THE CITY OF THE VILLAGE

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT FOR

VILLAGE CORNER

May 21, 2020

Revised: July 2, 2020

Approved August 3, 2020
Resolution 08-03-2020 (A)

Prepared by:
ERIC J. GROVES, OBA #3643
AMI SWANK, OBA #14329
Groves & Associates
The Atrium Building
3601 N. Classen Blvd., Suite 207
Oklahoma City, OK 73118
Ph. (405) 236-5303
Fax (405-236-5309
email: ejg777@aol.com
Attorneys for Developer
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTRODUCTION</td>
<td>1.0</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>2.0</td>
</tr>
<tr>
<td>OWNER/DEVELOPER</td>
<td>3.0</td>
</tr>
<tr>
<td>SITE AND SURROUNDING DEVELOPMENT</td>
<td>4.0</td>
</tr>
<tr>
<td>ZONING</td>
<td>5.0</td>
</tr>
<tr>
<td>PHYSICAL CHARACTERISTICS</td>
<td>6.0</td>
</tr>
<tr>
<td>CONCEPT</td>
<td>7.0</td>
</tr>
<tr>
<td>SERVICE AVAILABILITY</td>
<td>8.0</td>
</tr>
<tr>
<td>DEVELOPMENT REGULATIONS</td>
<td>9.0</td>
</tr>
<tr>
<td>SOIL REGULATIONS</td>
<td>10.0</td>
</tr>
<tr>
<td>PLATTING</td>
<td>11.0</td>
</tr>
<tr>
<td>PUBLIC IMPROVEMENTS</td>
<td>12.0</td>
</tr>
</tbody>
</table>

## EXHIBITS

- Exhibit A Combined Site Plan and Landscape Plan
- Exhibit B 2019 Survey
- Exhibit C Sign Specifications
- Exhibit D Elevation
DESIGN STATEMENT

1.0 INTRODUCTION

This Planned Unit Development ("PUD") intended for retail business will be located on the northeast corner of the intersection of North May Avenue and West Britton Road.

2.0 LEGAL DESCRIPTION

Unplatted part of Section 30, T13N, R3W, 000 000 PT of Section 30, T13N, R3W Government Lot 4, Beg. at S. W. Corner, North 200 ft., East 200 feet, South 200 ft., and West 200 ft. to point of beginning.

3.0 OWNER/DEVELOPER

The Owner/Developer of this PUD is:

Village Corner, LLC
An Oklahoma Limited Liability Company
c/o O. Alton Watson, Managing Member
4765 W. 105th Way
Westminster, CO 80031

4.0 SITE AND SURROUNDING DEVELOPMENT

The property for this PUD consists of 0.92 acres, a square land area measuring 200 feet x 200 feet. To the north is commercially zoned land used as a large shopping center known as Charter. To the east is land also zoned for commercial use which is part of the Charter Shopping Center. To the south is Britton Road, a street dividing Oklahoma City from the Village. To the west is North May Avenue, also a dividing street between Oklahoma City and the Village. A combined site and landscaping plan for the PUD is attached hereto as Exhibit "A". The Developer will seek a cross-access agreement with Charter allowing a driveway on the north side and another on the south side. There is no assurance such an agreement will be reached.

5.0 ZONING

The PUD property is currently zoned C-2 Commercial District. The property was previously occupied by a service station and convenience store with a drive-through car wash, now boarded up and surrounded by a chain link fence. The Developer intends a build-to-suit project which it hopes to lease to an AT&T store and one other retail business yet to be determined. The relationship between the Developer’s proposed use and adjoining land uses is harmonious and compatible.
6.0 PHYSICAL CHARACTERISTICS

The subject property, formerly a gas station, is partially paved with concrete and gravel. Two large structures which held large sign frames for the gas station and convenience store, remain in place, one at the northwest corner and one at the southeast corner. On the North May Avenue side, there is an electrical power pole with wires running parallel to the street. It is probable the parking area will be re-surfaced with concrete or asphalt. The property drains northwest into the adjacent street and stormwater system so no drainage issues are anticipated.

