

CASADY OFFICE PARK PLANNED UNIT DEVELOPMENT
Approved June 7, 2005

DESIGN STATEMENT OF THE PLANNED UNIT DEVELOPMENT OF
CASADY OFFICE PARK
THE VILLAGE, OKLAHOMA

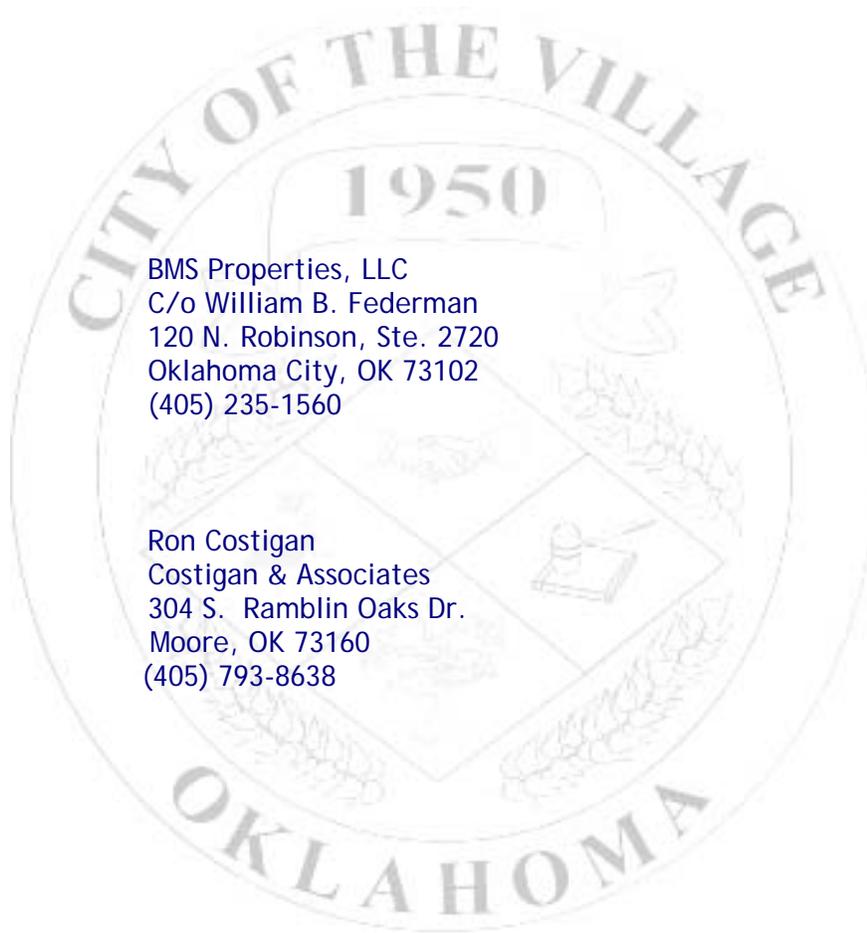
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Developer:

BMS Properties, LLC
C/o William B. Federman
120 N. Robinson, Ste. 2720
Oklahoma City, OK 73102
(405) 235-1560

Architect:

Ron Costigan
Costigan & Associates
304 S. Ramblin Oaks Dr.
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CASADY OFFICE PARK PLANNED UNIT DEVELOPMENT
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CASADY OFFICE PARK PUD
TABLE OF CONTENTS

Section 1.0	Introduction	3
Section 2.0	Legal Description	3
Section 3.0	Developer	3
Section 4.0	Site and Surrounding Development	3
Section 5.0	Concept	4
Section 6.0	Service Availability	4
Section 6.1	Streets	4
Section 6.2	Sanitary Sewer	4
Section 6.3	Water	5
Section 6.4	Fire Protection	5
Section 6.5	Gas, Electrical & Telephone	5
Section 7.0	Use and Development Regulations	5
Section 7.1	Additional Use and Development Regulations	5
Section 8.0	Access	7
Section 9.0	Screening and Landscaping	7
Section 10.0	Sign Regulations	7
Section 11.0	Parking Regulations	8
Section 12.0	Lighting	8
Section 13.0	Architecture	8
Section 14.0	Other	8
Section 15.0	Development Sequence	8
Section 16.0	Exhibits	8

CASADY OFFICE PARK PLANNED UNIT DEVELOPMENT
Approved June 7, 2005

1.0 INTRODUCTION

The Planned Unit Development of Casady Office Park consists of approximately 5.00 acres, located in Section 30, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is bordered on the east by N. Pennsylvania Avenue, and is located between Hefner Road on the north and Britton Road on the south.

This Planned Unit Development contemplates professional office, medical, retail and restaurant development.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of Casady Office Park is described in Exhibit A, attached hereto, and made a part of this Design Statement.

