THE OFFICES ON MAY PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT OF THE PLANNED UNIT DEVELOPMENT
OF: THE OFFICES ON MAY
THE VILLAGE, OKLAHOMA
APPROVED: 02-17-2020

DEVELOPED BY: MARATHON PROPERTY PARTNERS, LLC 12620 HOFFMAN ROAD, EDMOND, OK 73013
(405) 620-2123
THE OFFICES ON MAY PLANNED UNIT DEVELOPMENT

1.0 INTRODUCTION

The Planned Unit Development for The Offices on May is a C-2 zoned, currently empty lot (former carwash) located on the west side of May Avenue between Britton Road and Hefner Road. The subject property is approximately 100 feet wide and 240 deep. The Planned Unit Development contemplates professional, office, medical, and boutique style retail development.

2.0 LEGAL DESCRIPTION

The legal description of the property is Lot 025, Block 001 of Lakeside Estates Addition, a subdivision of part of the NE/4 of Section 25, T13N, R4W, I.M., Oklahoma County, OK.

3.0 THE OWNER / DEVELOPER

The owners of the property are Ascot Commercial Properties and Marathon Property Partners, LLC. The developer of the property will be Marathon Property Partners, LLC. The company will develop the lot for professional, office, medical, and boutique-style retail use.

4.0 SITE AND SURROUNDING DEVELOPMENT

4.1 Site Topography

The property is relatively flat with the drainage currently flowing to the northwest corner of the property into an existing storm water drain. The lot is not in a flood zone. The property is currently covered in concrete (as it was previously a carwash).

4.2 Soil Condition

The soil is of the Kirkland-Renfrow-Zaneis Association: deep nearly level to gentle sloping that have a loamy and clayey subsoil over clay and shale on uplands.

4.3 Surrounding Site

The site is presently zoned C-2 Commercial. The surrounding properties are zoned or developed as follows:

West: The property west of the site is zoned A-1 Single Family Residential.

North: The property north of the site is zoned C-2 Commercial and is currently a Dollar General Store.
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South: The property south of the site is zoned C-2 Commercial and is currently Brewer Carpet One.

East: The property east of the site is May Avenue.

5.0 CONCEPT

The concept for this Planned Unit Development is to provide upscale professional, medical, and office space along with boutique style retailers.

6.0 PLATTING REQUIREMENT

Re-subdividing the lot via a new plat shall be a requirement of this PUD.

6.1 SERVICE AVAILABILITY

Due to the location of the Planned Unit Development of The Offices on May within the area of The Village, OK all services are presently available to serve this site. The services are as follows:

6.2 Streets

The site is located on the west side of North May Avenue, a four-lane-section line road, which extends north and south.

6.3 Sanitary Sewer

Existing sanitary sewer facilities are presently available to the rear of the site.

6.4 Water

Existing water lines are presently available at the front of the site.

6.5 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.

6.6 Gas, Electricity, and Telephone

Adequate urban utility lines are presently available for each lot. Proper coordination with the various utility companies will be made by the developer of this site.

7.1 USE AND DEVELOPMENT REGULATIONS

The area and development regulations of the C-2 Commercial District shall apply except as provided herein.
7.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

7.2.1 Permitted Uses:

1) Barber shop and/or beauty parlor;

2) Bookstore;

3) Clinic for medical, dental, chiropractic, or eye care services;

4) Clothing store (Example: Boutique);

5) Office for corporate/business use or for professional services, including insurance offices, real estate offices, medical offices, legal offices, CPA or bookkeeping office, newspaper publisher, tag agencies, and public facilities, provided that such uses shall be limited to two-story buildings;

6) Pharmacy or drug store;

7) Photographers or artist’s studio

8) Shoe/leather goods sales and repair;

9) Tailor shop;

10) Travel Agency;

11) Yoga Studio.

7.2.2 Uses Specifically Excluded:

1) Abortion Clinics

2) Adult Bookstores.

3) Adult Entertainment Establishments.

4) Alcoholic Beverage Establishments meaning any beer or wine establishment, or bottle club, which has been licensed by the Alcoholic beverage Law Enforcement Commission and which has as its main purpose—-the selling or serving of alcoholic beverages for consumption on the premises.

5) Bed and Breakfast.
6) Bingo and Similar Gaming Operations.
7) Convenience Store.
8) Group counseling services (such as Alcoholics Anonymous and similar drug and alcohol counseling services).
9) Manufacturing and Assembly Facility.
10) Massage parlor, massage therapist, but not including physical therapy conducted by a licensed physician.
11) Pool or Billiard Hall.
12) Palm Reader, Tea Reader, Card Reader, Psychic, Fortune Teller, or other Similar Spiritualist.
13) Storage and Warehousing Facility.
14) Telemarketing, call center.
15) Tattoo Parlor and Body Piercing Establishment.
16) Vocational School, Business College, Public, or Private Schools.
17) All other uses not listed in this section are specifically excluded from this PUD.

