

Planning Commission Minutes  
February 22, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:39 a.m. on February 19, 2024)

19. (PUD-1949) Application by LNP 9400 Broadway Ext, LLC, to rezone 9400 Broadway Extension from O-2 General Office and SPUD-1166 Simplified Planned Unit Development Districts to PUD-1949 Planned Unit Development District. Ward 7.

**Amended Technical Evaluation:**

- ~~1. Delete the following as permitted use: 8300.66 Signs: Non-Accessory.~~
- ~~2. Amend the size of the proposed freestanding accessory/non-accessory sign to be in accordance with the C-3 District instead of the C-4 District.~~
- ~~3. Amend Section 9.10.3 Non-Accessory Sign to state "Non-Accessory are not permitted."~~
- ~~4. EMD signs shall not be permitted.~~
5. Sidewalks shall be required along all streets.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY CLAIR, SECONDED BY NEWMAN

AYES: CLAIR, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**February 22, 2024**

**Item No. IV. 19.**

**(PUD-1949) Application by LNP 9400 Broadway Ext, LLC, to rezone 9400 Broadway Extension from O-2 General Office and SPUD-1166 Simplified Planned Unit Development Districts to PUD-1949 Planned Unit Development District. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	David M Box
Company	Williams, Box, Forshee & Bullard, PC
Phone	405-232-0080
Email	dmbox@wbfbllaw.com

**B. Case History**

This application was continued from the May 11, May 25, June 22, and July 27, and August 24, 2023, Planning Commission meetings. The application could not be processed and was continued indefinitely because it proposed freestanding signs larger than allowed per the temporary sign moratorium (200 square feet).

On January 4, 2024, the Board of Adjustment granted a variance to the sign moratorium, allowing the PUD to be processed, but not varying sign size in any zoning district.

On February 13, 2024, the City Council adopted Ordinance # 27,526, which establishes new sign regulations, effective March 15, 2024.

This PUD seeks to rezone the site to allow commercial uses, and specifically seeks a non-accessory sign / billboard.

**C. Reason for Request**

The purpose of this application is to allow commercial development and a billboard.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)**

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

**2. Size of Site: 8.24 acres**

### **3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	O-2 / SPUD-1166	O-2	PUD-1797	I-2 / PUD-1584	ROW
<b>Land Use</b>	Office / Parking	Office	Office	Office	I-235

## **II. SUMMARY OF PUD APPLICATION**

The use and development regulations of the **C-3 Community Commercial District** shall govern this PUD, except as herein modified.

### **The following uses shall be permitted:**

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General

**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**February 22, 2024**  
**PUD-1949**

**Item No. 19.**

8250.13	Light Public Protection and Utility: Restricted
8300.49	Lodging Accommodations: Bed and Breakfast
8300.51	Lodging Accommodations: Commercial Lodging
8300.52	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restrictions
8300.55	Participant Recreations and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.66	Signs: Non-Accessory
8300.69	Spectator Sports and Entertainment: Restricted

**9.0.....SPECIAL CONDITIONS**

The following special conditions shall be made a part of this PUD:

**9.1.....FAÇADE REGULATIONS**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. Buildings finished with a maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**9.2 ..... LANDSCAPING REGULATIONS**

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**9.3 ..... LIGHTING REGULATIONS**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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.

**9.4 ..... SCREENING REGULATIONS**

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any

residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 ..... PLATTING REGULATIONS

Platting shall not be required.

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

The existing dumpster shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ..... ACCESS REGULATIONS

There shall be a maximum of four (4) access points from E. Britton Rd. and two (2) from N Oklahoma Ave. in this PUD.

9.9 ..... PARKING REGULATIONS

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

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

There shall be a maximum of two (2) monument type signs along Britton Rd. and one (1) along Oklahoma Ave. The monument signs shall be a maximum of 8 Feet in height and 100 square feet in area.

There shall be a maximum of one (1) freestanding accessory/non-accessory sign on the corner of Broadway and Britton Rd. The freestanding sign shall be in accordance with the C-4 base zoning district regulations.

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

**9.10.2 ..... ATTACHED SIGNS**

Attached signs will be in accordance with the base zoning district regulations.

**9.10.3 ..... NON-ACCESSORY SIGNS**

Non-Accessory signs shall be permitted within this PUD and must conform to the freestanding sign standards in Section 9.10.1.

**9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)**

Electronic Message Display signs shall be permitted within this PUD.

**9.11 ..... ROOFING REGULATIONS**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, each structure in this PUD shall have Class C roofing or better.

