

**APPROVED**

5-21-2024

BY THE CITY COUNCIL  
*Angie K. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD – 1998**

**MASTER DESIGN STATEMENT**  
**FOR**

**BRITTON ROAD TRIPLE C**

W. Britton Road and Northridge Drive  
3/15/2024

**PREPARED FOR:**

Britton Road Triple C Properties, LLC  
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**PREPARED BY:**

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**Commercial/Industrial (C-3/I-1/I-2 PUD)**



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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Britton Road Triple C consisting of 4.32 acres is located within the SE/4 of Section 30, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma (Subject Property). The Subject Property is generally located 1480' to the west of the intersection of W. Britton Road and N. Council Road, along the north side of W. Britton Road.

## **SECTION 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.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner of this property is Britton Road Triple C Properties, LLC. The developer of this property is the same, Britton Road Triple C Properties, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for C-3. Surrounding properties are zoned and used for:

North: C-3 (True Sky Credit Union and Discount Tire)  
East: C-3 (DoorTech Garage Doors, Caliber Auto Collision Repair)  
South: R-1, R-2, R-3 and R-4 Districts (Single- and Multi-Family Residential)  
West: C-3 (TJ Maxx, Retail Strip Center)

The Subject Property is currently undeveloped, except for a 2500 square foot area, along its eastern boundary, being utilized for cellular tower operations. Surrounding properties include largely commercial/industrial tracts, including, auto collision repair, garage door installation/replacement, retail sites, financial institution(s), single- and multi-family residential and retail entities. This PUD District includes specific-callout C-3, I-1 and I-2 permitted by right uses which are also partly permitted within the surrounding districts.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The elevation of the subject property varies from 1253 msl (West-Central Region) to 1245 (Entirety of Eastern Boundary) and the slope analysis reveals an average grade, from west to east, approximating 2.36%. The subject property has sandy-loam soils characteristics and the tree cover on the property is 0.0%. This property is in the Spring Creek drainage basin and there are 4.32 acres in the drainage area. 0% of the subject property is in the 50 or 100 year flood plain.

There will be common open space areas in this Planned Unit Development.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to expand the existing C-3 based zoning to allow mixed use district categories, including, specific Commercial and Office Use and limited Industrial Use Units.



The BRITTON ROAD TRIPLE C PUD is located in an area of Oklahoma City that has and is experiencing continual growth and expansion. This PUD represents a response to the continuing and long term market demands in this area. This PUD will provide for further expansion of commercial goods and services, light industrial and professional office elements for the area.

## SECTION 6.1 ..... DEVELOPMENT AND SUBDIVISION VARIATIONS

This PUD allows limited industrial uses and limits the number of commercial uses permitted in the base zoning district..

## SECTION 7.0..... SERVICE AVAILABILITY

### 7.1 ..... STREETS

The Subject Property fronts onto the north curb line of W. Britton Road. W. Britton Road has a total right-of-way width of 100 feet and is paved to OKC standards. The nearest main North-South arterial street, is N. Council Road, approximately 1000 feet to the east of the Subject Property. N. Council Road has a varying right-of-way width of 100-125 feet and is paved to OKC standards.

Proposed drives within this Planned Unit Development shall be private.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development are shown on the Master Development Plan.

### 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

### 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 37 located at 8617 N. Council Avenue. Approximately 0.66 miles from this PUD development.

### 7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

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



## 7.6 ..... PUBLIC TRANSPORTATION

There are zero bus stops in this Planned Unit Development.

## 7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year flood plain.

## 7.8 .....COMPREHENSIVE PLAN

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

## SECTION 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 **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

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



The following shall be the only uses permitted within this PUD:

