



The City of Oklahoma City
Planning 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

BRITTON ROAD TRIPLE C

Name of Development or Applicant 8321 West Britton Road

Intersection of W. Britton Road and Northridge Drive

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

Staff Use Only:

1998

Case No.: PUD

File Date: 2-14-24

Ward No.: W1

Nbhd. Assoc.: -----

School District: PUTNAM CITY

Extg Zoning: C-3

Overlay: -----

4.32 Acres

ReZoning Area (Acres or Square Feet)

Expansion and limitation of existing C-3 zoning and inclusion of limited I-1 and I-2 uses

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Chris Pinion / Owner Britton Road
Applicant's Name (please print) Triple C Properties, LLC

525 N Sara Rd
Applicant's Mailing Address

Yukon OK 73099
City, State, Zip Code

580 229 7018
Phone

chrispinion1776@gmail.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.



After recording, return to:
Britton Road Triple C Properties, LLC
525 N Sara Road
Yukon, OK 73099

SPECIAL WARRANTY DEED

TRUE SKY CREDIT UNION, a federally chartered credit union ("Grantor"), for valuable consideration, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto **BRITTON ROAD TRIPLE C PROPERTIES, LLC**, an Oklahoma limited liability company, ("Grantee"), whose mailing address is 525 N Sara Road, Yukon, OK 73099, the real estate described on Exhibit A, together with all the improvements and appurtenances (the "Property"), and warrant the title to the Property to be free, clear, and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages, and other liens or encumbrances of any nature granted by, through, or under Grantor, but not otherwise, and further subject to, and excepting and excluding from such warranty, all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder previously reserved or conveyed of record and those matters set forth on Exhibit B.

To have and to hold the Property unto Grantee, and Grantee's successors and assigns, forever.

[signature on following page]

Executed as of September 27, 2022.

TRUE SKY CREDIT UNION

By: Julie Gamblin
Julie Gamblin,
Senior Vice President/Chief Administration Officer

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss:

This instrument was acknowledged before me on September 27, 2022, by Julie Gamblin, Senior Vice President/Chief Administration Officer of True Sky Credit Union, a federally chartered credit union.

(Seal)



Molly Harris
Notary Public
My Commission Expires: _____
Commission # _____

Exhibit A

SELL TRACT DESCRIPTION:

4321

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 $88^{\circ}57'52''$ West along the south line of said Southeast Quarter, a distance of 1486.07 feet to the POINT OF BEGINNING;

THENCE continuing South $88^{\circ}57'52''$ West, along said south line, a distance of 362.50 feet;

THENCE North $01^{\circ}14'08''$ West a distance of 567.62 feet;

Oklahoma City Planning Commission
Deed Approval # 26938

THENCE North $88^{\circ}45'52''$ East a distance of 103.09 feet;

SEP 19 2022

THENCE South $63^{\circ}17'42''$ East a distance of 314.12 feet;

THENCE South $26^{\circ}33'18''$ West a distance of 86.61 feet;

THENCE North $88^{\circ}57'52''$ East a distance of 23.50 feet;

THENCE South $01^{\circ}02'00''$ East a distance of 345.00 Feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

2 Rev 13509'22

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 $88^{\circ}57'52''$ East a distance of 1075.41 Feet and North $01^{\circ}00'31''$ West a distance of 113.25 Feet from the Southwest Corner of said Southeast Quarter;

THENCE North $01^{\circ}00'27''$ West a distance of 50.00 feet;

THENCE North $88^{\circ}57'52''$ East a distance of 50.00 feet.

THENCE South $01^{\circ}00'31''$ East a distance of 50.00 feet.

THENCE South $88^{\circ}57'52''$ West a distance of 50.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 185,782 square feet or 4.2650 acres.

EXHIBIT BPermitted Exceptions

1. Taxes for the year 2022 the amount of which is not ascertainable or payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto.
3. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable.
4. Riparian or water rights, claims, or title to water whether or not shown by the public records.
5. Right-of-way/easement recorded in Book 4543, Page 341, subject to assignments and partial releases of record.
6. Right-of-way/easement recorded in Book 4543, Page 343, subject to assignments and partial releases of record.
7. Right-of-way/easement recorded in Book 4543, Page 345, subject to assignments and partial releases of record.
8. Right-of-way/easement recorded in Book 4543, Page 347, subject to assignments and partial releases of record.
9. Easement with Covenant and Restrictions recorded in Book 5570, Page 1218; Amended and Re- stated in Book 6311, Page 2314.
10. Restrictive Covenant Agreement recorded in Book 6283, Page 2099.
11. Slope Easement recorded in Book 6283, Page 2107, subject to assignments and partial releases of record.
12. Access Agreement recorded in Book 6339, Page 1869.
13. Access Agreement recorded in Book 7513, Page 1910.
14. Amendments to Modification and Re-statement of Reciprocal Cross Access Agreement and Partial Release recorded I Book 7513, Page 1917 and in Book 7567, Page 1615.
15. Declaration of Restrictions and Grant of Easement recorded in Book 5269, Page 413 and Amendment No. 1 recorded in Book 5461, Page 1342.

16. Right-of-way/easement recorded in Book 6294, Page 1543, subject to assignments and partial releases of record.
17. Right-of-way/easement recorded in Book 7707, Page 580, subject to assignments and partial releases of record.
18. Right-of-way/easement recorded in Book 7707, Page 590, subject to assignments and partial releases of record.
19. Right-of-way/easement recorded in Book 7975, Page 630, subject to assignments and partial releases of record.
20. Unrecorded Lease dated September 1, 2001 by and between BORDEAUX INVESTMENTS ONE, INC. and SOUTHWESTERN BELL WIRELESS LLC D/B/A CINGULAR WIRELESS acting in its capacity as General Partner to the Oklahoma City SMSA LIMITED PARTNERSHIP; pursuant to Memorandum of Lease recorded in Book 8262, Page 1997.
21. Unrecorded Lease dated March 3, 2004 by and between SOUTHWESTERN BELL WIRELESS INC. as General Partner for and on behalf of the Oklahoma City SMSA LIMITED PARTNERSHIP and FLORIDA RSA #8, LLC, a Delaware Limited Liability Company; pursuant to Memorandum of Lease recorded in Book 9295, Page 1013.
22. Unrecorded Lease Agreement dated May 1, 2001, by and between BORDEAUX INVESTMENTS ONE, INC., a Texas Corporation and SOUTHWESTERN BELL WIRELESS D/B/A CINGULAR WIRELESS, acting in its capacity as general partner of the Oklahoma City SMSA Limited Partnership, and now held by RED CREEK, LTD., by Assignment of Lease recorded September 8, 2004 in Book 9453, Page 1853.
23. Unrecorded Site License Agreement dated October 30, 2009 as evidenced by Memorandum of License by and between Oklahoma City SMSA Limited Partnership and Cox TMI Wireless, LLC recorded at Book 11289, Page 51.
24. Permanent Easement in favor of the City of Oklahoma City recorded at Book 10268, Page 580, subject to assignments and partial releases of record.
25. Access and Utility Easement Agreement in favor of Red Creek, Ltd. recorded at Book 11302, Page 246, subject to assignments and partial releases of record.
26. Wireless Communication Easement and Assignment Agreement by and between Red Creek, Ltd. and T6 Unison Site Management, LLC recorded at Book 11330, Page 913 (entry 40), subject to assignments and partial releases of record including Assignment and Assumption of Easement Agreement recorded at Book 14424, Page 1302.
27. Fencing related to the "Less and Except" tract recited in Schedule A hereto encroaches into Property as noted on plat of survey dated August 8, 2022 by Randall A. Mansfield, Licensed Professional Land Surveyor No. 1613 of Dodson-Thompson-Mansfield, PLLC, Project No. 14,103.