**9.12 ..... SIDEWALK REGULATIONS**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**9.13 ..... HEIGHT REGULATIONS**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this PUD.

**9.14 ..... SETBACK REGULATIONS**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements in this PUD shall be the same as the base-zoning district.

**9.15 ..... PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner 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.

**9.16 ..... COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the property owner or 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.

**9.17 ..... SPECIFIC PLAN**

A specific plan shall not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 ..... EXHIBITS**

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

- Exhibit A - Legal Description
- Exhibit B - Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D - Renderings

**III. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

**A. Outside Agencies**

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**

- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District:** Oklahoma City
- 7. Oklahoma Department of Transportation (ODOT)**

**B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire\***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
  - a. Engineering**
  - b. Streets, Traffic and Drainage Maintenance**

**Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the



property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.

- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Add the statement: Drainage improvements, if required, will be in accordance with the applicable requirements of the Oklahoma City Municipal Code, as amended.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit

must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.

**b. Solid Waste Management**

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 12" water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

**9. Planning**

**a. Comprehensive Plan Considerations**

- 1) **LUTA Development Policies:**

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.*

Location:

- Focus regionally serving retail development within commercial nodes and corridors identified in the Retail Nodes & Corridors map.
- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

*The proposed retail development could serve regional customers based on proximity to the McBride Orthopedic Hospital and surrounding medical complex. The subject site has frontage along the Broadway Extension Service Road and E Britton Road, both arterial streets in the Urban Low Intensity LUTA.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The subject site is developed with an 8-story office building. The existing FAR for the site is within the Urban Low Intensity LUTA range, however new development could produce a FAR above the UL range. The PUD's C-3 base district for maximum building height allows 6 stories. The conceptual plan indicates a retail use along the arterial street with a parking garage located behind it instead of surface parking, which is supported by the comprehensive plan.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

*The subject site currently has three improved drives along E Britton Road and one along N Oklahoma Avenue. The PUD Master Design Statement allows for*

*four drives along E Britton Road and two along N Oklahoma Avenue, however only the existing drives are shown on the conceptual plan.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

*Sidewalks are available on a portion of the subject site, along E Britton Road between the eastern most drive and the Broadway Extension Service Road. The PUD regulations require sidewalks on all arterial streets only.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing office or retail development the comprehensive plan does not identify potential compatibility issues.
- 3) **Service Efficiency:**
  - Water: *Served*
  - Sewer: *Fully Served*
  - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5) **Transportation System:** This site is located on the east side of the Broadway Extension Service Road, a frontage road identified as a Minor Arterial. The site has frontage along E Britton Road, a Major Arterial Street, and N Oklahoma Avenue, a Neighborhood Street, all of which are in the Urban Low LUTA. The nearest transit (bus) service is located adjacent to the site along E Britton Road.
- 6) **Other Development Related Policies**
  - Encourage the integration of different land uses in urban areas [by preventing] large areas of concentration of any particular land use such as multi-family or commercial. (SU-2)
  - Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
  - Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
  - Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
    - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access

- points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
- Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
- Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.
  - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

**b. Plan Conformance Considerations**

The subject site is located on the north side of E Britton Road between the Broadway Extension Service Road and N Oklahoma Avenue. The site is zoned O-2 and SPUD-1166 and is developed with an 8-story office building on the O-2 portion and a parking lot on the SPUD-1166 portion. SPUD-1166 was rezoned from O-2 in 2020 to allow retail development and parking garage, which is similar to the proposed use in the PUD for this portion of the site. The same conceptual plan is provided for this application as was provided for SPUD-1166. The land to the north is zoned O-2 and developed with the McBride Orthopedic Hospital and surrounding medical complex. An office building, appearing vacant, is located east of N Oklahoma Avenue. In 2021, the property to the east was rezoned from R-1 to PUD-1797 to accommodate mixed-use office and commercial development. Across E Britton Road to the south are an undeveloped I-2 property and PUD-1584 which is undeveloped but allows a mixed-use development with a C-3 base. The Broadway Extension abuts the property to the west.

The PUD is proposed to bring the entire subject site into one zoning district, and allow commercial uses on the portion currently zoned for office uses. However, the PUD also requests signs per the C-4 District, and specifically requests non-accessory signs. In January 2024, the applicant sought and successfully secured a variance to the temporary sign moratorium in order allow the processing of this PUD with freestanding signs larger than 200 square feet. The variance did not grant relief to the number or size of signs allowed. Instead, it allowed the applicant to request a sign size over 200 square feet in this PUD application. In this case, the requested non-accessory sign / billboard is not allowed in the existing O-2 District, and the size of sign would not be allowed in the C-3 District in either the current or pending sign ordinance. Further, the new sign ordinance states that a PUD or SPUD may not be used to modify sign standards to make them less restrictive. The non-accessory sign use should be deleted, and freestanding signs should conform to the base C-3 District.

