



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

LNP 9400 Broadway Ext LLC

Name of Development or Applicant

9400 ~~N~~ Broadway Extension

Address / Location of Property (Provide County name & parcel no. if unknown)

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: PUD - 1949

File Date: 30MAR'23

Ward No.: 7

Nbhd. Assoc.: MUSTARD SEED

School District: OKC

Extg Zoning: O-2

Overlay: ---

8.24 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of the Applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

esilberg@wbfbllaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

WILLIAMS, BOX, FORSHEE & BULLARD, P.C.

ATTORNEYS AND COUNSELLORS

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RICHARD D. FORSHEE

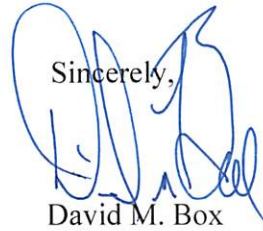
January 9, 2024

Subdivision and Zoning
420 West Main
Oklahoma City, OK 73102
Subdivisionandzoning@okc.gov

Re: PUD-1949, 9400 Broadway Extension

Please let this letter serve as our formal request to re-instate the above application.

Sincerely,



David M. Box

cc: Camal Pennington, Ward 7 Planning Commission member (via email)
Client (via email)

2022083001132679 B: 15256 P: 1143
08/30/2022 02:20:53 PM Pgs: 4
Fee: \$24.00
Danny Lambert, Deputy County Clerk
Oklahoma County - State of Oklahoma



RECORD AND RETURN TO:
LNP 9400 Broadway Ext LLC
9400 Broadway Ext, Ste 700
Oklahoma City, OK 73114

SPECIAL WARRANTY DEED

LE NORMAN PROPERTIES, LLC, an Oklahoma limited liability company ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to it in hand paid by LNP 9400 BROADWAY EXT LLC, an Oklahoma limited liability company ("Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee all of that certain real property located in Oklahoma County, Oklahoma, and being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in any wise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interest being hereinafter referred to as the "Property").

This conveyance is made and accepted expressly subject to the matters set forth on attached Exhibit B (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[Signatures on the Following Page]

Documentary Stamp Exempt Section 3202 No. 4

Exhibit A

Legal description of 9400 Broadway Extension, Oklahoma City, OK 73114

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being described as follows:

Beginning at a point 370.00 feet East of the Southwest corner of said Section 27;

Thence South 90°00'00" East along the South line of Section 27 a distance of 949.93 feet;

Thence North 00°04'42" East a distance of 376.96 feet;

Thence North 90°00'00" West parallel with the South line of Section 27 a distance of 944.20 feet to a point on the East right-of-way of U.S. Highway 77;

Thence South 11°44'28.57" West along the East right-of-way of U.S. Highway 77 a distance of 30.70 feet;

Thence South 00°00'00" East parallel with the West line of Section 27 a distance of 347.00 feet to the point or place of beginning.

LETTER OF AUTHORIZATION

LNP 9400 Broadway Ext LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____
9400 Broadway Ext., OKC, OK 73114.

By: 

Title: Manager

Date: 2.21.23

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed on this 30 day of August 2022.

LE NORMAN PROPERTIES, LLC, an Oklahoma limited liability

By: [Signature]
David D. LeNorman, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 30th day of August 2022, by David D. Le Norman, as Manager of Le Norman Properties, LLC, an Oklahoma limited liability company.



[Signature]
Notary Public, State of Oklahoma

My Commission Expires: 12/2025

My Commission Number: 21016308

EXHIBIT A
Legal Description

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Thence South $00^{\circ}00'00''$ East parallel with the West line of Section 27 a distance of 347.00 feet to the point or place of beginning.

EXHIBIT B
Permitted Encumbrances

1. Easement in favor of the City of Oklahoma City recorded in Book 3081, page 490.
2. Easement in favor of Oklahoma County recorded in Book 3442, page 504.
3. Easement set forth in Journal Entry of Judgment rendered in the District Court of Oklahoma County case no. CD-74-375 recorded in Book 4861, Page 663 and Book 4863, page 1993.
4. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 5025, page 1218.
5. Right of Way in favor of Phillips Petroleum Company recorded in Book 4932, page 1518.
6. Dedication Deed in favor of the State of Oklahoma, recorded in Book 2329, Page 397, and Correction Dedication Deed recorded in Book 2346, page 111.
7. Provisions limiting or prohibiting access rights as set forth in Warranty Deed in favor of the State of Oklahoma, acting by and through the Department of Highways of The State of Oklahoma, recorded in Book 3961, page 1573.
8. Sight Easement and Utility Easement as set forth in Agreed Journal Entry rendered in Oklahoma County District Court Case No. C.J-99-361, recorded in Book 7858, page 915.
9. Temporary Construction and Driveway Easements as set forth in Agreed Journal Entry rendered in Oklahoma County District Court Case No. C.J-99-361, recorded in Book 7858, page 915.
10. Declaration of Reciprocal Access Easements and Restrictions recorded in Book 8214, Page 1348; Partial Release recorded in Book 9204, page 1499.
11. Easement Agreement recorded in Book 9783, page 1452.
12. Permanent Easement in favor of the City of Oklahoma City recorded in Book 11370, page 1338.
13. Encroachment Agreement recorded in Book 13609, page 32 and in Book 13610, page 1670.