BRITTON ROAD TRIPLE C PUD TRACT

LEGAL DESCRIPTION

Subject Tract

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 $88^{\circ}57'52''$ West along the south line of said Southeast Quarter a distance of 1486.07 feet to the POINT OF BEGINNING;

THENCE continuing South $88^{\circ}57'52''$ West along said south line a distance of 362.50 feet;

THENCE North $01^{\circ}14'08''$ West a distance of 567.62 feet;

THENCE North $88^{\circ}45'52''$ East a distance of 103.09 feet;

THENCE South $63^{\circ}17'42''$ East a distance of 314.12 feet;

THENCE South $26^{\circ}33'18''$ West a distance of 86.61 feet;

THENCE North $88^{\circ}57'52''$ East a distance of 23.50 feet;

THENCE South $01^{\circ}02'00''$ 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 $88^{\circ}57'52''$ East a distance of 1075.41 feet and North $01^{\circ}00'31''$ West a distance of 113.25 feet from the Southwest Corner of said Southeast Quarter;

THENCE North $01^{\circ}00'27''$ East a distance of 50.00 feet;

THENCE South $88^{\circ}57'52''$ East a distance of 50.00 feet;

THENCE South $01^{\circ}00'31''$ East a distance of 50.00 feet;

THENCE South $88^{\circ}57'52''$ West a distance of 50.00 feet to the POINT OF BEGINNING.


Containing 188,282 Sq.Ft. or 4.3223 Acres, more or less.

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 13th day of February, 2024


Applicant Signature

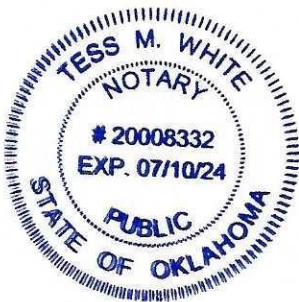
Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 13th day of February, 2024.

My Commission Expires:

1/10/24

Tess M White
Notary Public

Commission # 20008332

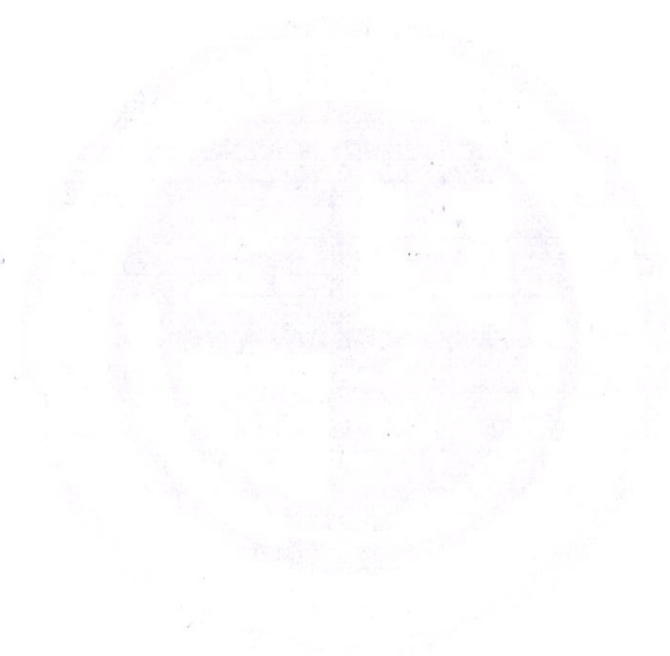


Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R140933280 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**



STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft radius report
filed in the office of the County Assessor
on the 13th day of Feb, 20 24

