THE CITY OF THE VILLAGE

PLANNED UNIT DEVELOPMENT

COULTER CARWASH PUD

MASTER DESIGN STATEMENT FOR

*Coulter Express Car Wash*

April 2, 2020

Approved June 15, 2020 - Resolution 06-15-2020 (A)

PREPARED BY:

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1.0 INTRODUCTION

The Planned Unit Development of Coulter Express Car Wash consists of 1.52 acres and is located near the corner of N. May Ave. and W. Hefner Rd.

2.0 LEGAL DESCRIPTION

The legal description of the property is attached hereto as Exhibit A.

3.0 OWNER/DEVELOPER

The owner/developer of this property is 10720 N May Ave LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is zoned C-2 Commercial. The property is currently occupied with a church. Surrounding properties are zoned and used for:

North: C-2/commercial uses
East: C-2/commercial uses
South: C-2/commercial uses
West: C-2/commercial uses

5.0 PHYSICAL CHARACTERISTICS

The subject property is currently developed with an accessory church building. This PUD will allow the redevelopment of the site for a car wash which will require demolition of the existing building.

6.0 USE AND DEVELOPMENT REGULATIONS

This site will be developed in accordance with the regulations of C-2 Commercial District shall govern this PUD, except as modified herein.

In addition to all uses within the C-2 district, the following use shall be permitted within this PUD:

- Car Wash Facilities

7.0 CONCEPT

The concept for this PUD is to permit a car wash facility, equipped with an automated car wash, vacuums and other features typically found at car washes.
8.0 ARCHITECTURAL REGULATIONS

Materials for the exterior of the building will be as depicted in the exhibits attached to the application and will conform to the regulations of the PUD.

9.0 SIGNAGE REGULATIONS

9.1 • Freestanding Accessory Electronic Message Display (EMD) Signs: One (1) Freestanding Accessory Electronic Message Display (EMD) Sign shall be permitted on May Avenue. The freestanding accessory sign within this PUD shall be Level 4 EMD (24’-6” Overall Height) per attached exhibit. The freestanding sign shall comply with all other sign regulations of the City.

9.2 • Attached Signs: Attached signs will be in accordance with the attached exhibits

10.0 DRAINAGE REGULATIONS

The subject parcel shall meet all requirements of the City of The Village’s applicable Ordinances in place at the time of development.

11.0 PARKING REGULATIONS

The subject parcel shall meet all requirements of the City of The Village’s applicable Ordinances in place at the time of development.

12.0 HEIGHT REGULATIONS

Maximum building height within this PUD shall be twenty-eight (28’-0”) feet.

13.0 GAS, ELECTRICAL AND TELEPHONE SERVICES

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

14.0 WATER AND SANITARY SEWER

Existing water lines and sanitary sewer are available.

15.0 LANDSCAPING REGULATIONS

Landscaping shall conform to the current landscaping ordinance.
16.0 LIGHTING REGULATIONS

Outdoor lighting in all areas shall be subdued and shall not be directed or reflected toward adjacent residential properties.

17.0 DUMPSTER REGULATIONS

Dumpsters shall be located as depicted on the site plan.

18.0 SIDEWALK REGULATIONS.

Sidewalks in this PUD shall be in accordance Chapter 25, Section 25-20 of The Village City Code.

19.0 SETBACK REGULATIONS

Building setbacks for this PUD shall be in accordance with the base zoning district regulations.

20.0 ACCESS

There shall be one (1) access point from N. May Ave. and one (1) access point from Quail Plaza Dr.

21.0 FIRE PROTECTION

Fire protection is presently available from Fire Station No. 1, located at 2201 W. Britton Road. All commercial development will comply with City of The Village building code requirements.

22.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan
Exhibit C: Conceptual Building Elevations and Signage
EXHIBIT A

LEGAL DESCRIPTION

COULTER EXPRESS CAR WASH
N. MAY AVENUE AND W. HEFNER ROAD
THE VILLAGE, OKLAHOMA COUNTY, OKLAHOMA

A part of Lot 2, Block 31, in CASADY HILLS 3RD SECTION to The Village, Oklahoma County, Oklahoma, according to the plat recorded in Book 32 of Plats, Page 86, more particularly described as follows, to-wit:

BEGINNING at a point on the west line of said Lot 2, said point being located 343.65 feet South of the intersection of the north line and the west line of said Lot 2;

THENCE from said point of beginning South 00°02'55" East along said west line of Lot 2 a distance of 221.00 feet to a point located 285.00 feet North of the intersection of said west line with the south line of said Lot 2;

THENCE North 89°57'05" East a distance of 150.00 feet;

THENCE North 00°02'55" West a distance of 0.60 feet;

THENCE North 89°57'05" East a distance of 150.00 feet;

THENCE North 00°02'55" West a distance of 220.40 feet;

THENCE South 89°57'05" West a distance of 300.00 feet to the point or place of BEGINNING.

