



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**July 27, 2023**

**Item No. IV. 10.**

**(PUD-1770-SP03) Application by Andretti Indoor Karting and Games, LLC., for a Specific Plan pursuant to the approval of PUD-1770 located at 8300 N Broadway Extension. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant's Representative**

Name        Mark Zitzow  
Company     Johnson & Associates  
Phone        405-235-8075  
Email        mzitzow@jaokc.com

**B. Case History**

PUD-1770 was recommended for approval by the Planning Commission on June 11, 2020, and approved by the City Council on August 4, 2020.

**C. Reason for Request**

The purpose of the approved PUD-1770 is to allow for the continuation of the 9000 Broadway development north of the site. The approved PUD-1770 has a base zoning of C-3, "Community Commercial" District and permits a mix of residential, restaurant, office, commercial and retail uses which is consistent with the application submitted.

The proposed use for Andretti's, Participant Recreation and Entertainment: Indoor (8300.55), is permitted within PUD-1770.

**D. Existing Conditions**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1770	PUD-1770	PUD-1770	PUD-936	N/A
<b>Land Use</b>	Undeveloped	Commercial	Office	Undeveloped	Highway

**II. COMMENTS FROM OTHER DEPARTMENTS**

This application was submitted to the following department, divisions/and or agencies for review and comment:

Fire\*  
Solid Waste Management

Water Utilities\*  
Public Works  
Traffic Management  
Drainage

An asterisk indicates departments, divisions and/or agencies that responded and which had no adverse comments.

### **III. SPECIFIC PLAN SUMMARY**

#### **Architectural Regulations**

The proposed building is designed to be visually appealing and comprised of a mix of façade materials. The approved PUD-1770 permits various construction materials including brick, brick veneer, EIFS, stucco, rock, stone, marble, glass block, masonry materials, architectural metal and other materials (including textured and painted concrete and tilt wall construction) compatible with the overall American Fidelity development (i.e. architectural metal and split face concrete block). Any alternative materials not specifically listed in the PUD shall be reviewed by the Planning Commission. Additionally, as this proposed development will abut Broadway Extension, the west façade of the structure is designed to eliminate the “blank wall” appearance, per the approved PUD-1770.

The proposed plan includes one building that abuts Broadway Extension with the main entrance facing east toward the N Oklahoma Ave, similar to the existing Flix Brewhouse development to the north. The proposed façade features Steni Color Panels, Stone Panels, Stucco, glass curtain walls and architectural metal. The east façade, the main entrance, features a mix of light grey, white, and blue Steni color panels and stone panels. Along with green metal accent panels and glass curtain walls.

Similar to the east façade, the north, west and south facades include light grey and white painted concrete, blue and grey stucco, stone panels, blue, white and grey Steni panels, and green metal accents. Glass curtain walls are also proposed on the west and south facades. Material palettes and example images are provided in the attached exhibits. The abovementioned combination of materials is permitted in Section 9.1 of PUD-1770

#### **PUD-1770 Section 9.1**

*All structures constructed within this PUD shall comply with the following architectural standards:*

*9.1.1 Exterior building wall finish on all structures, exclusive of windows and doors, while predominantly holding consistent with an overall theme for the*

*9000 Broadway development through use of materials such as brick, brick veneer, EIFS, stucco, rock, stone, marble, glass block and masonry materials (including textured and painted concrete and tilt wall construction), shall also be permitted the flexibility to incorporate architectural materials compatible with the overall American Fidelity development (i.e. architectural metal and split face concrete block, wood or cement-board may also be permitted). Specific uses which propose to incorporate alternative materials not listed above will be reviewed by the Planning Commission through the Specific Plan process.*

*9.1.2 Rooftop mechanical equipment shall be screened from view from the street.*

*9.1.3 Structures situated along streets shall be designed such that indentions or openings in the facade eliminate the “blank wall” appearance and or obscure the rear of a building. Sufficient articulation detail for each development shall be provided and reviewed at the Specific Plan stage. It will be a requirement of architectural design to provide, utilizing materials such as glass, concrete, brick, etc., items to visually create a facade that suggests something other than the rear of a building along a street.*

### **Landscaping and Screening Regulations**

The landscaping has been designed to meet all requirements of The City of Oklahoma City Landscaping Ordinance. Street trees Letter of Planned Unit Development Conformance PUD-1770 (Section 9.2)

### **PUD-1770 Section 9.2**

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

### **Lighting Regulations**

The lighting within this proposed development has been designed to be in accordance with Chapter 59, Article XII, Section 59-12350 of The City of Oklahoma City Municipal Code. Outdoor lighting within the development is directed away from residential properties through the use of shields and shades. This is in conformance with PUD-1770. (Section 9.3)