Given under my hand and official seal this
13th day of Feb, 20 24

County Assessor

Kstrayer Deputy

**Oklahoma County Assessor's
300ft Radius Report
2/13/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R171401030	FASSBENDER ADAM J	No Data	No Data	9209 NORTHBRIDGE DR	OKLAHOMA CITY	OK	73132	NORTHBRIDGE SEC 4	1	4	NORTHBRIDGE SEC 4 001 004	9209 NORTHBRIDGE DR OKLAHOMA CITY
R171402440	WIRSCH NORBERT J & KRISTY L	No Data	No Data	8236 NW 92ND ST	OKLAHOMA CITY	OK	73132-1316	NORTHBRIDGE SEC 4	21	20	NORTHBRIDGE SEC 4 021 020	8236 NW 92ND ST OKLAHOMA CITY
R171402430	BRADY ERNEST G TRS	BRADY MINGMING HUANG TRS	ERNEST & MINGMING BRADY LIV TRUST	7224 NW 129TH ST	OKLAHOMA CITY	OK	73142	NORTHBRIDGE SEC 4	21	19	NORTHBRIDGE SEC 4 021 019	8232 NW 92ND ST OKLAHOMA CITY
R171402420	BENNETT BLANTON M & MINNIE P	No Data	No Data	8228 NW 92ND ST	OKLAHOMA CITY	OK	73132-1316	NORTHBRIDGE SEC 4	21	18	NORTHBRIDGE SEC 4 021 018	8228 NW 92ND ST OKLAHOMA CITY
R171402410	SOMERO ERIKA A	No Data	No Data	8224 NW 92ND ST	OKLAHOMA CITY	OK	73132-1316	NORTHBRIDGE SEC 4	21	17	NORTHBRIDGE SEC 4 021 017	8224 NW 92ND ST OKLAHOMA CITY
R171402400	NGUYEN THINH	No Data	No Data	8220 NW 92ND ST	OKLAHOMA CITY	OK	73132-1316	NORTHBRIDGE SEC 4	21	16	NORTHBRIDGE SEC 4 021 016	8220 NW 92ND ST OKLAHOMA CITY
R171402390	OVERTON GERALD D & TEREASA D	No Data	No Data	8216 NW 92ND ST	OKLAHOMA CITY	OK	73132-1316	NORTHBRIDGE SEC 4	21	15	NORTHBRIDGE SEC 4 021 015	8216 NW 92ND ST OKLAHOMA CITY
R171402380	GOMEZ ERENDIDA	MERCADO RAMIRO	No Data	8212 NW 92ND ST	OKLAHOMA CITY	OK	73132-1316	NORTHBRIDGE SEC 4	21	14	NORTHBRIDGE SEC 4 021 014	8212 NW 92ND ST OKLAHOMA CITY
R121451410	COKER JANET L	No Data	No Data	8400 NW 92ND ST	OKLAHOMA CITY	OK	73132-1103	BAERS COUNCIL HEIGHTS	1	42	BAERS COUNCIL HEIGHTS 001 042	8400 NW 92ND ST OKLAHOMA CITY
R171401020	ROYAL HOMES LLC	No Data	No Data	11801 GLENHURST BLVD	OKLAHOMA CITY	OK	73162	NORTHBRIDGE SEC 4	1	3	NORTHBRIDGE SEC 4 001 003	9213 NORTHBRIDGE DR OKLAHOMA CITY
R171401010	CANNON DEBRA JEAN SHORT REV TRUST	No Data	No Data	9217 NORTHBRIDGE DR	OKLAHOMA CITY	OK	73132-1331	NORTHBRIDGE SEC 4	1	2	NORTHBRIDGE SEC 4 001 002	9217 NORTHBRIDGE DR OKLAHOMA CITY
R121451420	LTV INVESTMENTS LLC	No Data	No Data	2700 BLUE QUAIL PASS	EDMOND	OK	73013-8844	BAERS COUNCIL HEIGHTS	1	43	BAERS COUNCIL HEIGHTS 001 043	8401 NW 92ND ST OKLAHOMA CITY
R171402320	HART NORITH & RICHARD	No Data	No Data	4940 NW 29TH ST	OKLAHOMA CITY	OK	73127	NORTHBRIDGE SEC 4	21	8	NORTHBRIDGE SEC 4 021 008	8209 NW 92ND ST OKLAHOMA CITY
R171402310	COLES PAMELA M	No Data	No Data	8213 NW 92ND ST	OKLAHOMA CITY	OK	73132-1317	NORTHBRIDGE SEC 4	21	7	NORTHBRIDGE SEC 4 021 007	8213 NW 92ND ST OKLAHOMA CITY
R171402300	FISHER MARY C & RONALD B	No Data	No Data	8217 NW 92ND ST	OKLAHOMA CITY	OK	73132-1317	NORTHBRIDGE SEC 4	21	6	NORTHBRIDGE SEC 4 021 006	8217 NW 92ND ST OKLAHOMA CITY
R171402290	BALBOA KAYZEL F	No Data	No Data	8221 NW 92ND ST	OKLAHOMA CITY	OK	73132	NORTHBRIDGE SEC 4	21	5	NORTHBRIDGE SEC 4 021 005	8221 NW 92ND ST OKLAHOMA CITY
R171402280	GARRETT JENNIFER MARIE	No Data	No Data	8225 NW 92ND ST	OKLAHOMA CITY	OK	73132-1317	NORTHBRIDGE SEC 4	21	4	NORTHBRIDGE SEC 4 021 004	8225 NW 92ND ST OKLAHOMA CITY
R171402270	BAF ASSETS 2 LLC	No Data	No Data	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746	NORTHBRIDGE SEC 4	21	3	NORTHBRIDGE SEC 4 021 003	8229 NW 92ND ST OKLAHOMA CITY
R171402260	WADE ONDREA H	No Data	No Data	8233 NW 92ND ST	OKLAHOMA CITY	OK	73132-1317	NORTHBRIDGE SEC 4	21	2	NORTHBRIDGE SEC 4 021 002	8233 NW 92ND ST OKLAHOMA CITY
R171402250	PHAM DUNG KIM	No Data	No Data	8237 NW 92ND ST	OKLAHOMA CITY	OK	73132-1317	NORTHBRIDGE SEC 4	21	1	NORTHBRIDGE SEC 4 021 001	8237 NW 92ND ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
2/13/2024**