3.0 THE OWNER / DEVELOPER

The owner / developer of the Planned Unit Development of Casady Office Park development is BMS Properties, LLC Oklahoma City, Oklahoma. William B. Federman, managing partner of BMS Properties, LLC will construct and own an 8,000 s.f. to 10,000 s.f. office building for his law practice, while efforts are underway to attract other owners for additional professional office, medical, retail, and restaurant use.

4.0 SITE AND SURROUNDING DEVELOPMENT

4.1 Site Topography

The site is relatively flat, ranging in elevation from approximately 1189.3 feet at the southeast corner to approximately 1187.5 feet at the northwest corner. Drainage flows from a high point running through the center of the site towards a drainage channel located in the center of Village Drive to the west. This property is not located within a flood zone. The property contains two brick buildings that formerly housed a school. The site is covered with grass and contains numerous mature trees.

4.2 Soil Condition

The soil is of the Renfrow-Vernon-Bethany Association: deep and shallow, nearly level to sloping, loamy, and clayey soils on prairie uplands.

4.3 Surrounding Site

The site is presently zoned A-1 Single Family Residential. Surrounding properties are zoned or developed as follows:

West: Finley Road forms the western boundary of the site. Property west of Finley Road is zoned A1-1 Single Family Residential - Special Use and is developed with an apartment complex.

CASADY OFFICE PARK PLANNED UNIT DEVELOPMENT
Approved June 7, 2005

North: Property north of the site is zoned A1-1 Single Family Residential - Special Use and is developed with an apartment complex.

South: Property south of the site is zoned A1-1 Single Family Residential - Special Use and is developed with a condominium complex.

East: Pennsylvania Avenue forms the eastern boundary of the site. Property east of Pennsylvania Avenue is zoned A-1 Single Family Residential and contains single-family homes and the Northside YMCA complex.

5.0 CONCEPT

The concept for this Planned Unit Development is to provide an upscale professional office park development including retail / commercial development such as restaurants on the northeast and southeast corners of the site. Commercial areas will provide services to the surrounding residents.

6.0 SERVICE AVAILABILITY

Due to the location of the Planned Unit Development of Casady Office Park within the area of The Village, all services are presently available to serve this site. The services are as follows:

6.1 Streets

The site is located west N. Pennsylvania Avenue, a four-lane section line road, which extends north and south.

6.2 Sanitary Sewer

Existing sanitary sewer facilities are presently available at the southwest corner of the site. The sanitary sewer within the development will be dedicated to the public.

6.3 Water

Existing water lines are available along N. Pennsylvania Avenue. Water mains and fire lines will be dedicated to The City of the Village. All service lines within the development will be private.

6.4 Fire Protection

Fire protection is presently available from Fire Station No. 1, located at 2201 W. Britton Road, approximately one mile south and west of the site. All commercial development will comply with City of The Village building code requirements.

6.5 Gas, Electricity, and Telephone

Adequate urban utility lines are available for extension into this Planned Unit Development site. Utility lines will be extended to serve the area at the time of

CASADY OFFICE PARK PLANNED UNIT DEVELOPMENT
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development. Proper coordination with the various utility companies will be made by the developer of this site.

7.0 USE AND DEVELOPMENT REGULATIONS

The Planned Unit Development of Casady Office Park will contain several tracts. The area and development regulations of the C-2 Commercial District shall apply except as provided herein.

7.1 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

7.1.1 Permitted Uses:

Animal hospital, kennel, or veterinary clinic
Barber shop and/or beauty parlor
Bakery shop
Bookstore
Building material sales
Carpet and Floor Coverings
Catering establishment
Clinic for medical, dental, chiropractic, or eye care services
Clothing store
Eating establishments including restaurants, cafes, cafeterias, ice cream/ frozen yogurt parlors, and delicatessens, and must provide for sit-down dining service and may include a drive-through service window.
Electric appliance, audio/video, computer stores, and repair shops
Furniture Store
Florist Shop
Home Improvement Store
Jewelry store
Office Supply Store
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
Parcel or mail service
Painting and decorating shop
Pharmacy or drug store
Photographers or artists studio
Print Shop
Retail shop, sales or showroom, but not including automobile, motorcycle or boat sales, or convenience stores
Shoe/leather goods sales and repair
Sporting Goods Store
Tailor shop
Toy Store
Travel Agency
Video, Audio, TV, Furniture, Equipment, or Appliance rental store.

CASADY OFFICE PARK PLANNED UNIT DEVELOPMENT
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7.1.2 Uses Specifically Excluded

Abortion Clinics
Adult Bookstores
Adult Entertainment Establishments
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
Bed and Breakfast
Bingo and Similar Gaming Operations
Convenience Store
Manufacturing and Assembly Facility
Massage parlor, massage therapist, but not including physical therapy conducted by a licensed physician
Pool or Billiard Hall
Palm Reader, Tea Reader, Card Reader, Psychic, Fortune Teller, or other Similar Spiritualist
Storage and Warehousing Facility
Telemarketing, call center
Tattoo Parlor and Body Piercing Establishment
Vocational School, Business College, Public, or Private Schools

7.1.3 Building setbacks from the exterior boundaries of this PUD shall be as follows:

25 feet along the east boundary.
20 feet along the south boundary.
15 feet along the north and west boundaries.

