

APPROVED

4-9-2024

BY THE CITY COUNCIL
Amey K. Simpson CITY CLERK

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
February 26, 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@wbflaw.com

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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 8.0.....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.

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 along all streets 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

PUD-1949 Exhibit A – Legal Description

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 $90^{\circ}00'00''$ East along the South line of Section 27 a distance of 949.93 feet; Thence North $00^{\circ}04'42''$ East a distance of 376.96 feet; Thence North $90^{\circ}00'00''$ 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 $11^{\circ}44'28.57''$ West along the East right-of-way of U.S. Highway 77 a distance of 30.70 feet; 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. LESS & EXCEPT: Commencing at the Southwest (SW) Corner of Section 27, T-13-N, R-3-W, I.M., Oklahoma County, Oklahoma; Thence S $89^{\circ}44'40''$ E on the South Line of said Section 27 a distance of 1283.40'; Thence N $00^{\circ}15'07''$ E a distance of 50.33' to the Point or Place of Beginning; Thence S $89^{\circ}38'58''$ W a distance of 10.00'; Thence N $00^{\circ}15'07''$ E a distance of 10.00'; Thence N $89^{\circ}38'58''$ E a distance of 10.00'; Thence S $00^{\circ}15'07''$ W a distance of 10.00' to the Point or Place of Beginning.

PUD-1949 Exhibit B
Master Development Plan

FLX
ARCHITECTURE &
INTERIOR DESIGN
4801 GALLARDIA PARKWAY
SUITE 170
OKLAHOMA CITY, OK 73142
V. 405.562.7330

SEAL
PRELIMINARY NOT
FOR CONSTRUCTION

REIGN
CAPITAL HOLDINGS LLC
1800 MIDWAY EXTENSION SUITE 100
OKLAHOMA CITY, OKLAHOMA 73104

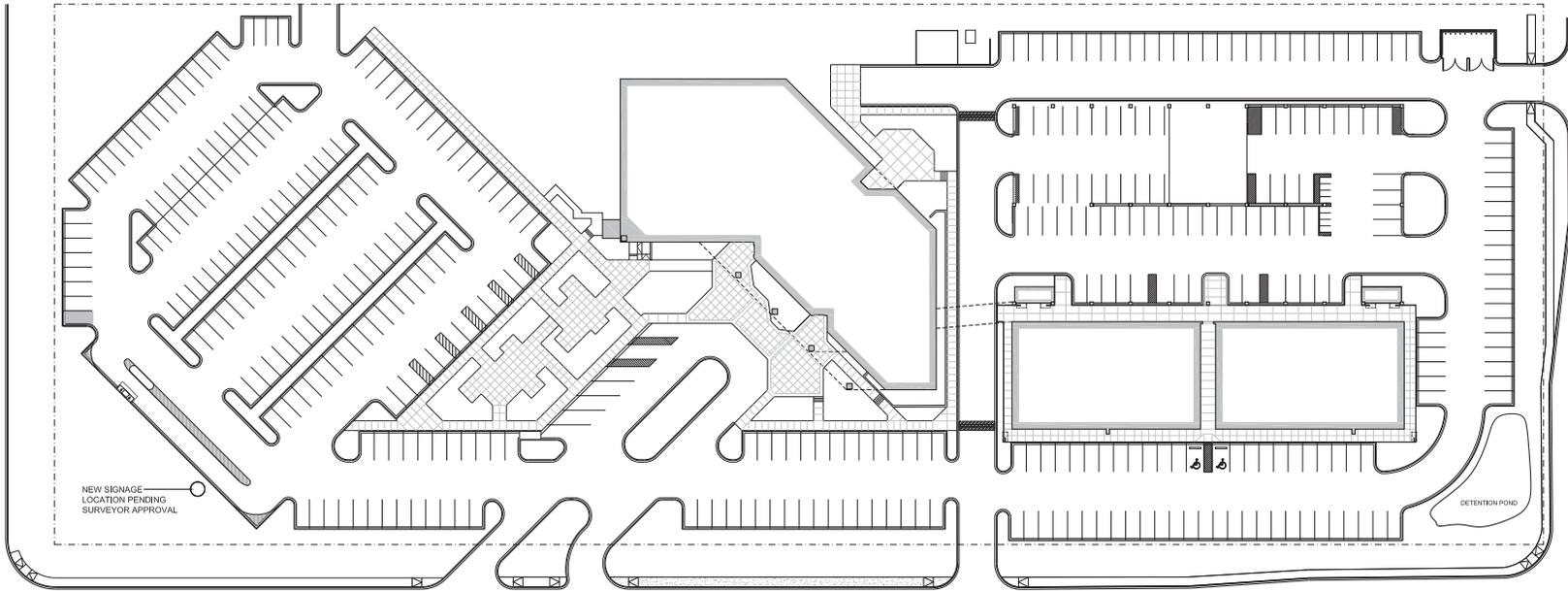
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ARCHITECTURAL
SITE PLAN