CERTIFICATE OF BONDED ABTRACTOR
(600 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 600 feet in all directions of the following described land:

Legal description of 9400 Broadway Extension, Oklahoma City, OK 73114

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being described as follows:

Beginning at a point 370.00 feet East of the Southwest corner of said Section 27;

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Thence South 00°00'00" East parallel with the West line of Section 27 a distance of 347.00 feet to the point or place of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: December 29, 2023 at 7:30 AM

First American Title Insurance Company



By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2797964-OK99

**OWNERSHIP REPORT UPDATE
FILE NUMBER 2797964-OK99**

**EFFECTIVE DATE: December 29, 2023 AT 7:30 A.M.
DATE PREPARED: January 10, 2024**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3707	R134484500	LNP 9400 BROADWAY EXT LLC	9400 BROADWAY EXT, Unit 700	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 27 13N 3W	000	000	UNPLTD PT SW4 SEC 27 13N 3W BEG 370FT E OF SW/C SW4 TH E949.93FT N376.96FT W944.20FT SW30.70FT S347FT TO BEG SUBJ TO ESMTS OF RECORD (SUBJECT PROPERTY)	9400 N BROADWAY EXT, Unit 100 OKLAHOMA CITY
3707	R104959010	SCO LAND COMPANY LLC C/O METRO SURGERY CENTER LLP, ATTN G KEITH SMITH MD	9500 N BROADWAY EXT	OKLAHOMA CITY	OK	73114- 7425	ROSENEATH HEIGHTS	000	000	ROSENEATH HEIGHTS 000 000 PT OF SW4 SEC 27 13N 3W & PT OF VACATED BLK 2 HERBERT ADDN & PT OF BLKS 3 & 15 IN ROSENEATH ADDN & PT OF VACATED SANTA FE AVE DESCRIBED AS BEG 662.28FT E & 377.11FT N OF SW/C SW4 SEC 27 13N 3W TH W280FT N179.64FT W15FT N179.64FT W13FT NWLY31.62FT E315.45FT S30FT E188.02FT S360FT W188.02FT TO BEG CONT 4.14ACRS MORE OR LESS	9500 N BROADWAY EXT OKLAHOMA CITY

OWNERSHIP REPORT UPDATE
FILE NUMBER 2797964-OK99

EFFECTIVE DATE: December 29, 2023 AT 7:30 A.M.
DATE PREPARED: January 10, 2024

3707	R104959000	LAND INVESTMENT LLC	9600 BROADWAY EXT	OKLAHOMA CITY	OK	73114	ROSENEATH HEIGHTS	000	000	ROSENEATH HEIGHTS 000 000 PT OF BLKS 3 4 & 15 ROSENEATH HEIGHTS ADDN & PT OF BLK 13 PLANKS SUB & PT OF BLK 14 KATY 2ND SUB & PT OF SW4 SEC 27 13N 3W BEG 1289.81FT E & 377.11FT N OF SW/C SW4 TH W439.57FT N360FT W188.02FT N30FT W315.46FT NWLY137.82FT NW52.68FT NWLY283.52FT NELY516.64FT E661.52FT S1050.75FT TO BEG & PT SW4 SEC 27 13N 3W BEG 30FT W & 1184.89FT S OF NE/C W/2 SW4 TH S2.50FT W626.74FT N2.50FT E626.73FT TO BEG CONT 18.936ACRS MORE OR LESS	9600 N BROADWAY EXT, Unit A OKLAHOMA CITY
3707	R211021000	CITY OF OKLAHOMA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102-2232	THE PRACTICE FACILITY	001	001	THE PRACTICE FACILITY 001 001	9600 N OKLAHOMA AVE OKLAHOMA CITY
3707	R134485500	BRITTON REAL ESTATE HOLDINGS, LLC	8TH FLOOR, TWO LEADERSHIP SQUARE, 211 N ROBINSON	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 27 13N 3W	000	000	UNPLTD PT SEC 27 13N 3W 000 000 PT SW4 SEC 27 13N 3W BEG 957FT W OF SE/C SW4 TH W363FT N300FT E363FT S300FT TO BEG CONT 2.5ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	301 E BRITTON RD OKLAHOMA CITY
3707	R134485515	THE PROFESSIONAL BASKETBALL CLUB LLC	208 THUNDER DR	OKLAHOMA CITY	OK	73102-2002	UNPLTD PT SEC 27 13N 3W	000	000	UNPLTD PT SEC 27 13N 3W 000 000 PT SW4 SEC 27 13N 3W BEG 1320FT W & 375FT N OF SE/C SW4 TH N323FT E650FT S323FT W650FT TO BEG CONT 4.82ACRS MORE OR LESS	UNKNOWN