Said described tract of land contains an area of 66,210 square feet or 1.5200 acres, more or less.

The bearing of South 00°02'55" West as the east line of the subject property, per the deed of record, was used as the basis of bearings for this survey.
LEGAL DESCRIPTION:
A part of lot 3, Block 31, in CASIMY HILLS 3RD SECTION to The Village, Oklahoma City.

BEGINNING at an unknown point on the east line of said lot 3, thence beginning a distance of 360.00 feet S57°46'00" E along the east line of said lot 3 to the point of the northeast corner of the southeast quarter of section 10, T59N, R75W, of the second class survey, then thence southerly along the northeasterly line of the said southeast quarter of section 10 for a distance of 350.00 feet to the south line of said section 10,

thence northerly along the south line of said section 10 a distance of 360.00 feet to the point of beginning, all as described by the surveyor for the City of Oklahoma City, and as shown on the site plan, all recorded in the office of the Register of Deeds of the County of Oklahoma, State of Oklahoma, at @, and as shown on the site plan.

The site plan is drawn to scale and all distances are true distances. This plan was approved by the City of Oklahoma City for the use of the property and the City of Oklahoma City, was based on the site plan for this survey.
FREE VACUUMS

7'1" x 11'
internally lit cabinet with molded, embossed pan face

6" x 8' internally lit cabinet with molded, embossed pan face

4'8" x 8'1" GS6 series
80x150 matrix
15.85mm RGB LED message center

2' x 8' internally lit cabinet with molded, embossed pan face

The Village, OK
(1x) 4'11" x 8' internally lit cabinets with molded, embossed faces

East Elevation

CAR WASH ENTRANCE

Cashier
7.5" - 10.75" internally lit channel letters
11" x 3'10" overall size

Auto Cashier
7.5" - 10.75" internally lit channel letters
11" x 6'8.5" overall size

Unlimited Club
7.5" - 10.75" internally lit channel letters
11" x 7'5.75" overall size

14.5" - 15" internally lit channel letters
1'3" x 20'6.5" overall size

The Copyright Law of the United States (Title 17, U.S. Code) governs the use of Copyrighted works. All designs are Copyrighted and protected by Insignia Signs, Inc. Reproduction (in whole or in part) is strictly prohibited without express written permission. ARTWORK MAY NOT BE TO SCALE.
West Elevation

(1x) 4'11" x 8' internally lit cabinets with molded, embossed faces

COULTER EXPRESS CARWASH

The Village, OK
(2 sets) CAR WASH
22.75" x 23.5" internally lit channel letters
1'11.5" x 157" overall size

CAR WASH ENTRANCE:
14.5" - 15" internally lit channel letters
1'3" x 20'6.5" overall size

Cashier:
7.5" - 10.75" internally lit channel letters
11" x 3'10" overall size

Auto Cashier:
7.5" - 10.75" internally lit channel letters
11" x 6'8.5" overall size

Unlimited Club:
7.5" - 10.75" internally lit channel letters
11" x 7'5.75" overall size

(2x) 4'11" x 9' internally lit cabinets
with molded, embossed faces
44.23 sqft each

(3x) 4'11" x 8' internally lit cabinets
with molded, embossed faces
39.5 sqft each

(2 sets) CAR WASH
22.75" x 23.5" internally lit channel letters
1'11.5" x 157" overall size
CAR WASH

North Elevation

22.75" x 23.5" internally lit channel letters
1'11.5" x 157" overall size

{1x} 4'11" x 8' internally lit cabinets
with molded, embossed faces

{1x} 4'11" x 9' internally lit cabinets
with molded, embossed faces

CLIENT
COULTER EXPRESS
The Village, OK

ARTIST
JAMES
3/20/20
CHRISTTEL

ARTWORK MAY NOT BE TO SCALE
CAR WASH

South Elevation

22.75" x 23.5" internally lit channel letters
1'11.5" x 157" overall size

(1x) 4'11" x 9' internally lit cabinets
with molded, embossed faces

COULTER EXPRESS

The Village, OK
EXHIBIT A

LEGAL DESCRIPTION

COULTER EXPRESS CAR WASH
N. MAY AVENUE AND W. HEFNER ROAD
THE VILLAGE, OKLAHOMA COUNTY, OKLAHOMA

A part of Lot 2, Block 31, in CASADY HILLS 3RD SECTION to The Village, Oklahoma County, Oklahoma, according to the plat recorded in Book 32 of Plats, Page 86, more particularly described as follows, to-wit:

BEGINNING at a point on the west line of said Lot 2, said point being located 343.65 feet South of the intersection of the north line and the west line of said Lot 2;

THENCE from said point of beginning South 00°02'55" East along said west line of Lot 2 a distance of 221.00 feet to a point located 285.00 feet North of the intersection of said west line with the south line of said Lot 2;

THENCE North 89°57'05" East a distance of 150.00 feet;

THENCE North 00°02'55" West a distance of 0.60 feet;

THENCE North 89°57'05" East a distance of 150.00 feet;

THENCE North 00°02'55" West a distance of 220.40 feet;

THENCE South 89°57'05" West a distance of 300.00 feet to the point or place of BEGINNING.

Said described tract of land contains an area of 66,210 square feet or 1.5200 acres, more or less.

The bearing of South 00°02'55" West as the east line of the subject property, per the deed of record, was used as the basis of bearings for this survey.
ALTA Survey
Letter of Authorization
LETTER OF AUTHORIZATION

Ronn Cupp, a Trustee of Village Baptist Church, the property owner of record, authorizes Carla Sharpe and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location: 10720 North May Avenue, The Village, Oklahoma 73120.

By: ______

Title: ______

Date: 3-4-2020

Ryan A. Redwine PhD. Senior Pastor; 10600 N May Ave, Oklahoma City, OK 73120
Deed
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

John W. Rhea, Jr. and Rosemary T. Rhea, husband and wife, the
"Grantors," in consideration of the sum of Ten Dollars ($10.00),
and other good and valuable consideration in hand paid, the receipt
and sufficiency of which is hereby acknowledged, do hereby grant,
bargain, sell and convey unto the Village Baptist Church, an
Oklahoma corporation, the "Grantee", the real property and premises
situated in Oklahoma County, State of Oklahoma, described at
Schedule "I" attached as a part hereof, together with all
improvements thereon, the rights and appurtenances thereof,
belonging, all of the Grantors' right, title and interest in and to
any land lying in the bed of any street, road, avenue or easement
opened, vacated or proposed, in front of or adjoining the above-
described property, and all water rights, if any, incident thereto,
and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto said Grantee,
and the Grantee's successors and assigns, forever, free, clear and
discharged of and from all former taxes, charges, taxes,
judgments, mortgages, liens and encumbrances of whatsoever nature,
EXCEPTING ONLY easements and restrictions of record, zoning
ordinances, and real property ad valorem taxes for 1997 and
subsequent years.

IN WITNESS WHEREOF, the Grantors have executed this instrument
this 17th day of September, 1997.

[Signatures]

Grantee address:
10600 North May Avenue
Oklahoma City, OK 73120

[Signature]

THE "Grantees"

RETURN TO:
Betty J. Cummins
Escrow Department
First American Title & Trust Co.
133 N.W. 8th
Oklahoma City, Okla. 73102
STATE OF TEXAS }  SS: 
COUNTY OF DALLAS } 

The foregoing instrument was acknowledged before me this 
11th day of September, 1997 by John W. Rhea, Jr. and Rosemary T. 
Rhea, husband and wife. 

My Commission Expires: 

(SEAL) 

AFTER RECORDATION MAIL TO: 
First American Title & Trust Co. 
Attention: Ms. Betty Cummins 
133 Northwest Eighth Street 
Oklahoma City, Oklahoma 73102
SCHEDULE "1"

Legal Description of Property

A part of Lot Two (2), Block Thirty-One (31) in Casady Hills 3rd Section to the Village, Oklahoma County, Oklahoma, as shown by the recorded plat thereof, more particularly described as follows, to-wit:

Beginning at a point on the West line of said Lot Two (2), said point being located 347.65 feet South of the intersection of the North line and the West line of said Lot Two (2);

Thence from said point of beginning South 00°02'55" East along said West line of Lot Two (2), a distance of 221.00 feet to a point located 285.00 feet North of the intersection of said West line with the South line of said Lot Two (2);

Thence North 89°57'05" East a distance of 150.00 feet;