Use Unit 8300.1	Administrative and Professional Offices
Use Unit 8300.2	Adult Day Care Facilities
Use Unit 8300.8	Animal Sales and Services: Grooming
Use Unit 8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
Use Unit 8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
Use Unit 8300.21	Automotive and Equipment: Storage (Limited Per Sec. 9.14)
Use Unit 8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
Use Unit 8300.23	Building Maintenance Services
Use Unit 8300.24	Business Support Services
Use Unit 8300.25	Child Care Centers
Use Unit 8300.29	Communications Services: Limited
Use Unit 8300.31	Construction Sales and Services
Use Unit 8300.32	Convenience Sales and Personal Services
Use Unit 8350.3	Custom Manufacturing
Use Unit 8200.2	Dwelling Units and Mixed Uses
Use Unit 8300.34	Eating Establishments: Drive-Ins (Limited per Sec. 9.14)
Use Unit 8300.35	Eating Establishments: Fast Food
Use Unit 8300.36	Eating Establishments: Fast Food, with Drive-Thru Order Window (Limited per Sec. 9.14)
Use Unit 8300.38	Eating Establishments: Sitdown, Alcohol Permitted
Use Unit 8300.41	Food and Beverage Retail Sales
Use Unit 8300.44	Funeral and Interment Services; Undertaking
Use Unit 8350.8	Industrial, Light
Use Unit 8300.48	Laundry Services
Use Unit 8250.12	Light Public Protection and Utility: General
Use Unit 8250.13	Light Public Protection and Utility: Restricted
Use Unit 8250.14	Low Impact Institutional: Neighborhood-Related
Use Unit 8300.51	Lodging Accommodations: Commercial Lodging
Use Unit 8300.52	Medical Services: General
Use Unit 8300.53	Medical Services: Restricted
Use Unit 8300.55	Participant Recreation and Entertainment: Indoor
Use Unit 8300.58	Personal Services: General
Use Unit 8300.59	Personal Services: Restricted
Use Unit 8300.60	Personal Storage
Use Unit 8300.61	Repair Services: Consumer
Use Unit 8300.62	Research Services: Restricted
Use Unit 8300.63	Retail Sales and Services: General
Use Unit 8200.13	Senior Independent Living
Use Unit 8350.16	Wholesaling, Storage and Distribution: Restricted

Any and all other “C” Conditional Uses, “SE” Special Exception Uses or “SP” Special Permit Uses, if desired, will follow the requirements set forth by the Oklahoma City Zoning Ordinance, 2020, as amended.



No use regulation shall be allowed within the BRITTON ROAD TRIPLE C Planned Unit Development that allows for the growing, manufacture, sale or distribution of products related to or containing THC or CBD or its by-products.

The following uses shall not be permitted to allow for the outdoor display or storage of any vehicle, trailer or equipment. Any and all vehicle, trailer or equipment inventory items shall only be displayed or stored within the interior of PUD structures:

Automotive and Equipment: Storage (8300.21)  
Construction Sales and Services (8300.31)

#### 9.1.....FAÇADE 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 metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings, service areas, loading docks and garage doors do not face towards any public street.

#### 9.2 ..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

Any existing healthy, mature trees shall be protected in this PUD and shall be included in the subsequent Specific Plan.

#### 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.

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.

A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted as a part of the subsequent Specific Plan.

#### 9.4 ..... SCREENING REGULATIONS

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 directly abuts 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 requirements shall be per the Subdivision Regulations.

#### 9.6 ..... DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Municipal Code, 2020, as amended.

#### 9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall comply with Oklahoma City Municipal Code, 2020, as amended, except that dumpsters shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district.

#### 9.8 ..... ACCESS REGULATIONS

There shall be two (2) allowed access points from W. Britton Road, in addition to the existing service drive accessing the existing cellular tower facility. A minimum separation of 140', measured centerline to centerline, shall be maintained between the two new drives onto W. Britton Road.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development are shown on the Master Development Plan.

Structures within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from private drives. The private drives shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive(s). Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

A pedestrian system has been organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

#### 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.



An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking may be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD.

#### 9.10 ..... SIGNAGE REGULATIONS

##### 9.10.1 ..... FREESTANDING ACCESSORY SIGNS

There shall be two (2) freestanding accessory signs allowed in this PUD.

All freestanding accessory signs within this PUD shall be ground (monument) signs with the maximum size being eight (8) feet in height and one hundred (100) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve. No pole signs will be allowed.

All freestanding accessory signs shall provide a Landscaped Area containing one (1) point of landscaping per two (2) square feet of sign or fraction thereof located within ten (10) feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking point landscaping requirements. Turf grasses shall not be used to satisfy this requirement.

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

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

Electronic Message Display signs will not be allowed.

