

Planning Commission Minutes  
March 28, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:37 p.m. on March 22, 2024)

15. (PUD-1998) Application by Britton Road Triple C Properties, LLC to rezone 8321 West Britton Road from C-3 Community Commercial District to PUD-1998 Planned Unit Development District. Ward 1.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY PRIVETT

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



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**March 28, 2024**

**Item No. IV. 15.**

**(PUD-1998) Application by Britton Road Triple C Properties, LLC to rezone 8321 West Britton Road from C-3 Community Commercial District to PUD-1998 Planned Unit Development District. Ward 1.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	David M. Jones, PE
Company	The Orion Group
Phone	405-359-3136
Email	djones@orionae.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow commercial and light industrial uses and development.

**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.

**Comprehensive Plan Land Use Typology Layer: Regional District (RD)**

The RD layer designates areas that strategically prioritize the location and concentration of regionally serving retail and entertainment uses. This includes major national retailers that have a regional draw, as well as concentrations of retail that draw visitors from outside of the city. Uses that generate sales-tax are a priority within RD areas. Complementary uses such as office, entertainment, high density housing, and services may be appropriate as limited secondary uses, provided they are inter-connected to create mixed use urban centers.

**2. Size of Site: 4.32 acres**

### 3. Zoning and Land Use

	Subject Site	North	East	South	West
<b>Zoning</b>	C-3	C-3	C-3	R-1/R-3	C-3
<b>Land Use</b>	Undeveloped/ Telecom Tower	Commercial	Commercial	Residential	Commercial

## 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, 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

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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

### **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:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Putnam 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) Sidewalks 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.

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- 11) Amend Section 9.6 Drainage Regulations to read: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, (2020), as amended.

### **c. Stormwater Quality Management**

### **d. Traffic Management\***

## **8. Utilities**

### **a. Engineering**

#### **Wastewater Availability**

- 1) SD-2023-00009 plans have been submitted for review and approval.
- 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.
- 7) Plat may be revised after review and approval of utility plans.

#### **Water Availability**

- 1) WA-2023-00010 plans have been submitted for review and approval.
- 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,

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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) Plat may be revised after review and approval of utility plans.

### **b. Solid Waste Management**

- 1) The City cannot provide service, contact private hauler.

## **9. Planning**

### **a. Comprehensive Plan Considerations**

*The subject site is within the Urban - Low Intensity (UL) Area and within an area where the Regional District (RD) Layer applies. Policies for both are listed below.*

#### **1) LUTA Development Policies:**

##### Site Design (UL & RD):

- Utilize Best Management Practices (BMP) for stormwater whenever possible. (UL)
- Developments should be served by urban water and sewer utility systems. (UL)
- Provide heavy landscaping along all frontages. (RD)
- All signage should be designed to provide visual coherency, which includes a consistent and cohesive pattern of materials, lighting, and height. No more than two primary centralized signs per center should be allowed. (RD)



*National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available. The PUD regulations require adherence to the City of Oklahoma City's Landscaping Ordinance and additionally commits to retention of existing healthy, mature trees on site. The PUD contains language requiring sign material to be consistent with the buildings they serve.*

Location (UL):

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

*The subject site is located along West Britton Road, an arterial street.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD regulations could provide a FAR within the Urban Low Intensity LUTA range.*

Automobile Connectivity (UL & RD):

- 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. (UL)
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points. (UL)
- Primary entrance points should be aligned with access points immediately across the street. (UL)
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores. (UL)
- Provide vehicular connectivity between adjacent developments. (UL)
- Horizontally mixed-use developments should have connectivity between land uses. (UL)
- Provide cross access to connect the vehicular and pedestrian networks between individual retail, commercial and housing developments. (RD)
- Development should take access off of streets intersecting arterials. Mid-block development should use shared access points. (RD)

*The subject site currently has one improved service drive which serves the existing cellular tower facility on the site. The PUD regulations allow for the service drive to remain while adding two new access points for the development.*

Pedestrian Connectivity (UL & RD):

- Provide sidewalk connections to adjacent development. (UL)
- Within parking lots, provide pedestrian access ways separated from vehicle aisles. (UL)
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses. (UL)
- Include an internal pedestrian system that allows customers to park once and conveniently walk to several destinations within a retail center. (RD)

- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (RD)

*Sidewalks are not currently available on the subject site but are required along the arterial and on interior streets. The conceptual plan for the project shows pedestrian access between proposed structures and parking areas.*

- 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 Low Intensity Residential (south of Britton Road), “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The subject site is currently zoned C-3. The PUD proposes a modified C-3 base to allow a mixed-use development, including office, commercial, and adding light industrial uses. The proposed development pattern is similar to other uses located north of West Britton Road, including building orientation, size, and lot coverage. The maximum building height allowed in the PUD is 35 feet, matching the allowed height limit in the residentially zoned districts located across West Britton Road to the south.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *No triggers requiring mitigation measures were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The PUD requires screening and landscaping and additionally commits to retention of existing healthy, mature trees on site. The PUD requires display or storage of vehicles, trailers, or equipment to be located indoors and does not allow the backs of buildings, service areas, loading docks and garage doors to face towards a public street. For spill light concerns, the Master Design Statement states that the development will utilize shields, shades, or other appropriate methods of directing light beams away from adjacent residential properties.*

- 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 along the north side of West Britton Road, a Minor Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located within a half-mile to the east along North Council Road.
- 6) Other Development Related Policies**
  - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
  - 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)
  - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
  - 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)
  - Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification. (E-14)

**b. Plan Conformance Considerations**

The subject site is located along the north side of West Britton Road, in an area generally located south of Northwest Expressway and west of North Council Road. The site is zoned C-3 and primarily undeveloped, aside from an existing cellular tower facility on the eastern portion of the site. Land to the north, east, and west is zoned C-3. North of the site are a bank, a tire repair shop, and a mixture of retail and restaurant uses that front Northwest Expressway. Abutting the site on the east is a garage door business. West of the subject site is a retail strip center that fronts Northwest Expressway. A residential neighborhood is located across West Britton Road, to the south, and contains a mixture of R-1, R-2, and R-3 zoning.

The PUD is requested to modify the existing C-3 Community Commercial District base zoning to limit some commercial uses, allow limited higher-intensity commercial uses, and permit light industrial use and development. The requested higher intensity commercial uses (8300.21 *Automotive and Equipment: Storage and* 8300.31 *Construction Sales and Services*) prohibit outdoor display and storage. 8300.34 *Eating Establishments: Drive In* and 8300.36 *Eating Establishments: Fast Food with Drive Through Order Windows* are required to be located at least 150 feet from adjacent residential uses. The 8350.8 *Industrial, Light* use is limited to indoor activities and excludes processing of raw materials. Dumpsters are required to be located at least 50 feet away from all property lines adjacent to residential zoning district, and the PUD specifies that service areas and loading docks will not face the street.