OWNERSHIP REPORT UPDATE
FILE NUMBER 2797964-OK99

EFFECTIVE DATE: December 29, 2023 AT 7:30 A.M.
DATE PREPARED: January 10, 2024

3707	R134485510	BRITTON REAL ESTATE HOLDINGS, LLC	8TH FLOOR, TWO LEADERSHIP SQUARE, 211 N ROBINSON	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 27 13N 3W	000	000	UNPLTD PT SEC 27 13N 3W 000 000 PT SW4 SEC 27 13N 3W BEG SE/C SW4 TH W594FT N300FT W726FT N398FT E1320FT S698FT TO BEG EX A TR BEG 1320FT W & 375FT N OF SE/C SW4 TH N323FT E650FT S323FT W650FT TO BEG	UNKNOWN
3707	R134485505	BRITTON REAL ESTATE HOLDINGS, LLC	8TH FLOOR, TWO LEADERSHIP SQUARE, 211 N ROBINSON	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 27 13N 3W	000	000	UNPLTD PT SEC 27 13N 3W 000 000 PT SW4 SEC 27 13N 3W BEG 594FT W OF SE/C SW4 TH W363FT N300FT E363FT S300FT TO BEG CONT 2.5ACRS MORE OR LESS	UNKNOWN
3736	R134604500	200 BRITTON LLC	9000 CAMERON PKWY	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 34 13N 3W	000	000	UNPLTD PT SEC 34 13N 3W BLK 000 LOT 000 PT NW4 SEC 34 13N 3W BEG 443.42FT E & 50FT S OF NW/C NW4 TH E815.57FT S784.40FT W524.68FT N130.67FT W376.86FT NLY ON A CURVE 24.21FT N561.91FT NELY110.59FT TO BEG CONT 15.05ACRS MORE OR LESS (INCLUDES PT OF CAMERON PARKWAY A PRIVATE DR)	200 E BRITTON RD OKLAHOMA CITY
3736	R134604000	400 BRITTON LLC	9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 34 13N 3W	000	000	UNPLTD PT SEC 34 13N 3W 000 000 PT NW4 SEC 34 13N 3W BEG 976.38FT W OF NE/C NW4 TH S652FT W402.65FT N652FT E404.55FT TO BEG CONT 6.04ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	400 E BRITTON RD OKLAHOMA CITY

OWNERSHIP REPORT UPDATE
FILE NUMBER 2797964-OK99

EFFECTIVE DATE: December 29, 2023 AT 7:30 A.M.
DATE PREPARED: January 10, 2024

3736	R134604005	CENTRAL OKLAHOMA HOME BUILDERS ASSOCIATION INC	420 E BRITTON RD	OKLAHOMA CITY	OK	73114- 7515	UNPLTD PT SEC 34 13N 3W	000	000	UNPLTD PT SEC 34 13N 3W 000 000 PT NW4 SEC 34 13N 3W BEG 374.33FT W OF NE/C NW4 TH W602.05FT S380.01FT E315FT NELY478.15FT TO BEG CONT 4ACRS MORE OR LESS	420 E BRITTON RD OKLAHOMA CITY
3736	R134603997	OK OKLAHOMA EAST BRITTON ROAD LLC	PO BOX 618960	CHICAGO	IL	60661- 8960	UNPLTD PT SEC 34 13N 3W	000	000	UNPLTD PT SEC 34 13N 3W 000 000 PT NW4 SEC 34 13N 3W BEG 150.48FT W OF NE/C NW4 TH S784.86FT W825.90FT N404.85FT E315FT NELY478.15FT E223.85FT TO BEG	444 E BRITTON RD OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-1949

MASTER DESIGN STATEMENT FOR

9400 Broadway Extension

March 30, 2023

May 12, 2023

February 1, 2024

PREPARED FOR:

LNP 9400 Broadway Ext LLC
9400 Broadway Ext, Ste 700
Oklahoma City, OK 73114
405-724-8538
alhamm@perridunn.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 9400 Broadway Extension, consisting of 8.24 acres, is located within the Southwest Quarter (SW/4) of Section 27, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

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 and developer of this property is LNP 9400 Broadway Ext LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned O-2 General Office District and SPUD-1166.

Surrounding properties are zoned and used for:

North: O-2 District and used for McBride Orthopedic Hospital.
East: PUD-1797 District and used for commercial.
South: I-2 District and is undeveloped.
West: Broadway Extension.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently used for a commercial building.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing O-2 and SPUD-1166 base zoning to a C-3 base zoning that will permit commercial uses.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NE 95th St. The nearest street to the east is N. Oklahoma Ave. The nearest street to the south is E. Britton Rd. The nearest street to the west is Broadway Ext.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are currently available.