### **PUD-1770 Section 9.3**

*9.3.1 The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.*

- 9.3.2 *To minimize light spillover on residential uses, outdoor lights within the development 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*

### **DRAINAGE REGULATIONS**

Drainage within this proposed development has been designed in accordance to applicable sections of the Oklahoma City Code of Ordinances. This is in conformance with PUD-1770. (Section 9.4)

#### **PUD-1770 Section 9.4**

*Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2010, as amended.*

### **VEHICULAR ACCESS REGULATIONS**

Access to the proposed development shall be from one drive from NE 82nd St. and one drive from NE 83rd St. This is in conformance with the approved PUD-1770 which states that access will be taken via interior streets and drives leading to the Broadway Extension Service Road. (Section 9.5)

#### **PUD-1770 Section 9.5**

- 9.5.1 *The subject PUD will take access via interior streets and drives leading to the Broadway Extension Service Road. Interior drives will permit access to and from various uses. Exterior driveways along Broadway Extension shall be required to be spaced at 200 feet of separation centerline to centerline and shall be submitted with the Site Plan Approval package for final location. All proposed access points and "limits of no access" must be illustrated on the Master Development Plan.*
- 9.5.2 *Lots 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 a private drive. The private drive shall be placed within a common area or easement designated for access purposes. The Developer shall govern maintenance of any private drive. Access to the individual buildings may be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.*

### **PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

There are existing six-foot sidewalks along NE 83rd St. and NE 82nd St. Said sidewalks are connected to and are a part of the larger internal pedestrian system within the PUD. This is in conformance with the approved PUD- 1770. (Section 9.6)

**PUD-1770 Section 9.6**

- 9.6.1 *Five-foot sidewalks shall be constructed along any public street or six-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. Sidewalks shall not be required along Broadway Extension Service Road.*
- 9.6.2 *A pedestrian system shall be shown on each Specific 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 any public transportation stops shall be shown. Pedestrian access to any common area shall be provided from residential areas within the PUD.*

**PARKING REGULATIONS**

The proposed development meets the required parking regulations of the OKC Municipal Code, Chapter 59 and the PUD. (Section 9.7)

**PUD-1770 Section 9.7**

- 9.7.1 *The design and number of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2010, as amended.*
- 9.7.2 *Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.*
- 9.7.3 *Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located elsewhere within this PUD. If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application. If driveways are utilized to meet parking requirements for any proposed residential use, said driveway(s) shall not obstruct adjoining sidewalks or pedestrian pathways and shall conform to Subdivision Regulations.*

*9.7.4 If development within this PUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent commercial/office uses.*

### **SIGNAGE REGULATIONS**

There are a total of seven proposed attached signs for this development. Three signs are featured on the east façade: “Andretti Indoor Karting & Games” at approx. 266 SF; “Eat/Drink/Race/Play” at approx. 287 SF; the Andretti logo “A” at approx. 364 SF. The west façade will include two signs: “Andretti Indoor Karting & Games” at approx. 157.5 SF and the Andretti logo “A” at approx. 2,073 SF. Both the north and south façades will feature one sign each, “Andretti Indoor Karting & Games” at approx. 157.5 SF per sign. The approved PUD-1770 states that attached signs will be in accordance with the base zoning district, C-3, “Community Commercial” District. Given the large size of the proposed structure, the below outlines the permitted attached signage square footage per code.

- East Façade: 625 SF permitted
  - o +/- 917 SF total proposed (3 signs)
- West Façade (Broadway Extension): 625 SF permitted
  - o +/- 2,230.5 SF total proposed (2 signs)
- North Façade: 580 SF permitted
  - o +/- 157.5 SF (1 sign)
- South Façade: 580 SF permitted
  - o +/- 157.5 SF (1 sign)

With the approval by the planning commission, the applicant shall seek a variance to the signage regulations for the east and west facades through the board of adjustment. (Section 9.8)

### **PUD-1770 Section 9.8**

#### ***9.8.1 Freestanding Accessory Signs***

***No Pole Signs are permitted within this PUD.***

*All signs within this PUD shall be monument signs as described below and shall be permitted as follows:*

- *A 30-foot high sign for “Development/Multi-tenant” identification will be*

*permitted on the portion of the Tract located at the northwest corner of the PUD, along the Broadway Extension Frontage Road. This sign shall be permitted to be solid monument signs or individual ground-mounted letters. This sign shall have a maximum sign area of 650 SF per side, excluding EMD face area. "Development Identification" shall be that which identifies the 9000 Broadway development but may also include the names of tenants within the PUD.*

*Development identification may also include individual monument letters mounted on a low base no greater than 6 feet in height.*

- **"Secondary User"** Identification Signs shall be monument signs no greater than eight (8) feet in height and no more than 100 square feet in area.