#### 9.11 ..... ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

#### 9.12 ..... SIDEWALK REGULATIONS

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 any interior streets prior to any occupancy certificates being issued.

#### 9.13 ..... HEIGHT REGULATIONS

Buildings within this PUD will be limited to 35 feet in height.

#### 9.14 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be per the base zoning district.

The following uses shall not be permitted within 150 feet of residentially used property:

Eating Establishments: Drive-In (8300.34).

Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36)

#### 9.15 ..... PERMIT REQUIREMENTS

Applications for building permits must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the PUD and including 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 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.

#### 9.17 ..... 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.

#### 9.18 ..... GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be reviewed at the Specific Plan stage.



9.19 ..... SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued in this PUD until a Specific Plan and Final Plat, including all items listed in Section 59-14150.D. of the Oklahoma City Municipal Code, (2020), as amended shall have been approved by the Planning Commission.

**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

Exhibit D – Land Use

Exhibit E - ALTA Survey

Exhibit F - Elevations/Renderings



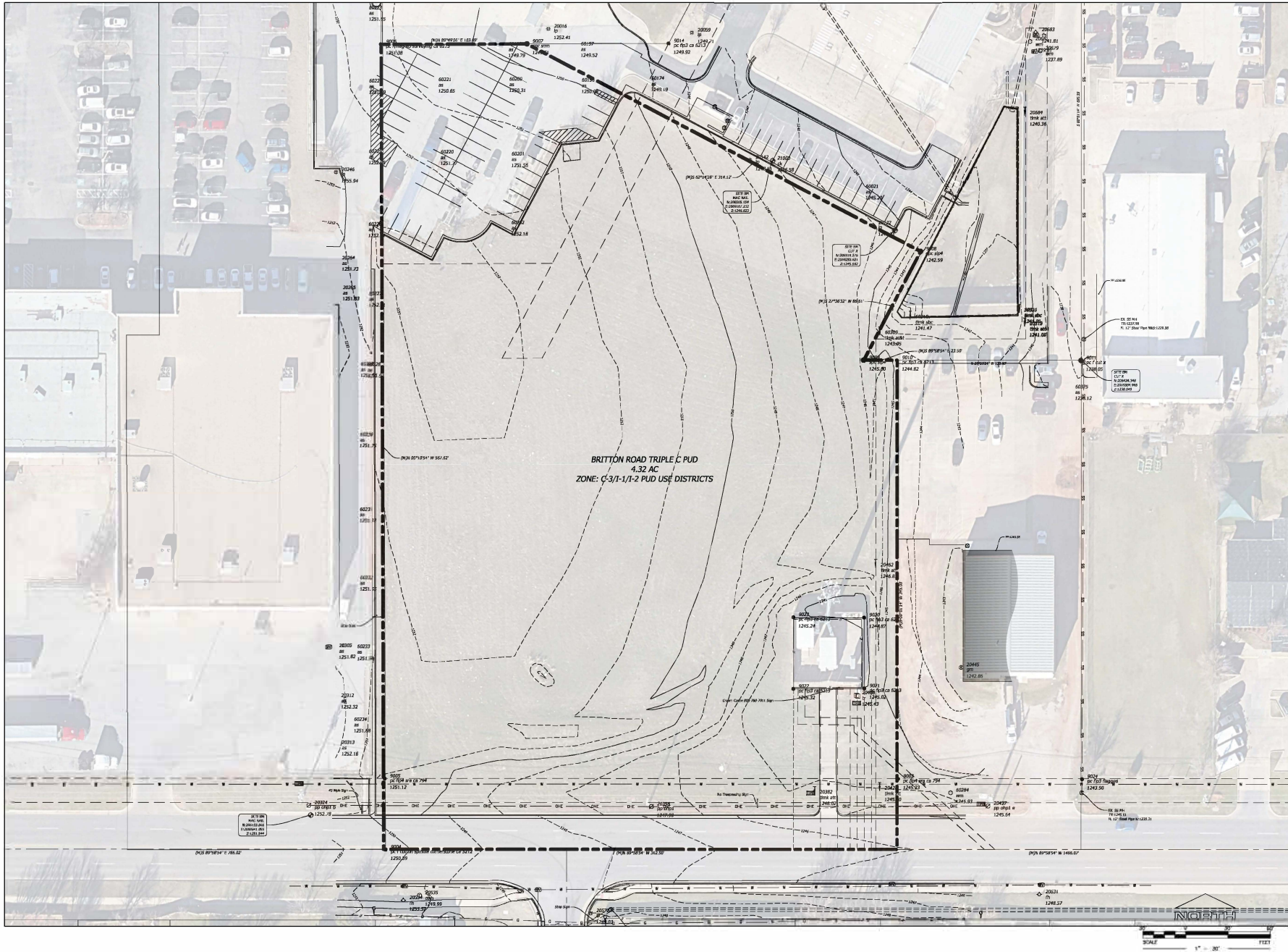
### **PUD-1998 Exhibit A – Legal Description**