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

7.1.5 The existing buildings on the site will be permitted to remain and be used by on-site Owners for storage up to four (4) years from the date of PUD approval, and thereafter, continued use shall be subject to annual review by the City Council.

8.0 ACCESS

Access to the office park shall be permitted from three driveways onto N. Pennsylvania, unless additional access is required by the City of The Village Fire Department.

9.0 SCREENING AND LANDSCAPING

9.1 Sight-proof screening shall not be required on any portion of the site except as noted.

9.2 Landscaping shall conform to the current landscape 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.

CASADY OFFICE PARK PLANNED UNIT DEVELOPMENT
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9.4 Existing trees along the south boundary (former Village pool) will be preserved when possible. Sight-proof screening shall be accomplished with either fencing or landscaping on the south side.

10.0 SIGNS

Signs for the Casady Office Park shall be limited to monument signs, and uniform building signage with business name and address. Signage for retail, commercial and/or restaurant usage shall conform to existing sign ordinances, with the following limitations: One project monument sign shall be permitted with height not to exceed 14' from the sign base, and total sign size not to exceed 200 s.f. Each of the two pad sites will be permitted a monument sign and the face of any building signs will not exceed 10% of the product of the length of the building times 12' in height. There shall be at least 100' distance between monument signs.

11.0 PARKING

Parking shall conform to the current parking requirements; however, shared parking shall be permitted.

12.0 LIGHTING

Outdoor lighting in all areas shall be subdued and shall not be directed or reflected toward adjacent residential properties. Parking lot light pole height shall not exceed 20'.

13.0 ARCHITECTURE

Exterior building wall finish on all structures shall consist of a minimum 75% brick veneer, masonry (including pre-cast concrete and tilt slab construction) drivet, rock, stone, glass, stucco, wood or other similar type finish approved by the Planning Director of the City of The Village. Architectural metal roofs will be permitted. Future Casady Office Park buildings shall be of comparable design and construction to the initial office building.

14.0 OTHER

14.1 Casady Office Park property owners will form and fund a Property Owners Association for the purpose of maintaining the common areas, including landscaping and parking lot maintenance, subject to administrative approval by the City prior to filing the document of record.

14.2. Dumpsters shall be screened from view and shall not be visible from adjacent residential properties.

15.0 EXHIBITS

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

These exhibits are:



CITY OF THE VILLAGE

2304 MANCHESTER DR.
THE VILLAGE, OK 73120-3729
PHONE (405) 751-8861 V/TDD
FAX 748-7352 - EMAIL city_hall@thevillageok.org

OFFICE OF THE CITY MANAGER
BRUCE K. STONE

NOTICE OF PUBLIC HEARING **Hearing Rescheduled**

Two (2) Public Hearings are scheduled to consider a request for rezoning of the following property:

A part of the Northeast Quarter (NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the Southeast Corner of Block 1 of Whispering Hills, an Addition to the City of The Village, according to the plat thereof; thence from said Point of Beginning, North 89°28'06" West along the south line of said Block 1 a distance of 394.16 feet to the Southwest corner of Block 1; thence North 0°02'13" East a distance of 297.89 feet to the Northwest corner of Block 1; thence South 89°29'24" East a distance of 25.18 feet; thence South 0°02'14" West a distance of 30.00 feet; thence South 89°29'24" East a distance of 368.98 feet to a point on the East line of Block 1, thence south 00°02'14" West a distance of 268 .04 feet to the Point of Beginning.

The property is currently **zoned A-1 Single Family** and was previously the site of the **Vintage Lakes Apartments**. The property is currently owned by **The Village Development Authority**.

The applicant (The Village Development Authority) is seeking to **rezone** this property by extending the boundaries of the **Casady Office Park Planned Unit Development (PUD)** in order to sell the land to **Crossings Community Church, Inc.** Crossings Community Church will use the property to build a new **Community Center and Clinic**. Crossing Community Church will relocate their existing operations in the old Wal-Mart building to this new building. A site map and preliminary site plan is attached for your review.

- A Public Hearing before The Village Planning & Zoning Commission will be held on **Tuesday, February 19, 2013 at 6:30 p.m.**
- A second Public Hearing before The Village City Council will be held on **Tuesday, February 19, 2013, at 7:30 p.m.**



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OFFICE OF THE CITY MANAGER
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Both hearings will be in the City Council Chambers, 2304 Manchester Dr., The Village, OK. 73120. Public comment is invited. If attendance is not possible, submit comments to the City Clerk at least three (3) days before the hearings. Address comments to "City Clerk" and mark on the envelope, "Attention: Public Hearing".

Attest,


Bruce K. Stone,
City Clerk

REZONING LOCATION MAP

Extending the Boundaries of the Casady Office Park Planned Unit Development