**IV. STAFF RECOMMENDATION**

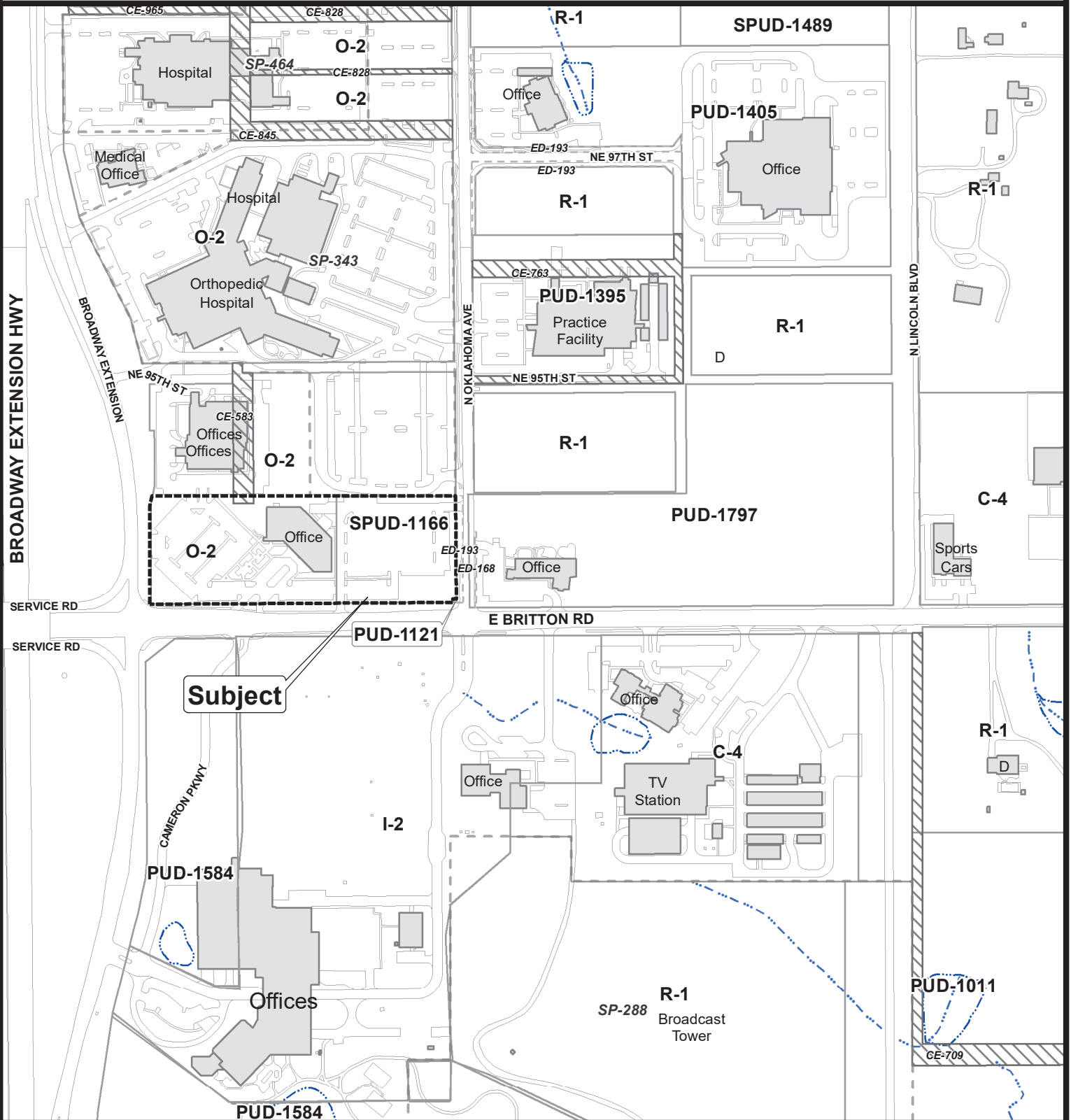
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

**Approval of the application subject to the following Technical Evaluations:**

1. Delete the following as permitted use: *8300.66 Signs: Non-Accessory.*
2. Amend the size of the proposed freestanding accessory/non-accessory sign to be in accordance with the C-3 District instead of the C-4 District.
3. Amend Section 9.10.3 Non-Accessory Sign to state “Non-Accessory are not permitted.”
4. EMD signs shall not be permitted.
5. Sidewalks shall be required along all streets.

