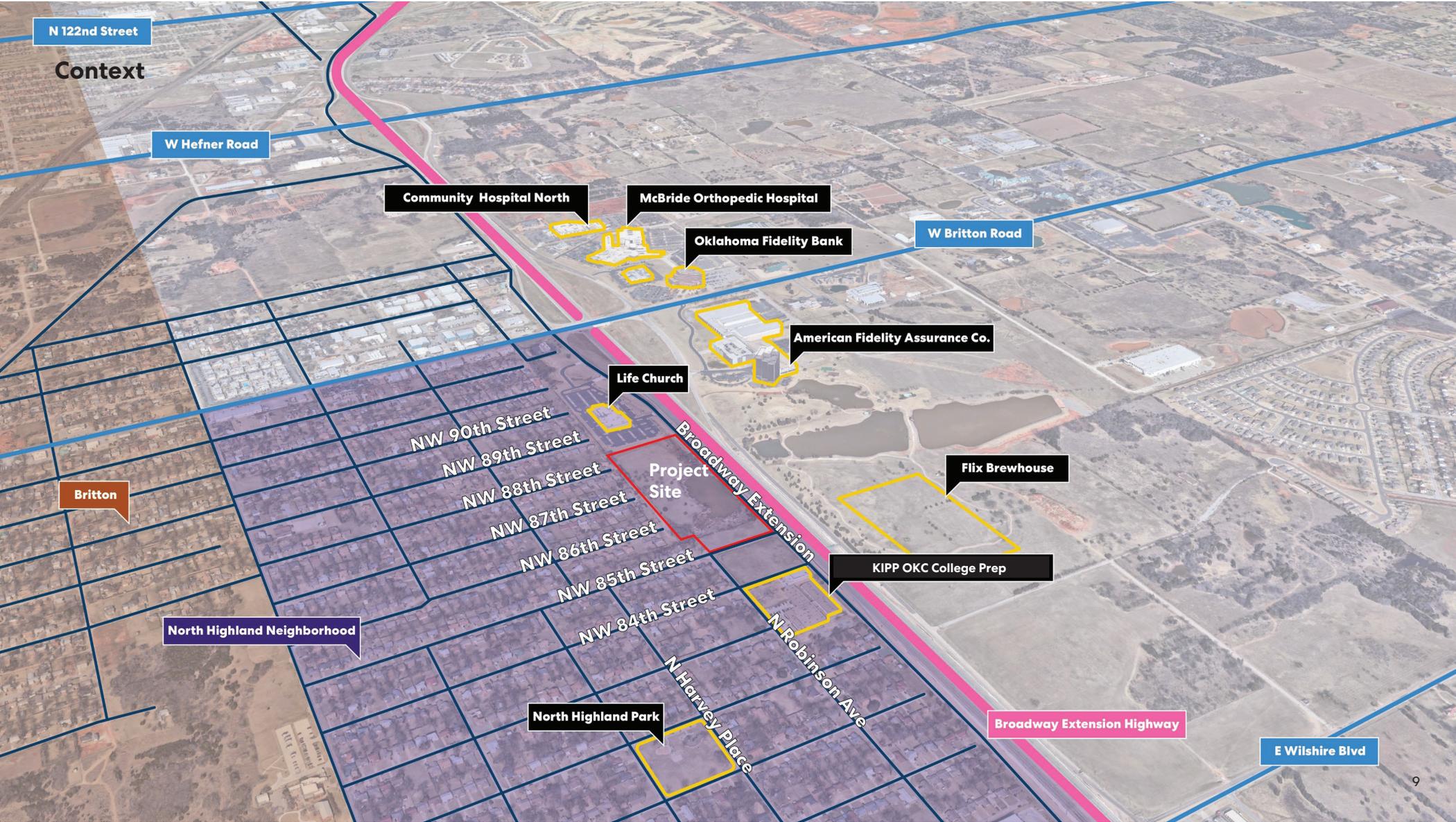
NW 86th Street

NW 85th Street

N Harvey Ave

Broadway Extension

Broadway Extension Highway



N 122nd Street

Context

W Hefner Road

Community Hospital North

McBride Orthopedic Hospital

Oklahoma Fidelity Bank

W Britton Road

American Fidelity Assurance Co.

Life Church

Flix Brewhouse

Britton

NW 90th Street

NW 89th Street

NW 88th Street

NW 87th Street

NW 86th Street

NW 85th Street

NW 84th Street

N Harvey Place

N Robinson Ave

North Highland Neighborhood

Project Site

Broadway Extension

KIPP OKC College Prep

Broadway Extension Highway

E Wilshire Blvd

North Highland Park