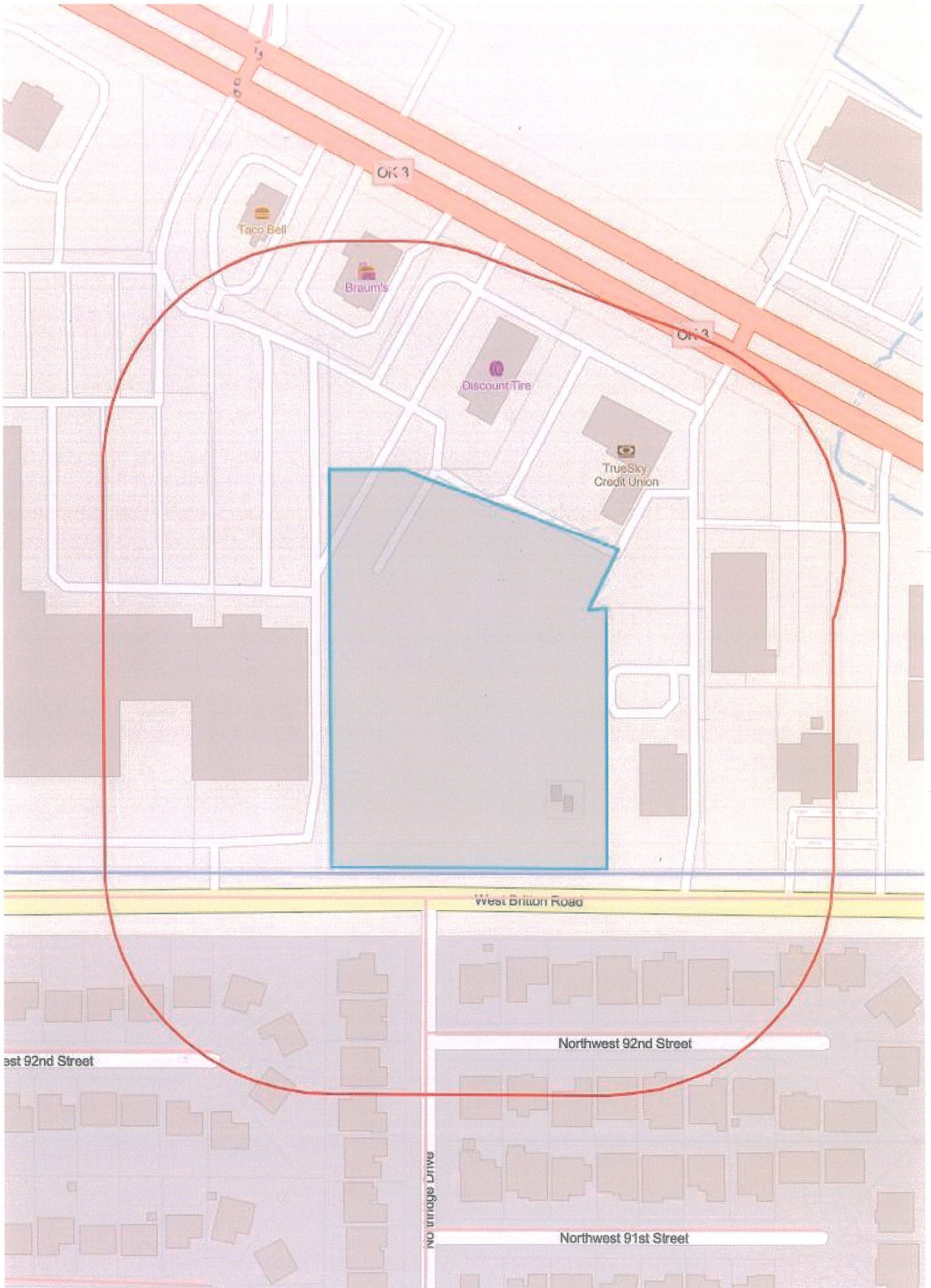
R121451460	GATZ FREDERICK P & KAREN K	No Data	No Data	9601 N COUNTYLINE RD	YUKON	OK	73099-8354	BAERS COUNCIL HEIGHTS	1	47	BAERS COUNCIL HEIGHTS 001 047	8417 NW 92ND ST OKLAHOMA CITY
R121451450	BIVENS PRECIOUS STAR	No Data	No Data	8413 NW 92ND ST	OKLAHOMA CITY	OK	73132	BAERS COUNCIL HEIGHTS	1	46	BAERS COUNCIL HEIGHTS 001 046	8413 NW 92ND ST OKLAHOMA CITY
R121451440	KOONS CARRIE A	No Data	No Data	8409 NW 92ND ST	OKLAHOMA CITY	OK	73132-1104	BAERS COUNCIL HEIGHTS	1	45	BAERS COUNCIL HEIGHTS 001 045	8409 NW 92ND ST OKLAHOMA CITY
R121451430	BAXTER ELLEN MARIE	No Data	No Data	8405 NW 92ND ST	OKLAHOMA CITY	OK	73132-1104	BAERS COUNCIL HEIGHTS	1	44	BAERS COUNCIL HEIGHTS 001 044	8405 NW 92ND ST OKLAHOMA CITY
R171401000	GARCIA MARILYN DENISE EDWARDS	No Data	No Data	9221 NORTHBRIDGE DR	OKLAHOMA CITY	OK	73132-1331	NORTHBRIDGE SEC 4	1	1	NORTHBRIDGE SEC 4 001 001	9221 NORTHBRIDGE DR OKLAHOMA CITY
R140933061	RED CREEK LTD	No Data	No Data	8521 NW EXPRESSWAY	OKLAHOMA CITY	OK	73162-6011	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1075.41FT E & 113.25FT N OF SW/C SE4 TH N50FT E50FT S50FT W50FT TO BEG CONT .06ACRS MORE OR LESS	8303 W BRITTON RD OKLAHOMA CITY
R140933067	SHACKELFORD CHARLES G & LINDA	No Data	No Data	105 W MEMORIAL RD	OKLAHOMA CITY	OK	73114-2309	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1280.5FT E & 50FT N OF SW/C SE4 TH E89.5FT N237.5FT E76.788FT N319.839FT NW89.15FT S148.58FT E7FT S152FT W44.5FT S61FT W50FT S237.5FT TO BEG EX	0 UNKNOWN OKLAHOMA CITY
R140933015	CHILDTIME CHILDCARE INC	No Data	No Data	21333 HAGGERTY RD STE 300	NOVI	MI	48375-5537	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1370FT E & 50FT N OF SW/C SE4 TH N237.50FT E130.50FT S237.50FT W130.50FT TO BEG	8221 W BRITTON RD OKLAHOMA CITY
R140933066	ANDREW GARY D	No Data	No Data	8505 N EASTERN AVE	OKLAHOMA CITY	OK	73131-4031	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1150.50FT E OF SW/C SE4 TH N345FT E130FT S345FT W130FT TO BEG SUBJ TO ESMTS OF RECORD	8229 W BRITTON RD OKLAHOMA CITY
R140933073	JRWK LLC	No Data	No Data	14827 N MAY AVE	OKLAHOMA CITY	OK	73134	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1280.5FT E & 287.48FT N OF SW/C SE4 TH N213FT E94.5FT S152FT W44.5FT S61FT W50FT TO BEG	8216 NW EXPRESSWAY ST OKLAHOMA CITY
R140933070	SHACKELFORD TERRI	EDUCATIONAL TRUST ETAL	ROBINSON DONALD G CO TRS	105 W MEMORIAL	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE/4 SEC 30 13N 4W BEG 1513FT E & 50FT N SW/C SE/4 TH E155FT N440.21FT NW175.39FT S39.60FT NW74.91FT S159.23FT E66.21FT S358.5FT TO BEG PLUS A TR BEG 1513FT E & 287.	8208 NW EXPRESSWAY ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
2/13/2024

R140933065	SHACKELFORD LINDA & CHARLES	No Data	No Data	1924 SWEETGRASS CIR	EDMOND	OK	73013	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1446.78FT E & 567.73FT N OF SW/C SE4 TH N39.61FT SE74.77FT S39.61FT NW74.91FT TO BEG PLUS A TR BEG 1513FT E & 50FT N OF SW/C SE4 TH N237.5FT W1	0 UNKNOWN OKLAHOMA CITY
R140933067	SHACKELFORD CHARLES G & LINDA	No Data	No Data	105 W MEMORIAL RD	OKLAHOMA CITY	OK	73114-2309	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1280.5FT E & 50FT N OF SW/C SE4 TH E89.5FT N237.5FT E76.788FT N319.839FT NW89.15FT S148.58FT E7FT S152FT W44.5FT S61FT W50FT S237.5FT TO BEG EX	0 UNKNOWN OKLAHOMA CITY
R140933069	SCOTTS TIRE & AUTOMOTIVE	SERVICE CENTER INC	No Data	8216 NW EXPRESSWAY ST	OKLAHOMA CITY	OK	73162-6022	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1280.5FT E & 287.48FT N & 50FT E OF SW/C SE4 TH N61FT E44.50FT N152FT W7FT N148.58FT SE36.28FTS344.58FT W69.56FT TO BEG	8216 NW EXPRESSWAY ST OKLAHOMA CITY
R140933010	JRWK LLC	No Data	No Data	14827 N MAY AVE	OKLAHOMA CITY	OK	73134-5014	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE/4 SEC 30 13N 4W BEG 1280.5FT E & 500.48FT N SW/C SE4 TH E87.5FT N148.58FT NW99.01FT S194.91FT TO BEG	8216 NW EXPRESSWAY ST OKLAHOMA CITY
R140933263	HALLE PROPERTIES LLC	No Data	No Data	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1848.57FT W & 567.62FT N OF SE/C SE4 TH N163.63FT SE55.22FT NE200FT SE201FT SW248.67FT WLY203.09FT TO BEG CONT 1.447ACRS MORE OR LESS SUBJ TO E	8268 NW EXPRESSWAY ST OKLAHOMA CITY
R140933093	RETAIL BUILDINGS INC	No Data	C/O JACOBI AND ASSOCIATES	PO BOX 702377	TULSA	OK	74170	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1902.57FT W & 759.89FT N SE/C SE4 TH NW43.56FT NE200FT TO PT ON S R/W LINE HWY TH SE160FT SW200FT NW116.44FT TO BEG CONT .735ACRS MORE OR LESS	8320 NW EXPRESSWAY ST OKLAHOMA CITY
R140933063	MACPHERSON CRAIG & BENITH K TRS	MACPHERSON LIVING TRUST	No Data	8390 NW EXPRESSWAY	OKLAHOMA CITY	OK	73162-6005	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1902.57FT W & 759.89FT N & 43.56FT NW SE/C SE4 TH NE200FT TO R/W LINE NW HWY TH NW ALONG HWY R/W 149.01FT SW118.56FT S92.32FT SE105.52FT TO BEG	8390 NW EXPRESSWAY ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
2/13/2024