**IV. STAFF RECOMMENDATION**

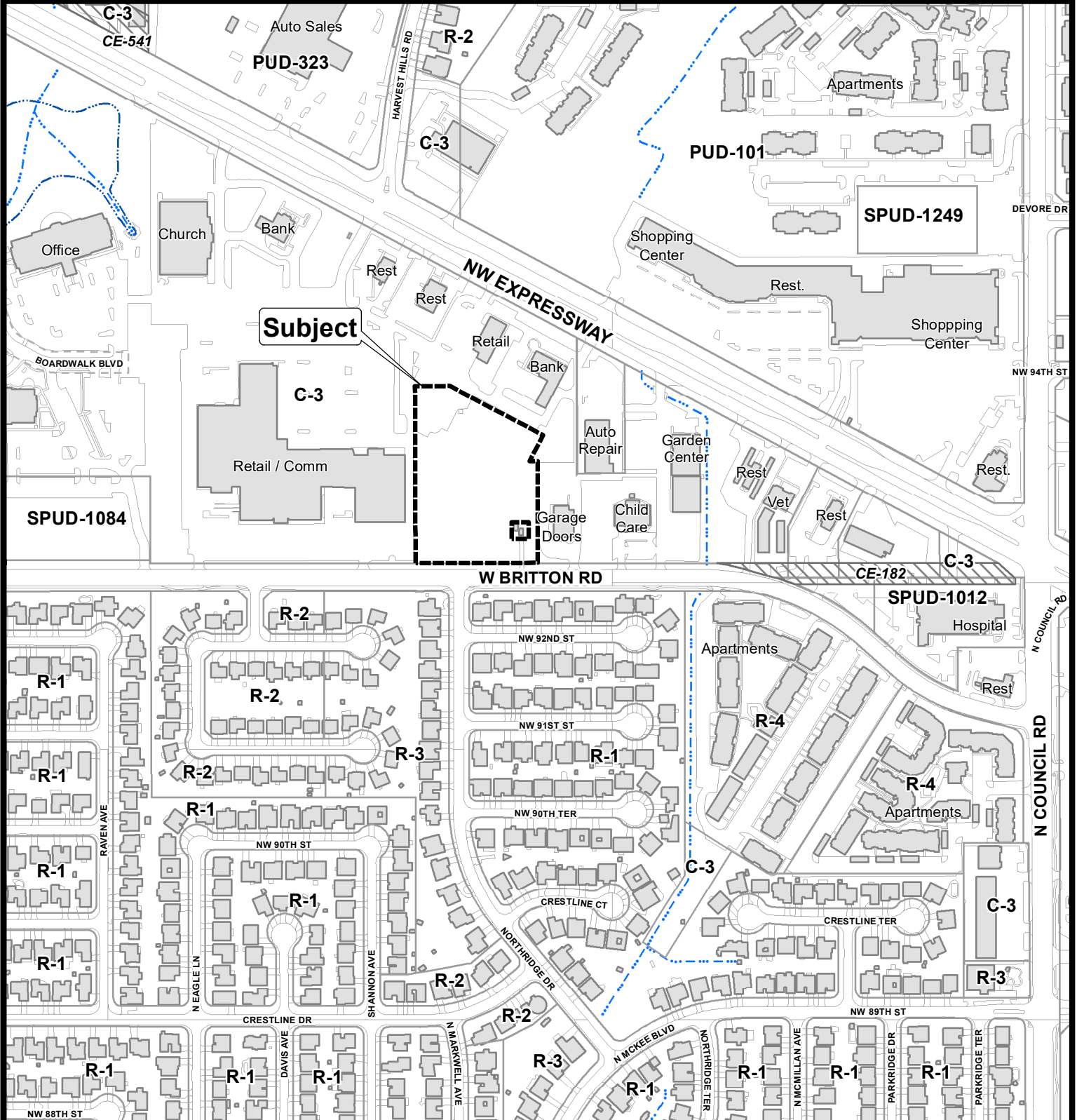
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the 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.**

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Division's review of construction plans and prior to City Council approval.

bd

**Case No: PUD-1998      Applicant: Britton Road Triple C Properties, LLC**  
**Existing Zoning: C-3**  
**Location: 8321 W. Britton Rd.**