7.0 CONCEPT

The Developer will construct a building suitable for two retail establishments. The developer intends the principal tenant to be an AT&T retail store. AT&T will require accessory signage (mounted on two sides of the building) which must be visible to traffic on North May Avenue and Britton Road. In order to afford visibility, the landscaping plan will be unique to the property and will vary from the standards in the Village landscaping ordinance. The Landscape Plan is part of the Site Plan attached hereto as Exhibit “A” and described at Sec. 9.6 hereof. The other tenant will be a retail business yet to be determined.

8.0 SERVICE AVAILABILITY

8.1 Streets.
There will be no streets within the PUD property. Access to the PUD will be from driveway/curb cuts on North May Avenue and on Britton Road as depicted on the Site Plan attached as Exhibit “A”.

8.2 Sanitary Sewer.
There is existing sanitary sewer service in place which will allow access from the proposed structure.

8.3 Water.
Water service exists adequate to service the uses proposed by this PUD.

8.4 Electrical, Gas and Communication Services.
Electricity for the proposed uses is available from transmission wires on North May Avenue. The retail uses planned will not require natural gas service. Communication will likely be wireless, but telephone wires are available nearby.

8.5 Drainage.
The PUD property is relatively compact. The minimal runoff will flow to the northwest onto North May Avenue as it has historically. In any event, development of the property will comply with Village drainage regulations.

9.0 DEVELOPMENT REGULATIONS

All use, area and development of the C-2 “Commercial “District” shall apply to this PUD
except as herein modified, including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearings, where applicable, unless otherwise provided herein.

9.1 **Lot Size.**
The lot size is 200 feet x 200 feet, the same as for the previous uses. A survey dated January 11, 2019, depicting the property as of that date and reflecting the prior use, as well as all easements, is attached as Exhibit “B”.

9.2 **Lot Coverage.**
The structure within this PUD shall have a maximum lot coverage or floor area ratio of 15.76%.

9.3 **Setbacks.**
The following setbacks shall apply:

<table>
<thead>
<tr>
<th>Setback Type</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>Side yard setback</td>
<td>3 feet</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>3 feet</td>
</tr>
</tbody>
</table>

9.4 **Height.**
The sole structure contemplated for this PUD will comply with the height requirements of the C-2 Commercial District. The Developer plans on a one-story structure which will not exceed 24 feet in height.

9.5 **Fencing.**
The developer does not intend to fence the PUD property. However, the dumpster will be shielded from public view. No other screening will be required given that the property does not abut residential uses.

9.6 **Landscaping Plan.** A depiction of the Landscaping Plan is attached as Exhibit “A”. It is intended to strike a balance between the specific provisions of the Village Landscaping Ordinance, on the one hand, and the prospective tenant’s need for visibility of signage from North May Avenue and from Britton Road. As Exhibit “A” reflects, the Landscape Plan contemplates a tall hedge on the south and west sides, low shrubs adjacent to the parking area as well as around the monument sign, along with ground cover, on the southwest corner of the property. There will be a total of nine (9) trees along the northern border and the eastern border of the property. The species of those trees will comply with the requirements of Chapter 26 of the Village Code. The specific landscaping materials are depicted on the Site and Landscaping Plan attached as Exhibit “A”.

9.7 **Signage.** AT&T has developed detailed specifications for signage on the west and south sides of the proposed structure should it become the tenant. A copy of these specifications is attached as Exhibit “C” hereto. Under the Village Sign Ordinance at Sec.20-1 et seq., the two signs will be permanently attached wall signs illuminated by artificial light behind the face of the sign. The sign area will comply with the size and scale requirements set out at Sec. 20-21(b) of the Village Sign Ordinance and all other
applicable rules.

9.8 **Design and Exterior Building Materials.** The developer will comply with Chapter 24, specifically Sec. 24-325 et.seq., as it applies to the building intended for this PUD. Accordingly, developer’s architect has prepared elevations reflecting the appearance of the structure, attached hereto as Exhibit “D”.

10.0 **SOIL CHARACTERISTICS**

The subsurface soils on the PUD property consist of reddish brown stiff dense silty clay from the surface to a depth of approximately 15 feet. Depth to groundwater is estimated to be approximate 9 to 10 feet below the surface.