Thence North 00°02'55" West a distance of 0.60 feet;

Thence North 89°57'05" East a distance of 150 feet;

Thence North 00°02'55" West a distance of 220.40 feet;

Thence South 89°57'05" East a distance of 300.00 feet to the point or place of beginning.
RESOLUTION
PC 06-15-2020 (B)

A RESOLUTION PERTAINING TO THE ISSUANCE OF A BUILDING PERMITS FOR OFFICE BUILDINGS LOCATED AT 10601 & 10605 NORTH MAY AVENUE – OFFICES ON MAY PUD

WHEREAS the Planning and Zoning Commission of the City of The Village has received applications for Building Permits for the construction of a two commercial office building located at 10601 & 10605 North May Avenue; and

WHEREAS the proposed commercial buildings are located on land zoned C-2 Commercial – Offices on May Planned Unit Development; and

WHEREAS, the Planning & Zoning Commission has reviewed plans for the proposed buildings and has determined that they are in compliance with development and zoning regulations adopted by the City and applicable to this property.

NOW, THEREFORE, BE IT RECOMMENDED by the Planning & Zoning Commission of the City of The Village that the City Council:

☐ Authorize the Issuance of Building Permits as submitted:

☒ Authorize the Issuance of Building Permits with the following amendments attached as Exhibit A:

☐ Deny the Issuance of Building Permits.

APPROVED AND ADOPTED by the Planning & Zoning Commission of the City of The Village this 15th day of June 2020.

BRENT GILES, CHAIRMAN

ATTEST:

CITY CLERK
EXHIBIT A

The Coulter Carwash Planned Unit Development Design Statement shall be amended as follows:

9.0 SIGNAGE REGULATIONS

9.1 One (1) Freestanding Accessory Electronic Message Display (EMD) Sign shall be permitted on May Avenue. The freestanding accessory sign within this PUD shall be Level 4 EMD (24'-6" Overall Height) per attached exhibit. The freestanding sign shall comply with all other sign regulations of the City.

18.0 SIDEWALK REGULATIONS

Sidewalks in this PUD shall be in accordance Chapter 25, Section 25-20 of The Village City Code.
A RESOLUTION PERTAINING TO AN APPLICATION TO REZONE A PART OF LOT 2, BLOCK 31 IN CASADY HILLS 3RD ADDITION TO THE VILLAGE, OKLAHOMA

WHEREAS, the Planning and Zoning Commission of the City of The Village has received an application from 10720 North May Avenue, LLC to rezone the following described property in the City of The Village, Oklahoma County, Oklahoma:

A part of Lot 2, Block 31 in Casady Hills 3rd Addition to The Village, Oklahoma accruing to the plat recorded in Book 32 of Plats, Page 86, also known as the McMurrain Center, Village Baptist Church.

WHEREAS, said application proposes to rezone the above described property from C-2 Commercial to C-2 Commercial Coulter Carwash Planned Unit Development; and

WHEREAS, A Notice of Public Hearing to consider said rezoning was published in the OKC Friday Paper on the May 22, 2020; and

WHEREAS, said Notice of Public Hearing to consider said action was mailed on or before May 19, 2020 to all property owners within three hundred (300) feet of the property to be rezoned as appears on the ownership list required to be submitted as a part of this application; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted public hearings and have heard from the applicant and from interested citizens pertaining to the merits of the application; and

WHEREAS, the Planning & Zoning Commission has adopted Resolution PC 06-15-2020 (A) making a recommendation to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of The Village that the application for rezoning and the proposed Coulter Carwash PUD Design Statement be:

☐ Approved by the City Council as submitted;
☐ Denied by the City Council;
☒ Approved by the City Council with the amendments attached hereto as Exhibit A:
APPROVED AND ADOPTED by the Mayor and City Council of the City of The Village this 15th day of June 2020.

ATTEST:

MAYOR DAVID BENNETT

CITY CLERK

EXHIBIT A
The Coulter Carwash Planned Unit Development Design Statement shall be amended as follows:

9.0 SIGNAGE REGULATIONS

9.1 One (1) Freestanding Accessory Electronic Message Display (EMD) Sign shall be permitted on May Avenue. The freestanding accessory sign within this PUD shall be Level 4 EMD (24'-6" Overall Height) per attached exhibit. The freestanding sign shall comply with all other sign regulations of the City.

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Sidewalks in this PUD shall be in accordance Chapter 25, Section 25-20 of The Village City Code.