7.3 WATER

Water facilities for this property are currently available.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 22 located at 333 NW 92nd St. It is approximately .9 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

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

7.8COMPREHENSIVE 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 area standards.

SECTION 8.0SPECIAL 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.

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
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

Exhibit A

Legal description of 9400 Broadway Extension, Oklahoma City, OK 73114

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being described as follows:

Beginning at a point 370.00 feet East of the Southwest corner of said Section 27;

Thence South 90°00'00" East along the South line of Section 27 a distance of 949.93 feet;

Thence North 00°04'42" East a distance of 376.96 feet;

Thence North 90°00'00" West parallel with the South line of Section 27 a distance of 944.20 feet to a point on the East right-of-way of U.S. Highway 77;

Thence South 11°44'28.57" West along the East right-of-way of U.S. Highway 77 a distance of 30.70 feet;

Thence South 00°00'00" East parallel with the West line of Section 27 a distance of 347.00 feet to the point or place of beginning.



FLX
ARCHITECTURE &
INTERIOR DESIGN

4801 GALLERIA PARKWAY
SUITE 100
OKLAHOMA CITY, OK 73142
V. 405.562.7330

PRELIMINARY NOT
FOR CONSTRUCTION

REIGN

CAPITAL HOLDINGS LLC

8600 BROADWAY, EXTENSION SUITE 700
OKLAHOMA CITY, OKLAHOMA 73114

SHEET NAME

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

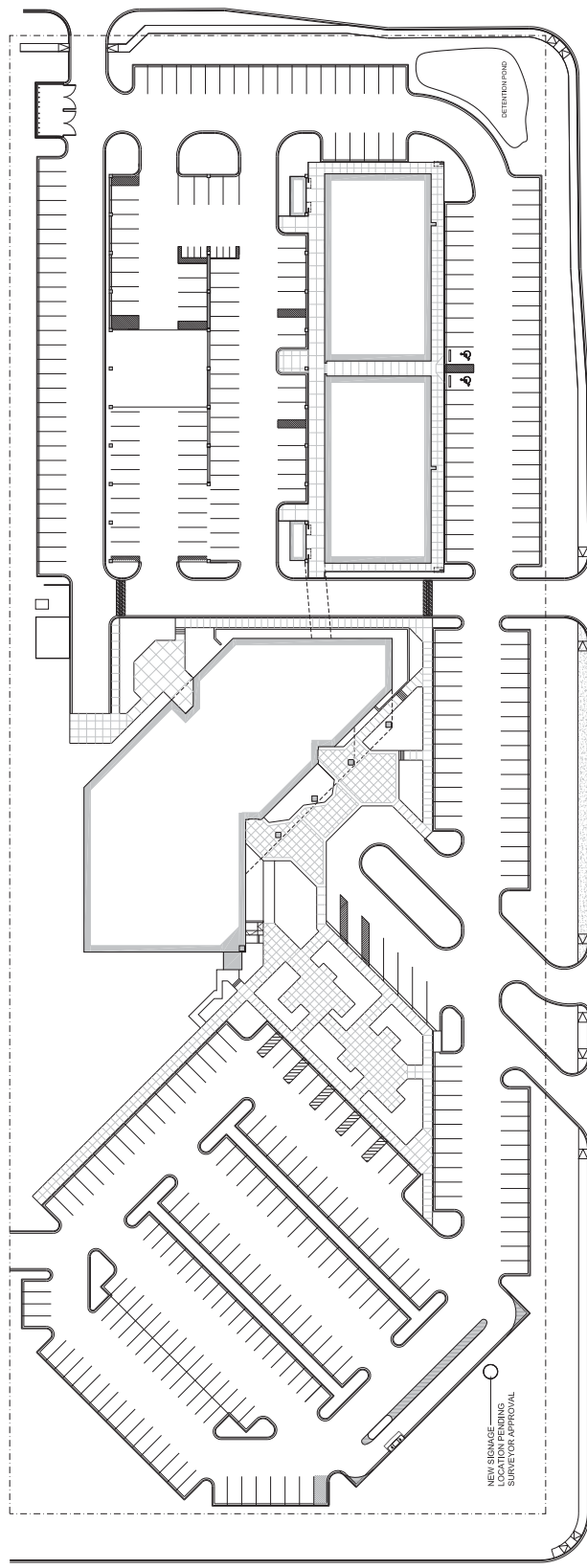
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PROJECT NUMBER

2300

COPYRIGHT
2023
FLX ARCHITECTURE



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ARCHITECTURAL SITE PLAN

1/8" = 1' @ 1/8" = 1'