R140933057	AGREE LIMITED PARTNERSHIP	No Data	No Data	PO BOX 460389 DEPT 125	HOUSTON	TX	77056	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W PT SE4 SEC 30 13N 4W BEG 1847.27FT W OF SE/C SE4 TH W182.34FT N363.11FT E23.32FT N310.91FT W78.08FT N186FT W23.11FT NE205.41FT SE48.40FT SW118.64FT S92.32FT SE210.48FT S163.51F	8400 NW EXPRESSWAY ST OKLAHOMA CITY
R140933055	OKC MARKET REALTY LLC	No Data	No Data	PO BOX 7999	TYLER	TX	75711	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SEC 30 13N 4W 000 000 PT SE4 SEC 30 13N 4W BEG 1847.27FT W OF SE/C SE4 TH W788FT N748FT E192.66FT N425.81FT NELY 95.09FT SELY 45.47FT S386.15FT E290FT N232.30FT TO S LINE NW HWY R/W TH SELY	8484 NW EXPRESSWAY ST OKLAHOMA CITY
R140933280	BRITTON ROAD TRIPLE C PROPERTIES LLC	No Data	No Data	525 N SARA RD	YUKON	OK	73099	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SE4 SEC 30 13N 4W BEG 1486.07FT W OF SE/C SE4 TH W362.50FT N567.62FT E103.09FT SE314.12FT SW86.61FT E23.50FT S345FT TO BEG CONT 4.33ACRS MORE OR LESS EX A .06ACR TR BEG 1075.41FT E & 113.25F	8230 NW EXPRESSWAY ST OKLAHOMA CITY
R140933285	TRUE SKY CREDIT UNION	No Data	No Data	PO BOX 26406	OKLAHOMA CITY	OK	73126	UNPLTD PT SEC 30 13N 4W	0	0	UNPLTD PT SE4 SEC 30 13N 4W BEG 1486.07FT W & 345FT N OF SE/C SE4 TH W23.50FT NE86.61FT NW314.12FT E100FT NE248.67FT SE198.08FT S350.39FT W130FT TO BEG CONT 2.08ACRS MORE OR LESS	8230 NW EXPRESSWAY ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD – xxxx

MASTER DESIGN STATEMENT
FOR

BRITTON ROAD TRIPLE C

W. Britton Road and Northridge Drive

PREPARED FOR:

Britton Road Triple C Properties, LLC
525 N. Sara Road
Yukon, OK 73009
580-229-7018
chrispinion1776@gmail.com

PREPARED BY:

The Orion Group
David M. Jones, PE
2201 Woodhill Road
Edmond, OK 73025
405-359-3136
djones@orionae.com

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

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
DEVELOPMENT AND SUBDIVISION VARIATIONS	6.1
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
PERMIT REQUIREMENTS	9.15
PUBLIC IMPROVEMENTS	9.16
COMMON AREAS	9.17
GENERAL DESIGN AND DEVELOPMENT GUIDELINES	9.18
SPECIFIC PLAN AND PRELIMINARY PLAT	9.19
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

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 5.0PHYSICAL 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 6.0CONCEPT

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

No variances are requested, at this time to the current OKC zoning, subdivision or site development standards.

Any variance request for deviation from OKC zoning, subdivision or site development standards will be made at the time of site plan submittal and prior to Occupancy Permit receipt.

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. Anticipated response times are of rapid levels.

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

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.

7.8COMPREHENSIVE 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, (2020) as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 7.1 through 16.3 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the C-3 Use District and limited uses from the I-1 and I-2 Use Districts 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.

- 8.1.1 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.
- 8.1.2 Building setbacks shall be a minimum of 60 feet, off the centerline of W. Britton Road and 10' from the north right-of-way line along W. Britton Road.
- 8.1.3 Parking and drives are permitted within the setbacks.

9.0.....SPECIAL CONDITIONS

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

Permitted Use(s):

Use Unit 8300.1	Administrative and Professional Offices
Use Unit 8300.2	Adult Day Care Facilities
Use Unit 8150.2	Agricultural Processing: Limited
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 8300.18	Automotive and Equipment: Automobile Dealerships and Malls (Limited Per Sec. 9.14)
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 8300.45	Gasoline Sales, Large
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 City of Oklahoma City Zoning and Planning, Development Services Division, for document submittal and Commission and Council hearing approval or denial.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 60% Pre-Engineered Metal Panel (Reverse R Panel), brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finish sections with EIFS (Exterior Insulation Finish System) material shall be permitted, at no greater than 40%.

Buildings shall be oriented such that the backs of buildings are not facing towards any public street.

Plan Sheet 1 depicts the preliminary building(s) footprints in the PUD.

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.

Landscape Buffers to include: (1) a sight-proof fence or wall as described in Section 9.4 and, (2) a minimum five (5) foot landscape buffer with either a minimum of nine (9) landscaping points installed for every twenty-five (25) linear feet of abutment to a residential district or use or three-inch (3”) trees spaced a maximum of twenty-five (25) feet on center shall be installed along the south property line(s) abutting the existing residential district.

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 m59-12350 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.

Sight-proof screening may consist of the side of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, (2020), as amended.

9.7 DUMPSTER REGULATIONS

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.

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 for drive(s) 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. On-street parking must be approved by the Streets Commission prior to development.

9.10 SIGNAGE REGULATIONS

There shall be no EMD and/or non-accessory signs or billboards allowed within this PUD.

9.10.1 FREESTANDING ACCESSORY SIGNS

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

All freestanding accessory signs within this PUD shall be ground (monument) signs with the maximum size being eight (8) feet high 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 and/or multi-family development is located, as long as both the business and/or multi-family development, 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 no greater than 35 feet in height.

A commercial building adjacent to the boundary of residential property shall be designed so that the wall facing residential properties contains either elevated window(s) with opaque glass, or no elevated window(s).