7.2.3 Building setbacks for this PUD shall be as follows:

a. **East Setback (Next to May Avenue)**: 20’ Setback From the Property Line.

b. **West Setback (Rear Yard)**: 15’ Setback. The utility easement is a 7.5’ setback.

c. **North Setback**: None.

d. **South Setback**: None.

7.2.4 Maximum building height for all uses shall be two stories and 35 feet.

8.0 ACCESS

Access to the offices shall be permitted from the following streets: May Avenue with a curb cut on May Avenue (subject to the review and approval by The Village).
9.1 SCREENING AND LANDSCAPING

9.2 Landscaping shall conform to the current landscaping ordinance.

9.3 All landscaping shall be situated so that it does not create a sight restriction hazard for vehicles entering and exiting the property.

9.4 Screening on the west side of the property shall be provided with a 6' wooden sight-proof fence.

9.5 Windows shall not be permitted on the west side of the second story of any building abutting residential property.

10.0 SIGN

One sign shall be permitted on May Avenue for all businesses located in this PUD. All signage for The Offices on May shall conform to current sign ordinances.

11.0 PARKING

The parking requirement shall conform to the current parking ordinance for office use (one space per four hundred (400) square feet of gross floor with a maximum of one space per two-hundred (200) square feet of gross floor area).

12.0 LIGHTING

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

13.0 ARCHITECTURE

The building exterior will be residential in style and the wall finish on all structures shall consist of a minimum 75% brick veneer, rock, or stone. Masonite or similar siding, vinyl, wood, or any combination thereof shall be restricted to a maximum of 25 percent of any exterior wall.

Architectural review and approval by the Planning Commission and City Council shall be required prior to the issuance of the building permit in order to ensure compliance with the building design guidelines and to ensure quality construction as provided by this Planned Unit Development and exhibits.

14.1 OTHER

Commercial dumpster service with the appropriate enclosure shall be required. No dumpster shall be placed in a location where it is visible from residential property.
15.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD.
These exhibits are:

*Exhibit A: Preliminary Site Plan (This plan is conceptual only) The Final Site Plan will be determined at the building permit stage.*

*Exhibit B: Elevation Pictures (This is conceptual only)*

*Exhibit C: Zoning Map*

____________________________________
MAYOR

Attest:

____________________________________
City Clerk
Example Site Plan
RESOLUTION
PC 02-17-2020 (B)

A RESOLUTION PERTAINING TO AN APPLICATION TO REZONE 10601 NORTH MAY FROM C-2 COMMERCIAL TO C-2 THE OFFICES ON MAY PLANNED UNIT DEVELOPMENT

WHEREAS, the Planning and Zoning Commission of the City of The Village has received an application to rezone Block 1, Lot 25, Lakeside Estates Addition from C-2 Commercial to C-2 Commercial, The Offices on May Planned Unit Development; and

WHEREAS, notice of two public hearings to consider said rezoning was published in The Friday Paper on January 24, 2020; and

WHEREAS, notice of public hearings to consider said action was mailed to all property owners within three hundred (300) feet of the subject property as appears on the ownership list required to be submitted as a part of this application; and

WHEREAS, the Planning & Zoning Commission has conducted a public hearing and has heard from the applicant and from interested property owners regarding the merits of the application; and

NOW, THEREFORE, BE IT RECOMMENDED by the Planning & Zoning Commission of the City of The Village that the proposed rezoning of Block 1, Lot 25, Lakeside Estates Addition, also known as 10601 North May Avenue, from C-2 Commercial to C-2 Commercial Planned Unit Development as set forth in The Offices on May Planned Unit Development Design Statement be:

☐ Approved by the City Council as submitted:

☐ Approved by the City Council with the following amendments attached as Exhibit A:

☐ Disapproved by the City Council.

APPROVED AND ADOPTED this 17th day of February 2020.

[Signature]
CHAIRMAN

ATTEST:

CITY CLERK

Resolution PC 02-17-2020 (B)
RESOLUTION
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WHEREAS, the Planning & Zoning Commission has conducted a public hearing and has heard from the applicant and from interested property owners regarding the merits of the application; and

WHEREAS, the Planning & Zoning Commission has adopted Resolution PC 02-17-2020 (B) making a recommendation to the City Council pertaining to the proposed amendment; and

WHEREAS, the City Council has conducted a public hearing and has heard from the applicant and from interested property owners regarding the merits of the application.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of The Village that the application to rezone Block 1, Lot 25, Lakeside Estates Addition from C-2 Commercial to C-2 Commercial, The Offices on May Planned Unit Development be:

☐ Approved by the City Council as submitted:

☒ Approved by the Council with the following amendments attached as Exhibit A:

☐ Disapproved by the City Council.

APPROVED AND ADOPTED by the Mayor and City Council of the City of The Village this 17th day of February 2020.

[Signature]
MAYOR CATHY CUMMINGS

ATTEST:

CITY CLERK