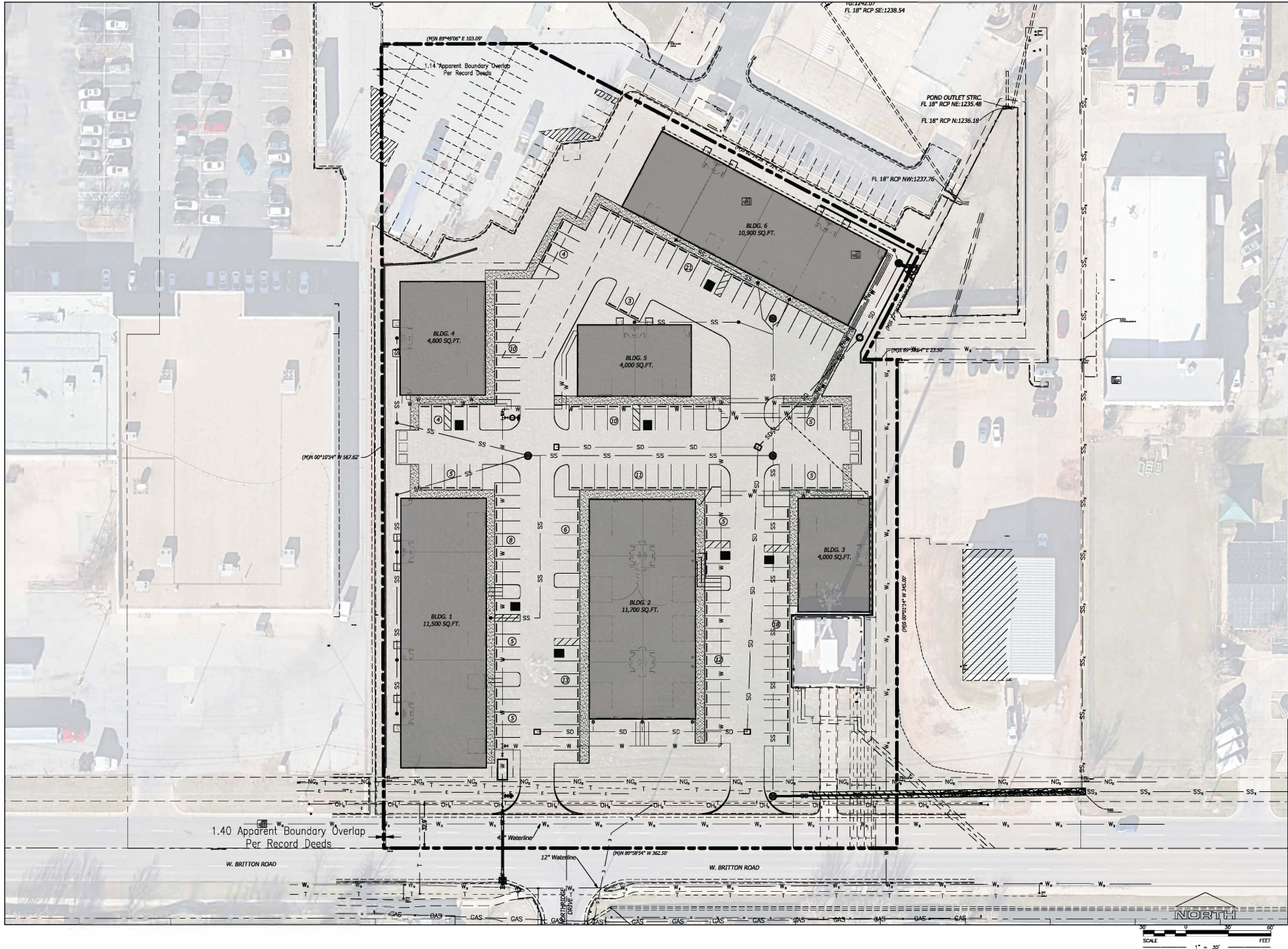
The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400 Feet





ISSUES/REVISIONS

**The Orion Group**  
 Engineers • Environmental • Planners  
 2201 Woodhill Road • Edmond, Oklahoma 73025 • 405.359.3136