Base zoning district(s) regulations shall regulate heights of all other structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the limited by the most-restrictive 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)

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: Automobile Dealerships and Malls (8300.18)

Automotive and Equipment: Storage (8300.21)

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD 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 commercial/industrial part(s) of this 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 required 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 59-14150C 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

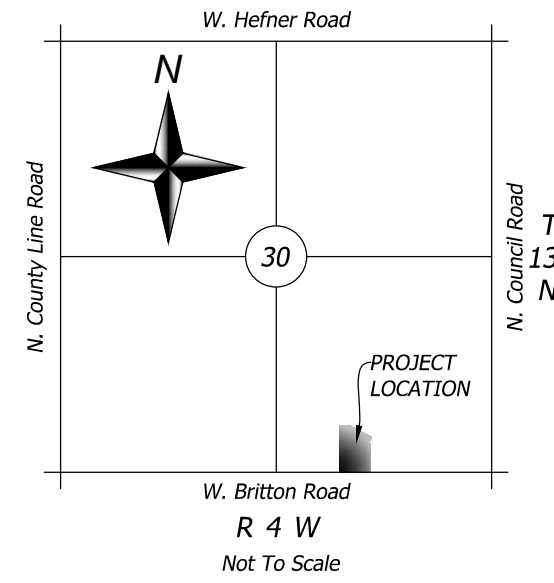
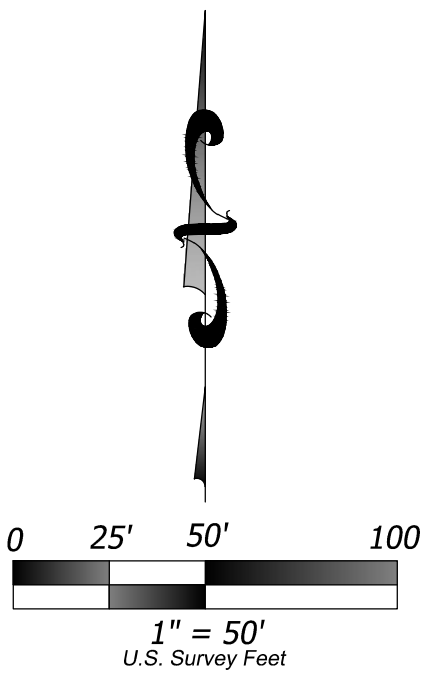
MDP 1 – Master Development Plan

TOPO 1 – Topography

LU 1 – Land Use

ALTA Survey

Proposed Site Structure(s) Elevations/Renderings



LEGAL DESCRIPTION

Per a provided ALTA Survey performed by Randall A. Mansfield PLS# 1613 on August 8th, 2022.

Subject Tract

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:

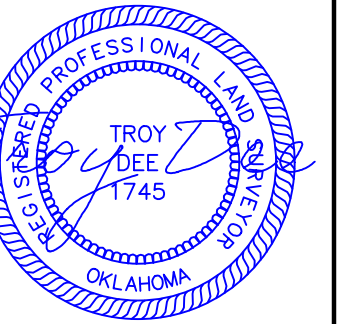
BEGINNING at a point North 88°57'52" East a distance of 1075.41 Feet and North 01°00'31" West a distance of 113.25 Feet from the Southwest Corner of said Southeast Quarter;
THENCE North 01°00'27" East a distance of 50.00 feet; THENCE South 88°57'52" East a distance of 50.00 feet; THENCE South 01°00'31" East a distance of 50.00 feet; THENCE South 88°57'52" West a distance of 50.00 feet to the POINT OF BEGINNING.
Containing 188,282 Sq. Ft. or 4.3223 Acres, more or less.

GENERAL NOTES

- Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 4010900135H, dated December 18th, 2009.
- The Property has direct access to W. Britton Road, being a dedicated public street.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- A assumed bearing of North 89° 58' 54" West as the South line of the SE/4 per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- This survey was conducted without the benefit of a Title Commitment, there may be matters benefiting or burdening the subject property unknown to the surveyor.
- All unit of measurements are US Survey feet (Ground).

TOPOGRAPHIC SURVEY

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic planimetric survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on September 30th, 2022; that the survey was completed on October 20, 2022; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid North "NAD 83" and realization all elevations are based on NAVD 83.



October 20, 2022

TOPOGRAPHIC SURVEY OF 8301 W. BRITTON ROAD

Prepared By

GOLDEN LAND SURVEYING

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@goldens.com

Drawn by: SD
Plot Date: October 20, 2022 Paper Size: 24"x36"

Sheet 1 Of 1

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

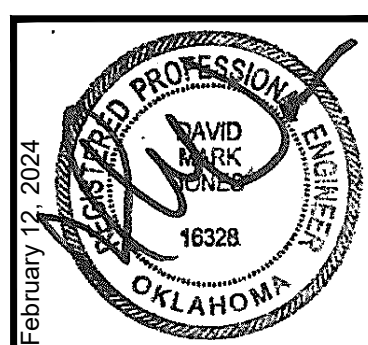
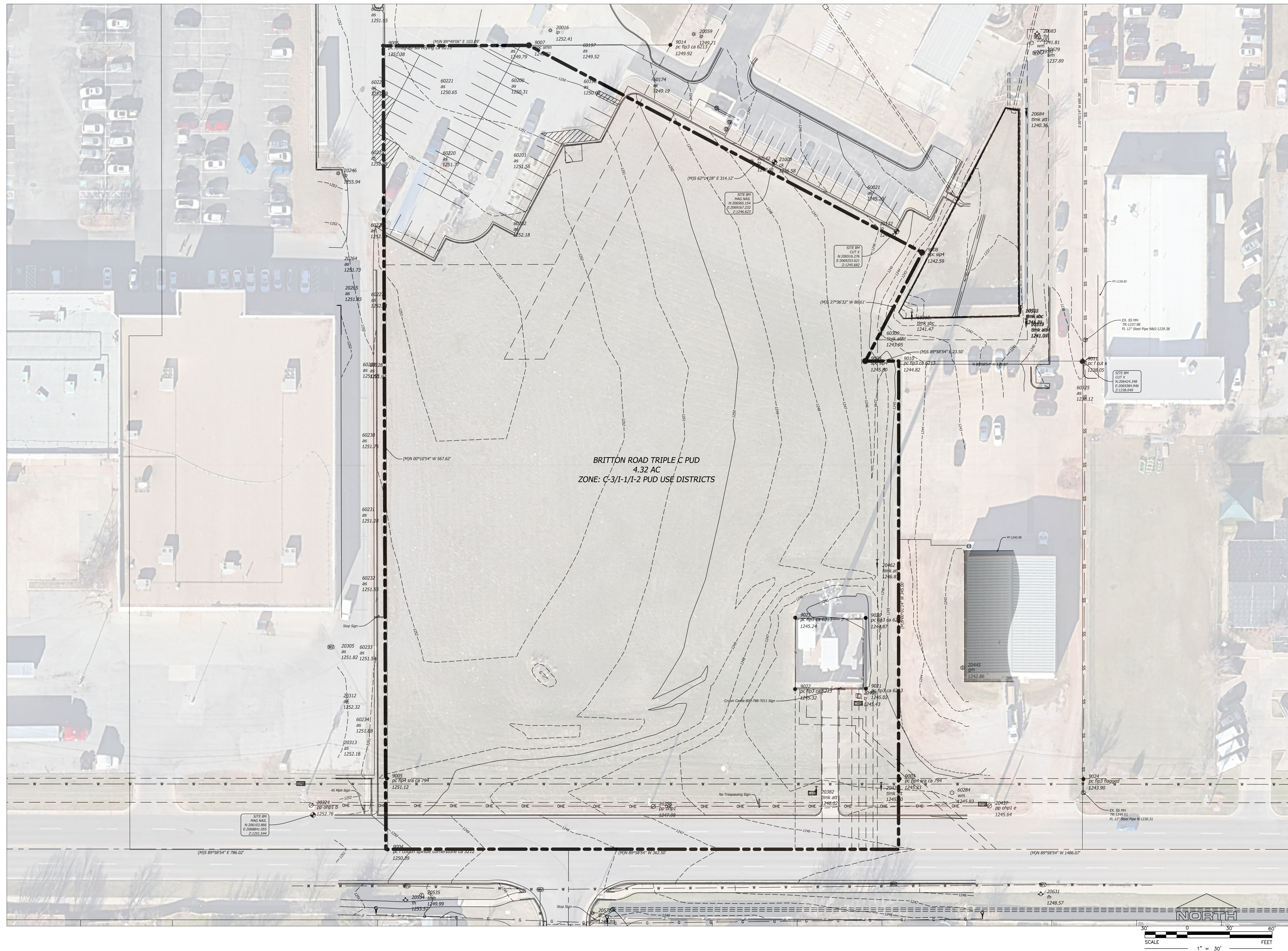


