



THE HEFNER OFFICE PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT OF THE PLANNED UNIT DEVELOPMENT OF:
THE HEFNER OFFICE
THE VILLAGE, OKLAHOMA
APPROVED:

DEVELOPED BY: MARATHON CONSTRUCTION, LLC
12620 HOFFMAN ROAD,
EDMOND, OK 73013
(405) 620-2123





THE HEFNER OFFICE PLANNED UNIT DEVELOPMENT

1.0 INTRODUCTION

The Planned Unit Development of The Hefner Office consists of 1 A-1 single family residence located in Section 25, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma County, OK. The subject property is bordered on the north by Hefner Road and is located between May Avenue on the east and Hefner Parkway on the west. The subject property fronts 100 feet on Hefner Road and is 240 feet deep. This Planned Unit Development contemplates professional, office, medical, and boutique style retail development.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of The Hefner Office is Lakeside Estates Addition, Block 002, and Lot 006 and is made a part of this Design Statement.

3.0 THE OWNER / DEVELOPER

The owner/ developer of the Planned Unit Development of The Hefner Office is Marathon Construction, LLC, Edmond, Oklahoma. 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, ranging in elevation from approximately 1,201 feet on the north part of the property to approximately 1,195 feet on the south part of the property. The drainage flows from north to south. The lots are not in a flood zone. The property is covered in grass and has a number of pecan 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. The surrounding properties are zoned or developed as follows:

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

North: Hefner Road forms the northern boundary for the site. Property north of Hefner Road is located in Oklahoma City and is zoned A-1 Single Family.



THE HEFNER OFFICE PLANNED UNIT DEVELOPMENT

South: Property south of the site is used as a parking lot for the Chabad Jewish Community Center and is zoned A-1 Single Family Residential – Commercial Special Use.

East: Property east of the site is the Chabad Jewish Community Center and is zoned A-1 Single Family Residential – Commercial Special Use.

5.0 CONCEPT

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

6.1 SERVICE AVAILABILITY

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

6.2 Streets

The site is located on West Hefner Road, a four-lane section line road, which extends east and west.

6.3 Sanitary Sewer

Existing sanitary sewer facilities are presently available to the front 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.



THE HEFNER OFFICE PLANNED UNIT DEVELOPMENT

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;*
- 7) *Pharmacy or drug store;*
- 8) *Photographers or artist's studio*
- 9) *Shoe/ leather goods sales and repair;*
- 10) *Tailor shop;*
- 11) *Travel agency;*
- 12) *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.*
- 5) *Enforcement Commission and which has as its main purpose the selling or serving of alcoholic beverages for consumption on the premises.*
- 6) *Bed and Breakfast.*



THE HEFNER OFFICE PLANNED UNIT DEVELOPMENT

- 7) *Bingo and Similar Gaming Operations.*
- 8) *Convenience Store.*
- 9) *Group counseling services (such as Alcoholics Anonymous and similar drug and alcohol counseling services).*
- 10) *Manufacturing and Assembly Facility.*
- 11) *Massage parlor, massage therapist, but not including physical therapy conducted by a licensed physician.*
- 12) *Pool or Billiard Hall.*
- 13) *Palm Reader, Tea Reader, Card Reader, Psychic, Fortune Teller, or other Similar Spiritualist.*
- 14) *Storage and Warehousing Facility.*
- 15) *Telemarketing, call center.*
- 16) *Tattoo Parlor and Body Piercing Establishment.*
- 17) *Vocational School, Business College, Public, or Private Schools.*
- 18) *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. **Front Yard:** 25' Setback.
- b. **Rear Yard:** None; except when there is a utility easement. If there is a utility easement then the main or accessory building may be built on the rear easement line.
- c. **East Side:** None.
- d. **West Side:** 15' Setback.

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: West Hefner Road with curb cuts subject to the review and approval of The Village Traffic & Safety Commission.



THE HEFNER OFFICE PLANNED UNIT DEVELOPMENT

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 made of cedar wood.

10.0 SIGNS

All signage for The Hefner Office shall conform to current sign ordinances.

11.0 PARKING

Parking shall be one space per four hundred (400) square feet of gross floor area. Medical/Dental Clinics shall be 1 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

14.1.1. Trash receptacles shall be used and shall not be visible from adjacent residential properties. If residential style carts are used, they shall be placed at curbside on adjacent residential streets for pickup.



THE HEFNER OFFICE PLANNED UNIT DEVELOPMENT

15.0 EXHIBITS

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

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

Exhibit B: Elevation Pictures (This is conceptual only)

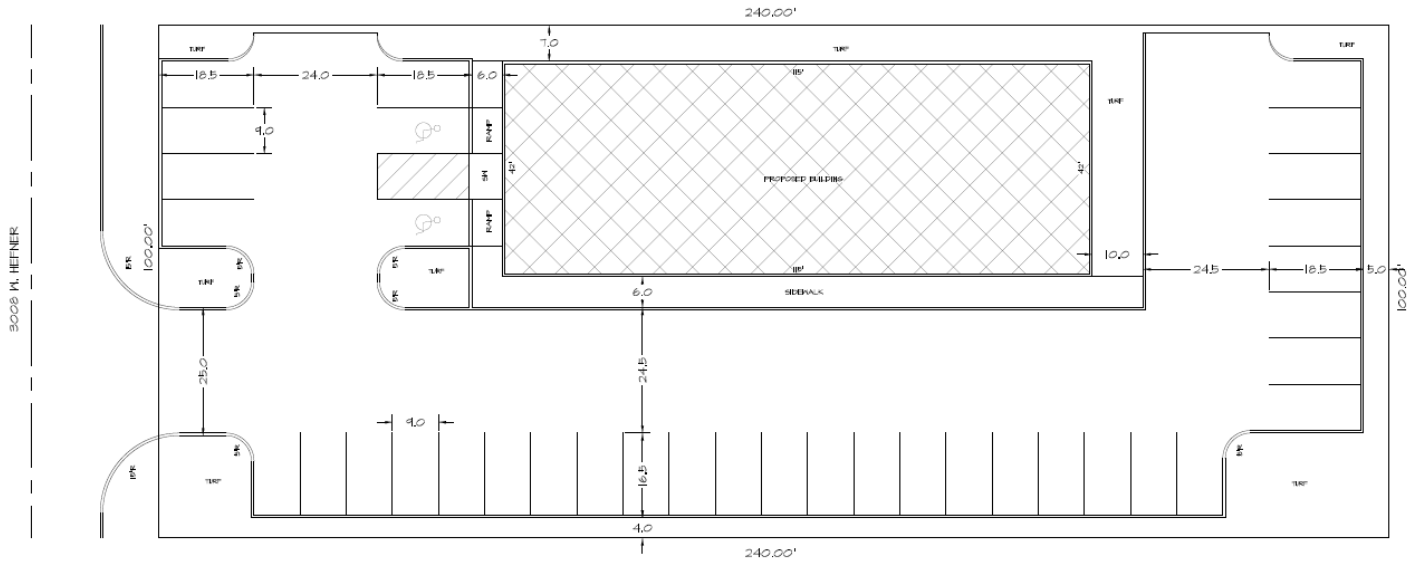
Exhibit C: Zoning Map

MAYOR

Attest:

City Clerk

Example Site Plan



BOOS M. HEFNER

Current Elevation:



Example Elevation:



THE VARIOUS LAND USE PLAN