A tract of land lying in the Southeast Quarter (SE/4) of Section Thirty (30), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being described as follows: COMMENCING at the southeast corner of said Southeast Quarter; THENCE South 88°57'52" West along the south line of said Southeast Quarter a distance of 1486.07 feet to the POINT OF BEGINNING; THENCE continuing South 88°57'52" West along said south line a distance of 362.50 feet; THENCE North 01°14'08" West a distance of 567.62 feet; THENCE North 88°45'52" East a distance of 103.09 feet; THENCE South 63°17'42" East a distance of 314.12 feet; THENCE South 26°33'18" West a distance of 86.61 feet; THENCE North 88°57'52" East a distance of 23.50 feet; THENCE South 01°02'00" East a distance of 345.00 feet to the POINT OF BEGINNING. Less and Except: A tract of land located in the Southeast Quarter (SE/4) of Section Thirty (30), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at a point North 88°57'52" East a distance of 1075.41 feet and North 01°00'31" West a distance of 113.25 feet from the Southwest Corner of said Southeast Quarter; THENCE North 01°00'27" East a distance of 50.00 feet; THENCE South 88°57'52" East a distance of 50.00 feet; THENCE South 01°00'31" East a distance of 50.00 feet; THENCE South 88°57'52" West a distance of 50.00 feet to the POINT OF BEGINNING.









ISSUE/REVISIONS:

**The Orion Group**  
Engineers • Environmental • Planners  
2201 Woodhill Road • Edmond, Oklahoma 73025 • 405.559.3136

TOPOGRAPHIC SURVEY

PLANNED UNIT DEVELOPMENT DOCUMENT FOR:  
**BRITTON ROAD TRIPLE C**  
W. BRITTON RD AND NORTHRIDGE DR

OK



SCALE: 1" = 30'