SHEET NUMBER
A1.0

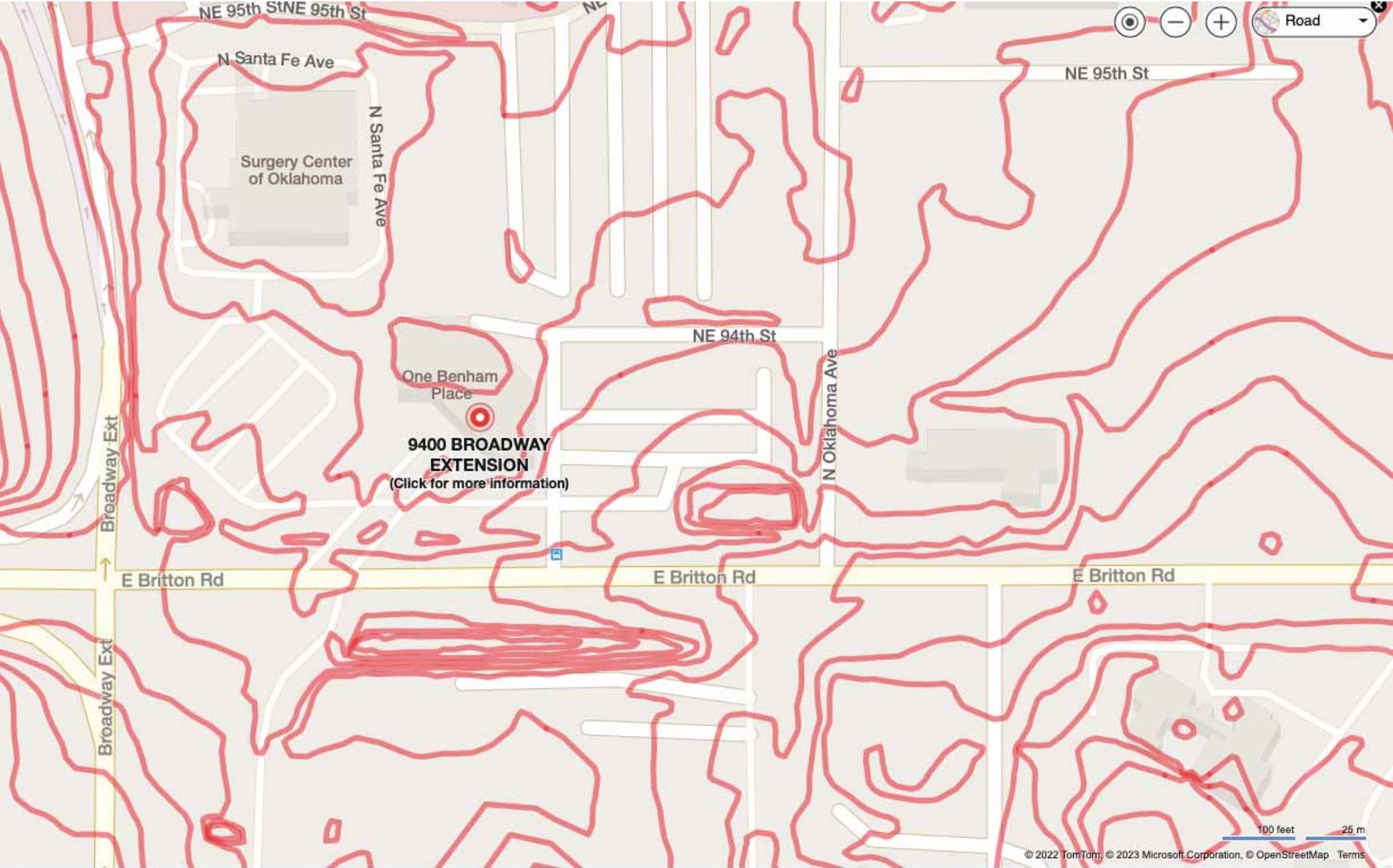
ISSUE	DATE

PROJECT NUMBER
2300

COPYRIGHT
2023
FLX ARCHITECTURE



↑ 1 ARCHITECTURAL SITE PLAN
Scale: 1/8"=1'-0"



PUD-1949 Exhibit D
Renderings



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Renderings



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Renderings



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Renderings