11.0 **PLATTING.**

This PUD will not be residential, but commercial, as it was previously. It is unplatted, but the legal description is sufficient to locate the property. The Developer does not intend to plat the property unless directed to do so.

12.0 **PUBLIC IMPROVEMENTS.**

There will be no public improvements within the PUD property.

13.0 **EXHIBITS.**

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exhibit A</td>
<td>Master Development and Site and Landscape Plan</td>
</tr>
<tr>
<td>Exhibit B</td>
<td>2019 Survey</td>
</tr>
<tr>
<td>Exhibit C</td>
<td>Sign Specifications</td>
</tr>
<tr>
<td>Exhibit D</td>
<td>Elevations</td>
</tr>
</tbody>
</table>
**AT&T Authorized Retailer**

**Signage Exhibit**

**Location**
- **Address:** AT&T
  - Britton Rd & May Ave (The Village)
- **City:** Oklahoma City
- **State:** OK 73120

**Township Contact Info**
- **Township:** Oklahoma County
- **Contact Person:** Ken Nelson
- **Address:** ken_nelson@thevillageok.org
- **City:**
- **State:**
- **Phone:** 405-751-8861 x250

**Dealer Info**
- **Portables:**
  - Attique Rasheed
  - 202-286-4444
  - attique.rasheed@attportables.com

**Prepared For**
- Pat Guerin

**Landlord Contacts**
- **Developer:**
- **Contact:** Alton Watson 405-343-2024
- **Phone:** cawatson8@gmail.com

**Landlord Criteria**
- **Front Elev.:**
- **Rear Elev.:** N/A
- **Side Elev.:**
- **Under Canopy / Blade Sign:** N/A
- **Pylon:** Tenant Panels

**Sign Code Allowance**

<table>
<thead>
<tr>
<th>Building Setback</th>
<th>Maximum Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤ 100 feet</td>
<td>15% of building or canopy elevation for all signs, individual tenant signs no longer than 80% of length of tenant space</td>
</tr>
<tr>
<td>100–300 feet</td>
<td>20% of building or canopy elevation for all signs, individual tenant signs no longer than 80% of length of tenant space</td>
</tr>
<tr>
<td>≥ 301 feet</td>
<td>25% of building or canopy elevation for all signs, individual tenant signs no longer than 80% of length of tenant space</td>
</tr>
</tbody>
</table>

**Notice**
- This Exhibit is for AT&T & LL Approvals Only. The attached recommendations are not for fabrication and are subject to all local, city, and state approvals.

**Special Notes**
- Square Footage Allowance based on Setback.
- Setback unknown at this time.
SITE PLAN

WORK SCOPE

CL.1
ATT-IL-52-BG WEST
52" GLOBE - ILLUMINATED BLUE GLOBE (Qty. 1)
ATT-IL-31-W-ML
31-1/8" AT&T - ILLUMINATED WHITE MONIKER LETTERS (Qty. 1)

CL.2
ATT-IL-52-BG SOUTH
52" GLOBE - ILLUMINATED BLUE GLOBE (Qty. 1)
ATT-IL-31-W-ML
31-1/8" AT&T - ILLUMINATED WHITE MONIKER LETTERS (Qty. 1)

TO.1
ATT-TC-G-H
WHITE LEAD TENANT PANEL, WITH DIGITAL PRINTED GRAPHICS - GRAY BACKGROUND (Qty. 2)

VI.1
ATT-D-DOOR VINYL-R2
WHITE GLOBE, WHITE AT&T AR COPY, DEALER NAME, & STORE HOURS (Qty. 1)
PROPOSED ELEVATION
SCALE: 3/32"=1'-0"

SPECIFICATIONS GLOBE:
1. 118° OPTIX 2406LD WHITE ACRYLIC FACE.
   3M 3630-777S BLUE APPLIED FIRST SURFACE V-1
2. RETURNS FINISHED MP77101 BLUE, SATIN FINISH. P-1

SPECIFICATIONS: LETTERS
1. 118° 7328 WHITE ACRYLIC FACE.
2. RETURNS PRE-FINISHED P-2

COLORS/FINISHES
GLOBE
- V-1 3M 3630-777S BLUE
- P-1 MP77101 BLUE, SATIN FINISH

LETTERS
- P-2 PRE-FINISHED WHITE

BACKGROUND OF S SIGN AREA
- P-3 SW 7069 IRON ORE, SATIN FINISH (BY OTHERS)