MASTER DEVELOPMENT PLAN

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

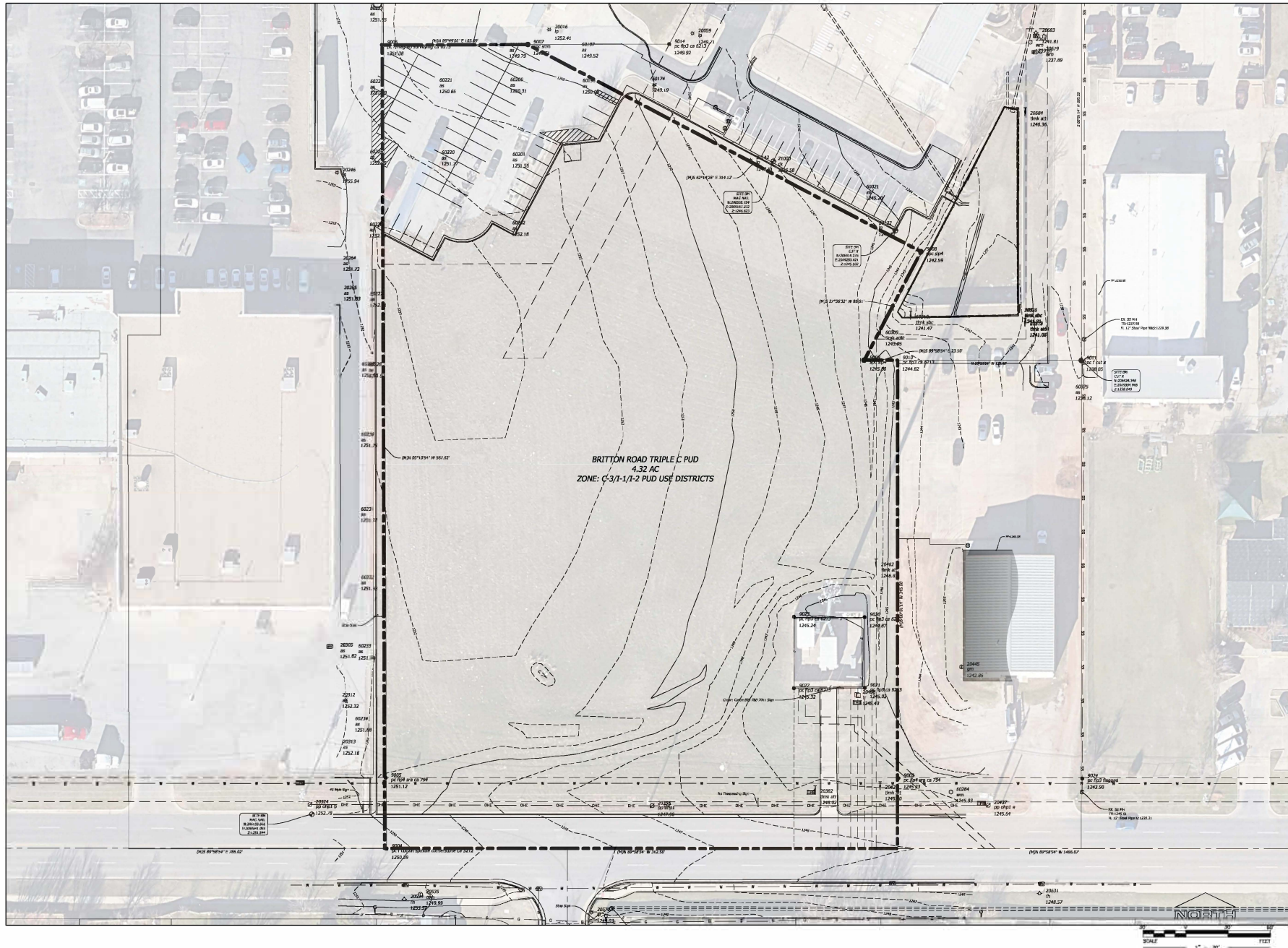
REVISION 12, 2024

SCALE: 1" = 30'  
 DATE: FEB. 12, 2024

SHEET: **MDP-1**  
 OF: SHEETS

PUD-1998  
 EXHIBIT B





ISSUE/REVISIONS:

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

TOPOGRAPHIC SURVEY

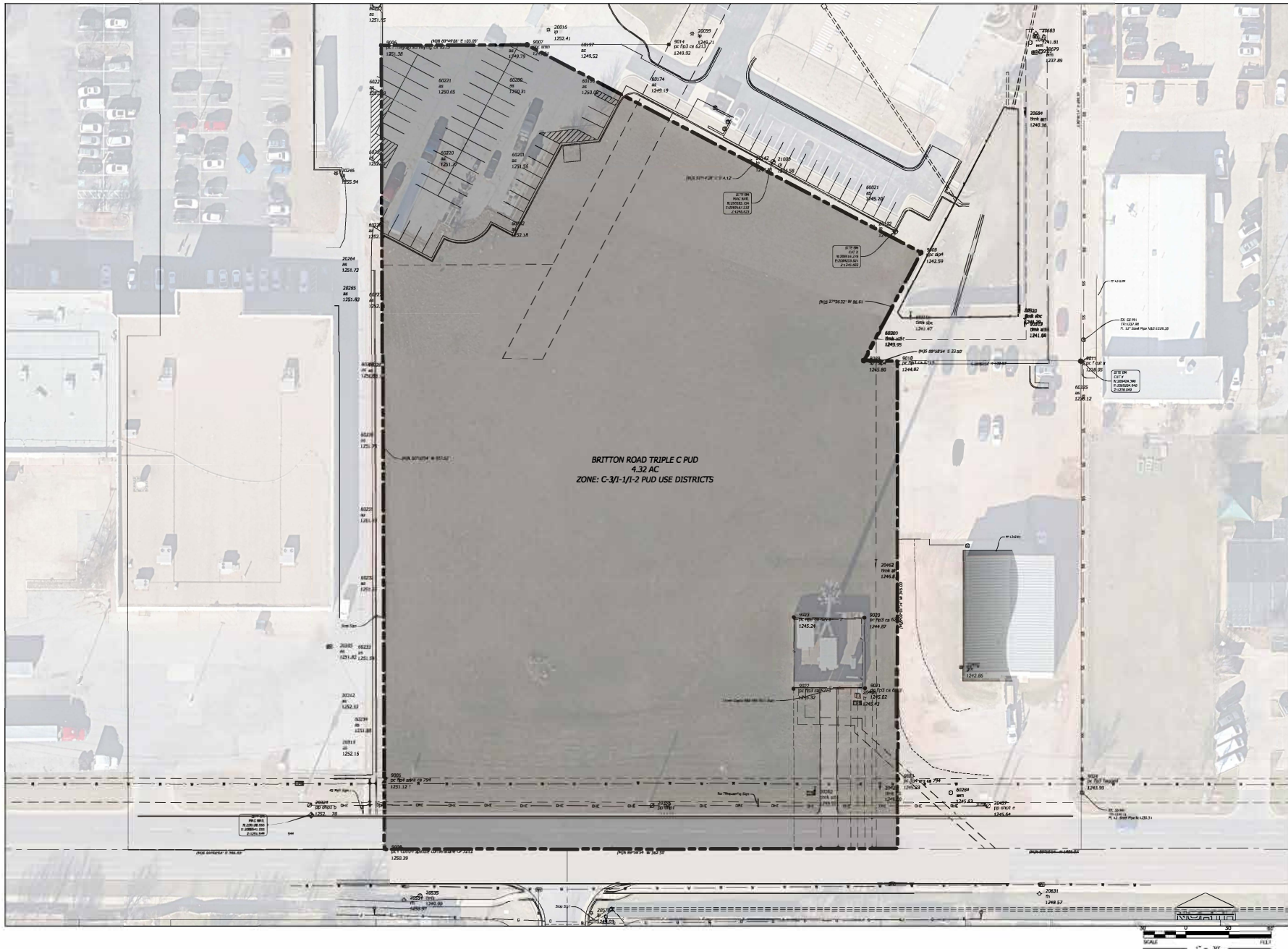
PLANNED UNIT DEVELOPMENT DOCUMENT FOR:  
 BRITTON ROAD TRIPLE C  
 W. BRITTON RD AND NORTHRIDGE DR



SCALE: 1" = 30'  
 DATE: FEB. 12, 2024

SHEET:  
**TOPO-1**  
 OF: SHEETS

PUD-1998  
 EXHIBIT C



ISSUES/REVISIONS:

**The Orion Group**  
Engineers • Environmental • Planners  
2201 Woodhill Road • Edmond, Oklahoma 73025 • 405.569.3136

PLANNED UNIT DEVELOPMENT LAND USE

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



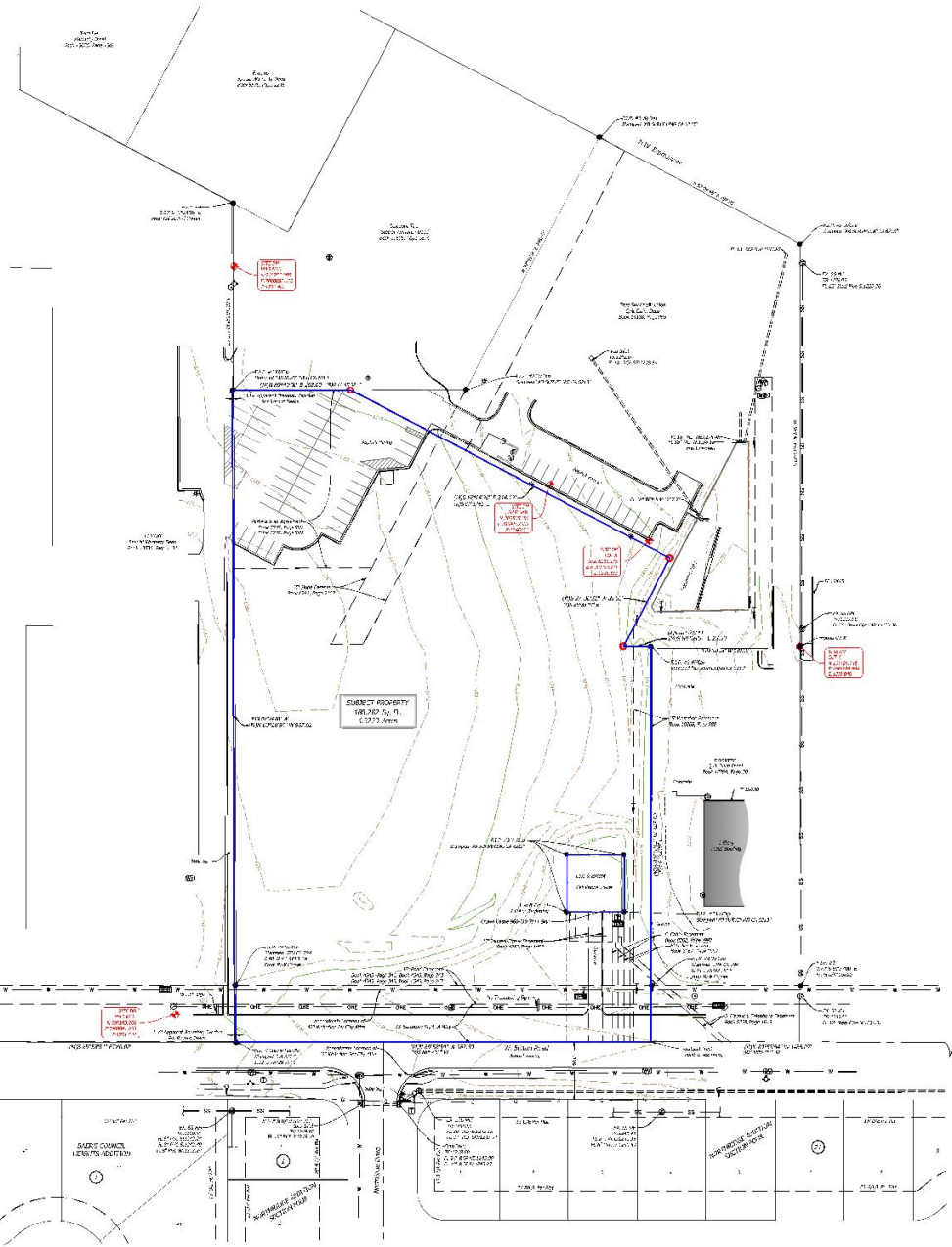
SCALE: 1" = 30'

DATE: FEB. 12, 2024

SHEET:  
**LU-1**  
OF: 59 SHEETS

PUD-1998  
EXHIBIT D





PUD-1998  
 Exhibit E  
 TOPOGRAPHIC SURVEY  
 OF  
 8301 W. BRITTON ROAD  
 Prepared By  
**GOLDEN**  
**LAND SURVEYING**  
 N.W. 123rd St., Suite 100, Oklahoma City, Oklahoma 73121  
 Telephone: (405) 762-7883 / Fax: (405) 762-7883  
 E-mail: [tray@goldenland.com](mailto:tray@goldenland.com)  
 C.A.# 52663 / Exp. Date: 6/30/2024  
 Sheet 1 Of 1

PUD-1998 Exhibit F















**Case No: PUD-1998      Applicant: Britton Road Triple C Properties, LLC**  
**Existing Zoning: C-3**  
**Location: 8321 W. Britton Rd.**



*Aerial Photo from 2/2022*



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400 Feet