*Sign area shall be that area in which actual letters are located; the remainder of the sign shall be considered background and not count towards the sign area calculation. Monument signs with a split base shall be permitted if all portions of the sign support structure are covered in a material consistent with the structures located in this PUD or consistent with an established development "theme".*

*The support structure shall be considered background or ornamentation and shall not be included in the calculation for overall sign area. Ground-mounted directional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.*

*A sign package shall be required at the time of submittal of a Specific Plan for all individual users. Both the sign package and Specific Plan shall be reviewed by the Planning Commission. The sign as shown in Ex. C shall not be required a Specific Plan because of the detail provided within this application.*

*A sign that contains the name of any business and/or multi-family development located within the Plat known as "9000 Broadway" is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within the development known as 9000 Broadway or "The Half".*

#### **9.8.2 Attached Signs**

*Attached building signs will be in accordance with the base zoning district regulations. Seasonal street light banners and other such temporary banners/signs shall be permitted in this PUD subject to an overall sign plan submitted at the time of the first Specific Plan.*

9.8.3 *Non-Accessory Signs*

*Non-accessory signs shall not be permitted in this PUD.*

9.8.4 *Electronic Signs*

*Electronic Messaging Display signs (EMDs) Level 2 shall be permitted in this PUD. There shall be a maximum of one (1) Level 2 EMD sign for development identification/information. This EMD sign shall have a maximum sign area of 100 square feet and may be located anywhere within the PUD area.*

*Text for EMD 2 signs shall be set such that each message shall be displayed no less than 16 seconds before it changes. A Level 3 EMD shall be permitted but shall be located no less than 500 feet from Broadway Extension unless turned or screened such that they will not be a distraction to passing motorists. There shall be a maximum of one (1) Level 3 EMD permitted. **Prior to final approval of any EMD sign, details of the sign shall be submitted as part of the Specific Plan process for Planning Commission review.***

9.8.5 *Decorative Artwork & Architectural Elements*

*Decorative artwork and architectural elements shall be permitted within the PUD area. Artwork/architectural elements may include but is not limited to fountains, individual art pieces, decorative entry elements, etc.*

*The decorative artwork/architectural elements shall not exceed 40 feet in height, must have a minimum 14 feet vehicular clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street. Sight triangles shall be observed at all intersections.*

**SETBACK REGULATIONS**

As approved in PUD-1770, there are no required interior structure setbacks except as required by Fire Code. The proposed structure is setback a minimum of approx. 90 feet from Broadway Extension, a minimum of approx. 46 feet from NE 83rd St. and a minimum of approx. 56 feet from NW 82nd St. The proposed development is in conformance with PUD-1770. (Section 9.9)

**PUD-1770 Section 9.9**

*There shall be no structure setback from the Broadway Extension and its service road. There will be no Interior structure setbacks within this PUD except as required by Fire Code.*



### **HEIGHT REGULATIONS**

The maximum building height in the approved PUD-1770 is 100 feet, excluding architectural elements. The proposed structure height is 32 feet to the top of roof and 38 feet 9 inches to the top of parapet. This is in conformance with the approved PUD-1770. (Section 9.10)

#### **PUD-1770 Section 9.10**

*The maximum structure heights, as measured from the west PUD boundary line, shall be 100 feet, excluding architectural elements*

### **DUMPSTER REGULATIONS**

Dumpsters within this proposed development will be screened from public view and located where necessary. This is in conformance with PUD-1770. (Section 9.11)

#### **PUD-1770 Section 9.11**

*Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view of primary vehicle and pedestrian circulation systems.*

### **SCREENING REGULATIONS**

This development does not feature sight proof screening. Sight proof screening is not required within the approved PUD-1770. (Section 9.12)

#### **PUD-1770 Section 9.12**

*Sight proof screening shall not be required as this PUD has no sensitive edge.*

### **PUBLIC IMPROVEMENTS**

The property owner will make public improvements through the PUD as required. This is in conformance with the approved PUD-1770. (Section 9.13)

#### **PUD-1770 Section 9.13**

*The property owner shall make public improvements throughout the PUD as may be 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.*

Staff's review of the Specific Plan finds the proposed development consistent with the Master Development Statement and Master Development Plan for PUD-1770, except for the proposed attached signs, which will require a variance from the Board of Adjustment to be developed as shown.

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