NOTES:
- ACCESS & ELECTRIC REQUIRED AT SIGN AREA - PROVIDED BY OTHERS
- TECH SURVEY REQUIRED PRIOR TO FABRICATION

JONES Sign
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: 246524-R0
DATE: 01.16.2020
DESIGNER: H.Moles
SALES REP: X. Xxxx
PM/PROJ MGR: A. Laun

CLIENT APPROVAL
DATE

LANDLORD APPROVAL
DATE

AT&T/Dealer
Britton Road & May Ave
Oklahoma City, OK 73120

SHEET NUMBER
1.0

This is an original, unpublished drawing by Jones Sign Co. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of the design or the salient elements of the design in any sign done by any other company without the express written permission of JONES SIGN is forbidden by law and carries a civil forfeiture of up to 20% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, when specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understated as being exact size or exact scale.
PROPOSED ELEVATION
SCALE: 3/32"=1'-0"

SPECIFICATIONS GLOBE:
1. .118" OPTIX 2408LD WHITE ACRYLIC FACE,
   3M 3630-7775 BLUE APPLIED FIRST SURFACE V-1
2. RETURNS FINISHED MP77101 BLUE, SATIN FINISH, P-1

SPECIFICATIONS LETTERS:
1. .118" 7328 WHITE ACRYLIC FACE,
2. RETURNS PRE-FINISHED P-2

COLORS/FINISHES

GLOBE
V-1 3M 3630-7775 BLUE
P-1 MP77101 BLUE, SATIN FINISH

LETTERS
P-2 PRE-FINISHED WHITE
P-3 SW 7050 IRON ORE, SATIN FINISH (BY OTHERS)

NOTES:
- ACCESS & ELECTRIC REQUIRED AT SIGN AREA - PROVIDED BY OTHERS
- TECH SURVEY REQUIRED PRIOR TO FABRICATION

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 50% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.
TO.1 ATTD-TS-G-H Replacement Face Tenant Panel - Gray (QTY. 2) OPTION #1

SPECIFICATIONS:
1. INSTALL NEW WHITE LEXAN TENANT PANEL
   WITH FIRST SURFACE APPLIED PRINTED GRAPHICS  V-1 V-2

COLORS/FINISHES

- L-1 3/16" WHITE LEXAN
- V-1 3M 3830-7775 BLUE
- V-2 BLOCK OUT FILM / 3M VT821267 IRON ORE

NOTE: AT&T RESERVES THE RIGHT TO INSTALL THE "TYPICAL PYLON SIGNAGE" IF SPACE IS AVAILABLE IN THE FUTURE

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion.

Use of this design or the elements thereof in this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.
Portables

AT&T Authorized Retailer

Mon-Fri           00:00am - 00:00pm
Saturday         00:00am - 00:00pm
Sunday           00:00am - 00:00pm

Scale: 1-1/2"=1'-0"

Note: For double door installation, install only on right-hand door

Existing Glass Width: T.B.D.

SPECIFICATIONS GLOBE:
1. VINYL GRAPHICS APPLIED TO FIRST SURFACE OF GLASS V-3
*NOTE: SURFACE TO BE CLEANED PRIOR TO INSTALL

COLORS/FINISHES

V-3 3M 7725-10 OPAQUE WHITE

JONES SIGN
Your Vision. Accomplished.
WWW.JONESIGN.COM

JOB #: 246524-R0
DATE: 01.16.2020
DESIGNER: H.Moore
SALES REP: X.Xxxx
PROJ MGR: A. Lasn

REV. | DATE | BY | DESCRIPTION
--- | --- | --- | ---
0 | 01.16.2020 | 01 | Sign
1 | 01.16.2020 | 01 | Sign
2 | 01.16.2020 | 01 | Sign
3 | 01.16.2020 | 01 | Sign

CLIENT APPROVAL

LANE/OWNER APPROVAL

4.0

AT&T/Dealer
Britton Road & May Ave
Oklahoma City, OK 73120

This is an original, unpublished drawing by JONES Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match color, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.