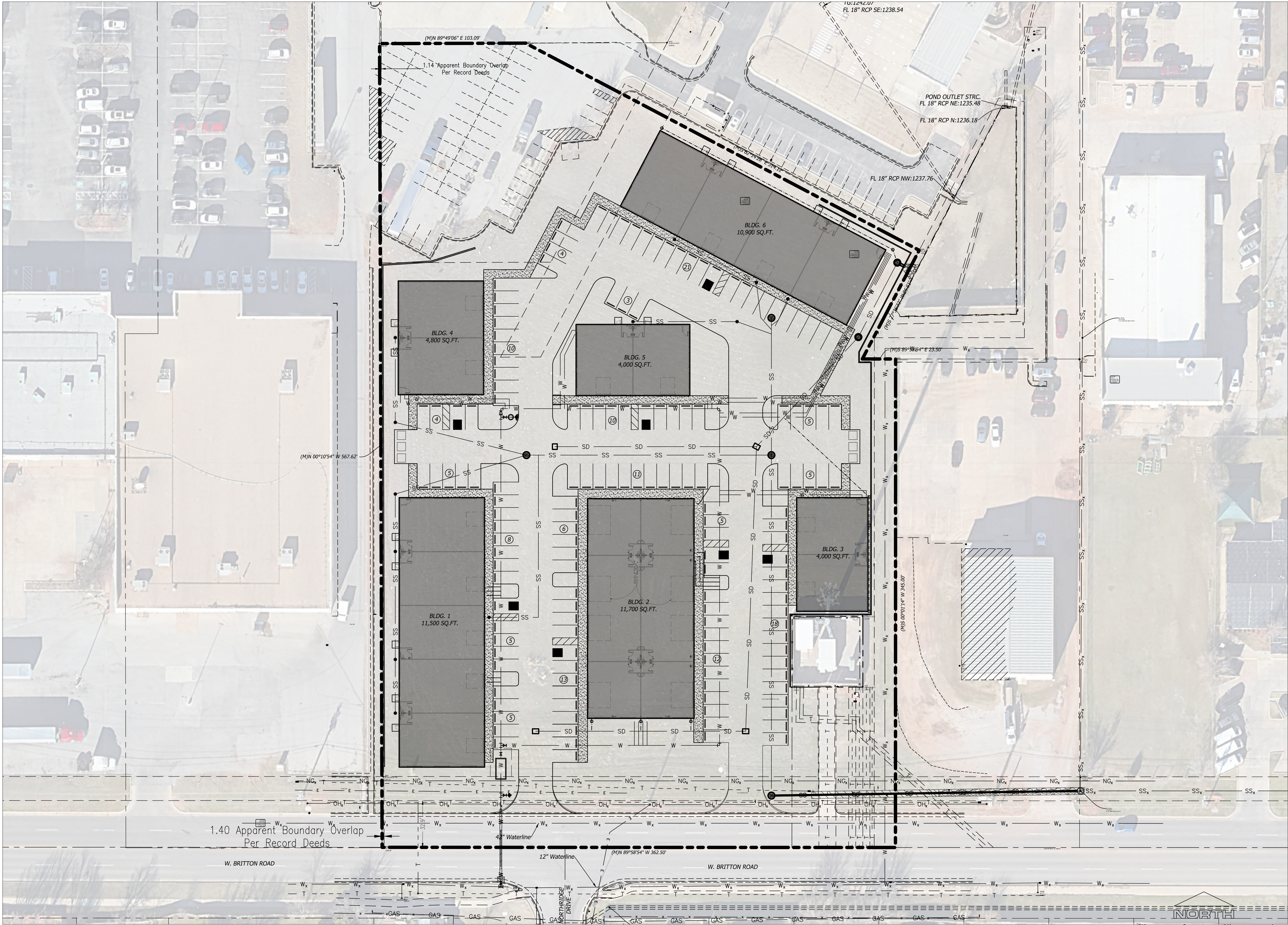
LEGEND

- | | | | |
|--|------------------------------|--|----------------------------|
| | POWER POLE | | GAS METER |
| | LIGHT POLE | | GAS VALVE |
| | GUY ANCHOR | | GAS MASKER |
| | ELECTRIC METER | | OIL PIPELINE MARKER |
| | ELECTRIC BOX | | MAIL BOX |
| | ELEC. TRANSFORMER | | SIGN |
| | ELEC. MANHOLE | | FLAG POLE |
| | ELEC. PEDESTAL | | FIRE HYDRANT |
| | ELEC. PULL BOX | | WATER MANHOLE |
| | SPOT LIGHT | | WATER VALVE |
| | SANITARY SEWER MANHOLE | | WATER METER |
| | SANITARY SEWER CLEANOUT | | DOWN SPOUT |
| | STORM SEWER MANHOLE | | AIR CONDITIONER |
| | TELEPHONE RISER | | TRAFFIC SIGNAL |
| | TELEPHONE MANHOLE | | TRAFFIC SIGNAL BOX |
| | TELEPHONE MARKER | | TRAFFIC SIGNAL PULL BOX |
| | TELEPHONE PULL BOX | | PEDESTRIAN CROSSING SIGNAL |
| | FIBER OPTIC MARKER | | GREASE TRAP |
| | FIBER OPTIC PULL BOX | | KEY PAD |
| | CABLE TV PEDESTAL | | COLUMN |
| | CABLE MARKER | | SECTION CORNER |
| | SET IRON PIN W/CAP | | QUARTER CORNER |
| | CABLE TV PULL BOX | | FOUND MONUMENT |
| | IRRIGATION CONTROL VALVE | | RIGHT OF WAY MARKER |
| | SPRINKLER HEAD | | YARD HYDRANT/SPRICKET |
| | ROLLARD | | FIRE DEPARTMENT CONNECT |
| | PROPANE TANK | | BENCH MARK |
| | WATER LINE | | SATELLITE DISH |