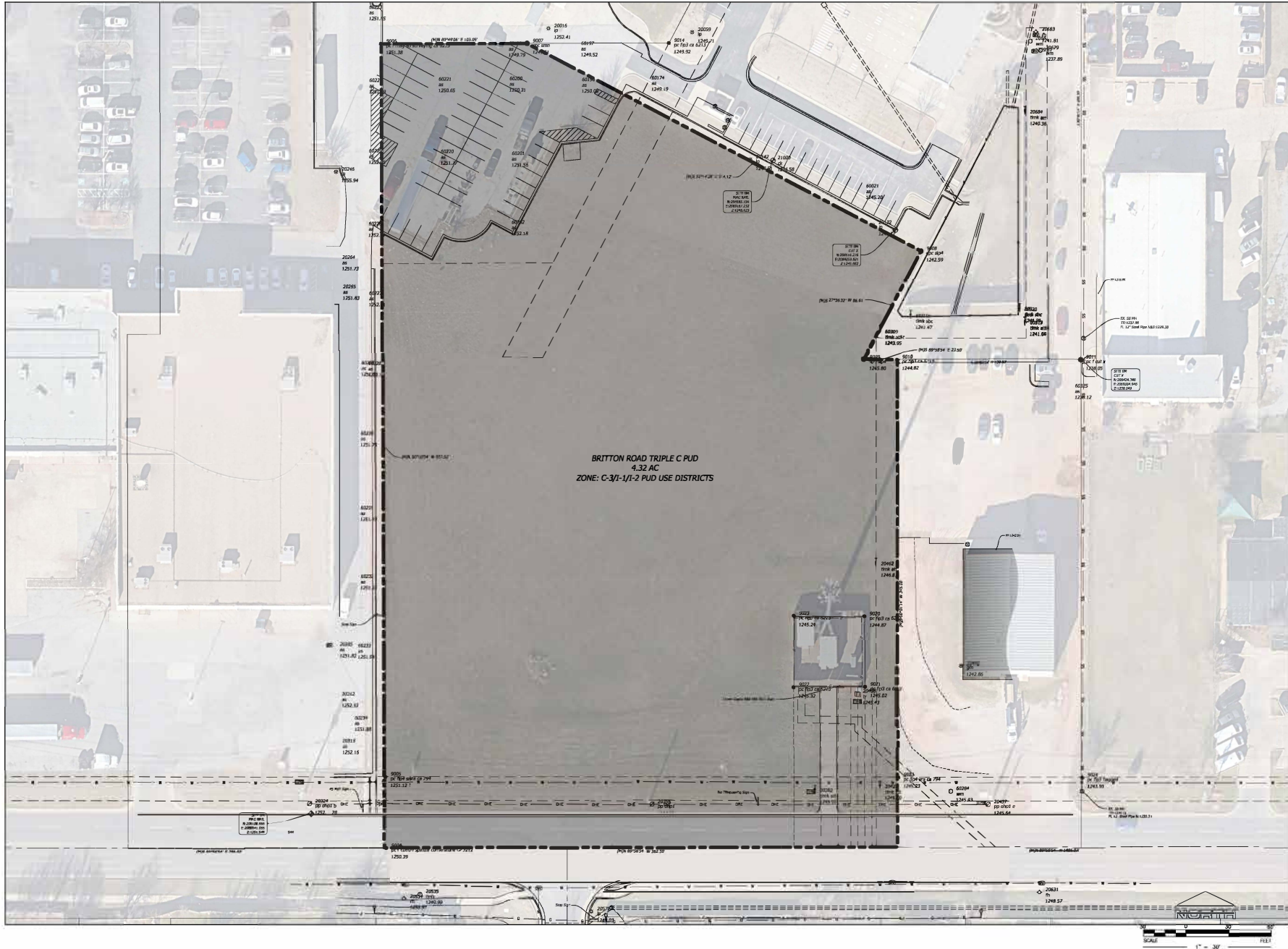
DATE: FEB. 12, 2024

SHEET:  
**TOPO-1**

OF: SHEETS

PUD-1998  
EXHIBIT C





ISSUES/REVISIONS:

**The Orion Group**  
Engineers • Environmental • Planners  
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PLANNED UNIT DEVELOPMENT LAND USE

PLANNED UNIT DEVELOPMENT DOCUMENT FOR:  
BRITTON ROAD TRIPLE C  
W. BRITTON RD AND NORTHRIDGE DR



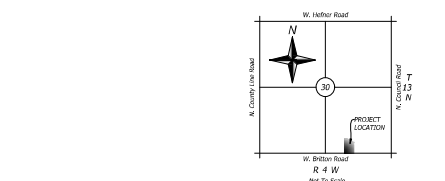
SCALE:  
1" = 30'

DATE:  
FEB. 12, 2024

SHEET:  
LU-1  
OF: 59 SHEETS

PUD-1998  
EXHIBIT D





**Area and Except:**  
A tract of land located in the Southeast Quarter (SE¼) of Section Thirty (30), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

**BEGINNING** at a point North 88°57'52" East a distance of 1075.41 Feet and North 01°00'31" West a distance of 113.25 Feet from the Southwest Corner of said Southeast Quarter;

**THENCE** North 01°00'27" East a distance of 50.00 feet; **THENCE** South 88°57'52" East a distance of 50.00 feet; **THENCE** South 01°00'31" East a distance of 50.00 feet; **THENCE** South 88°57'52" West a distance of 50.00 feet to the **POINT OF BEGINNING**.

Containing 188.282 Sq. Ft. or 4.3223 Acres, more or less.

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date =6/30/2024  
Telephone: (405) 802-7883 Email: troy@goldenls.com  
Dated: 09-30-2023  
Plot Date: October 26, 2023 Paper Size: 24"x36"  
GLS and NW: 228462

Sheet 1 Of 1



PUD-1998 Exhibit F





PUD-1998 Exhibit F





PUD-1998 Exhibit F