SW

**Case No: PUD-1949      Applicant: LNP 9400 Broadway Ext LLC**  
**Existing Zoning: O-2 / SPUD-1166**  
**Location: 9400 Broadway Extension**



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400 Feet





4801 GAILLARDIA PARKWAY  
SUITE 170  
OKLAHOMA CITY, OK 73142  
V. 405.562.7330

SEAL  
PRELIMINARY NOT  
FOR CONSTRUCTION

REIGN  
CAPITAL HOLDINGS LLC  
1800 BRIDGEMAN LANE, SUITE 100  
OKLAHOMA CITY, OKLAHOMA 73104

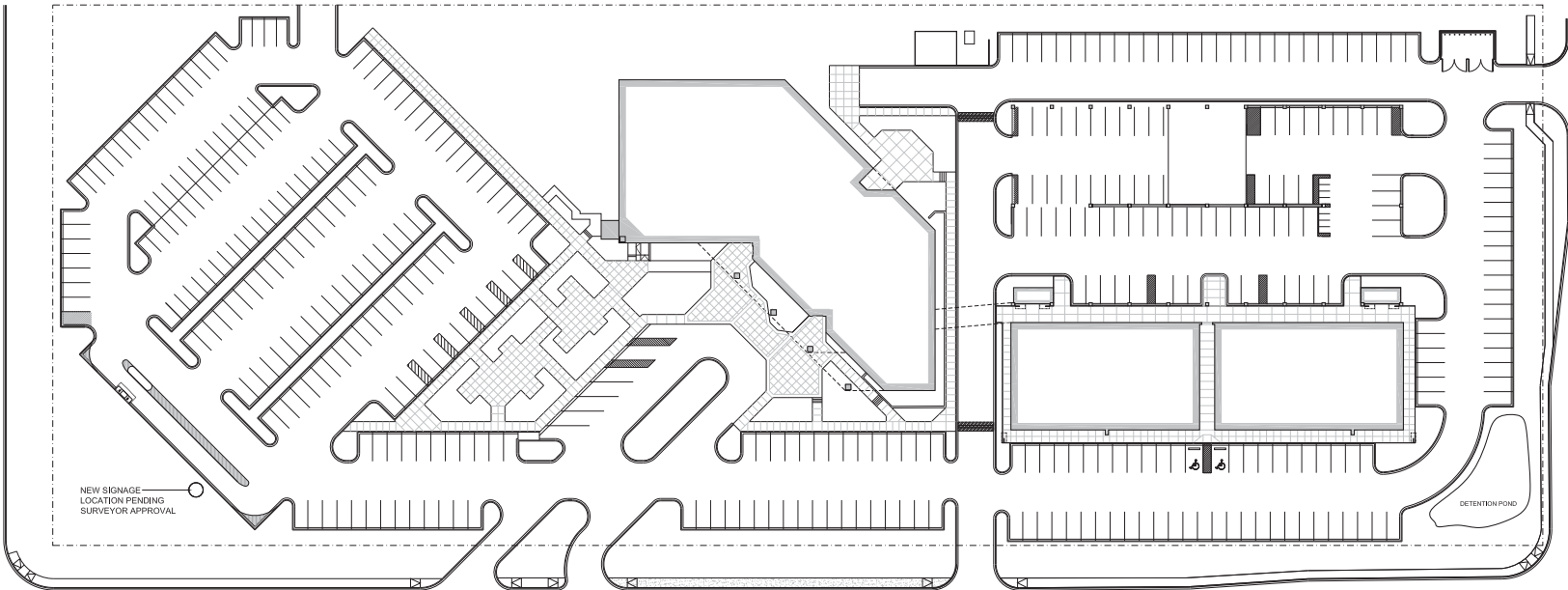
SHEET NAME  
ARCHITECTURAL  
SITE PLAN

SHEET NUMBER  
A1.0

ISSUE	DATE

PROJECT NUMBER  
2300

COPYRIGHT  
2023  
FLX ARCHITECTURE



1 ARCHITECTURAL SITE PLAN  
Scale: 1"=50'

















Case No: PUD-1949      Applicant: LNP 9400 Broadway Ext LLC  
Existing Zoning: O-2 / SPUD-1166  
Location: 9400 Broadway Extension



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400  
Feet