| | GAS LINE | | CHAIN LINK FENCE |
| | SANITARY SEWER LINE | | WOOD PANEL FENCE |
| | TELEPHONE LINE | | MASONRY FENCE |
| | ELECTRIC LINE | | IRON FENCE |
| | OVERHEAD POWERLINE | | FIBER OPTIC LINE |
| | BARBED WIRE FENCE | | PROPERTY LINE |
| | S.I.P.-SET IRON PIN | | LOT LINE |
| | I.P.-IRON PIN | | EASEMENT LINE |
| | C.C.P.-CORRUGATED METAL PIPE | | SECTION LINE |
| | B.U.L.-BUILDING LIMIT LINE | | |
| | U.E.-UTILITY EASEMENT | | |

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PIN OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7363" UNLESS NOTED OTHERWISE

Filename: C:\JOBS\PROJECTS 2022\21842 8301 W BRITTON RD_0KC.OK_TOPO.DWG; Last Saved: 10/20/2022 10:53:01 AM; Plot Date: 10/20/2022





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

OK

February 12, 2024

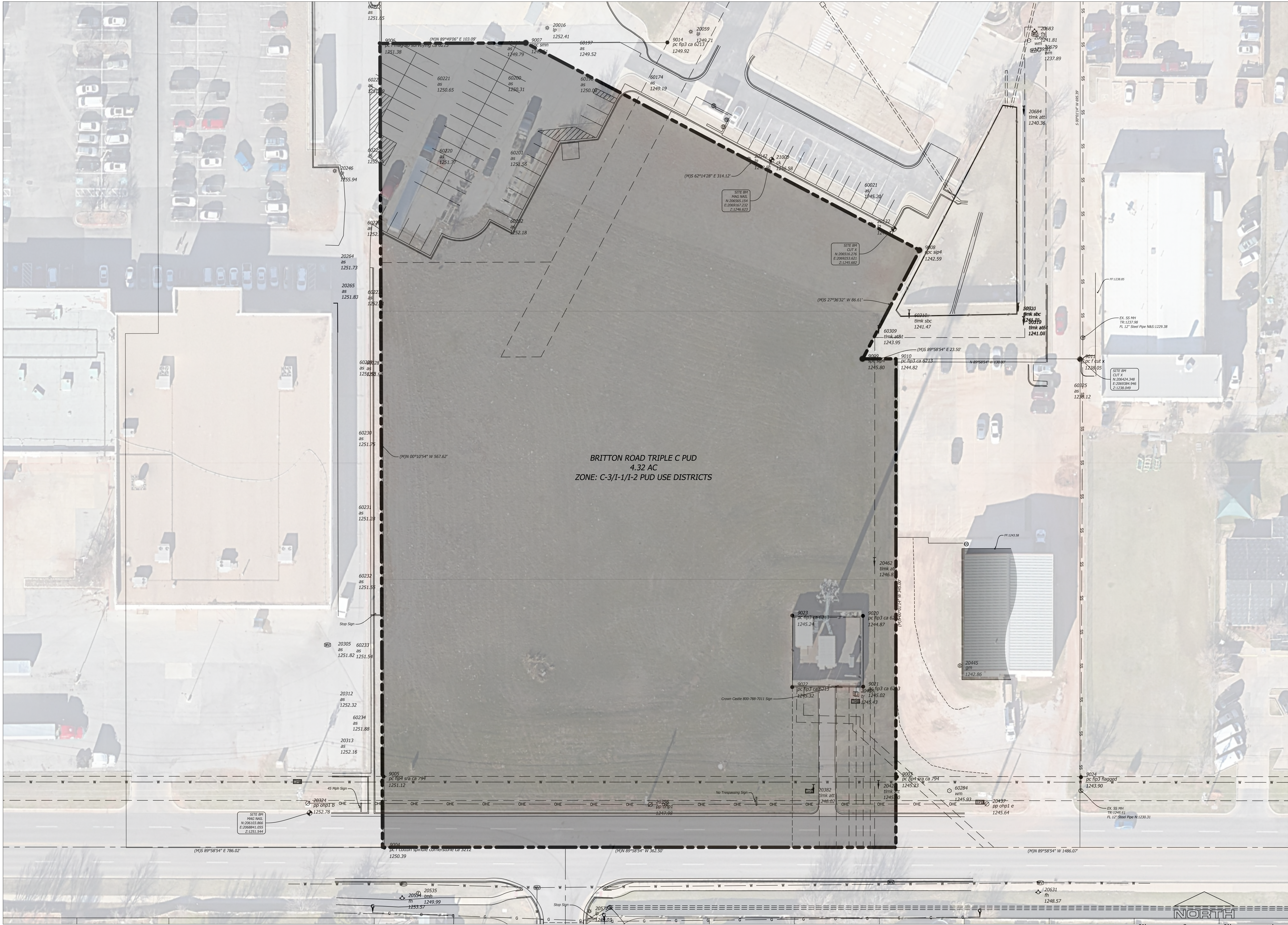
SCALE:
1" = 30'

DATE:
FEB. 12, 2024

SHEET:
MDP-1

OF: SHEETS

PUD-XXXX



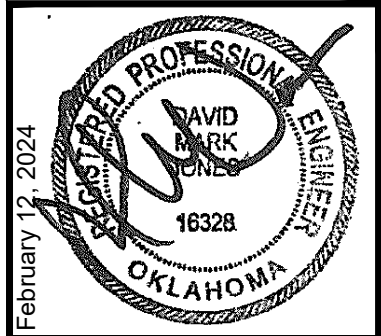
ISSUES/REVISIONS:

The Orion Group
Engineers • Environmental • Planners
2201 Woodhill Road • Edmond, Oklahoma 73025 • 405 359 3136

PLANNED UNIT DEVELOPMENT LAND USE

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

OK
OKLAHOMA CITY



SCALE:
1" = 30'

DATE:
FEB. 12, 2024

SHEET:
LU-1

OF: SHEETS

PUD-XXXX







