



THE MAY AVENUE OFFICE SUITES PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT OF THE PLANNED UNIT DEVELOPMENT OF:
THE MAY AVENUE OFFICE SUITES
THE VILLAGE, OKLAHOMA
APPROVED: April 15, 2014

DEVELOPED BY: MARATHON CONSTRUCTION, LLC
10316 LAKESIDE DRIVE,
THE VILLAGE, OK 73120
(405) 620-2123





THE MAY AVENUE OFFICE SUITES PLANNED UNIT DEVELOPMENT

1.0 INTRODUCTION

The Planned Unit Development of The May Avenue Office Suites consists of 5 lots located in Section 25, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma County, OK. The subject property is bordered on the east by N. May Avenue and is located between Hefner Road on the north and Britton Road on the south. 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 May Avenue Office Suites 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 The May Avenue Office Suites Development is Marathon Construction, LLC, The Village, Oklahoma. The company will develop the lots for professional, office, medical, and boutique-style retail use.

4.0 SITE AND SURROUNDING DEVELOPMENT

4.1 Site Topography

The lots are relatively flat, ranging in elevation from approximately 1,219.55 feet at the corner of May Avenue and Carlton Way to approximately 1,213.48 feet at the corner of May Avenue and Kent Drive. For each lot the drainage flows from south to north. The lots are not in a flood zone. The lots are covered in grass and do not contain many 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 lots is zoned A-1 Single Family Residential.

North: Property north of the lots is zoned C-2 Commercial.



THE MAY AVENUE OFFICE SUITES PLANNED UNIT DEVELOPMENT

South: Property south of the lots are additional vacant lots and are zoned A-1 Single Family Residential; however, the vacant lots are located in a TIF District and the property south of the vacant lots is zoned C-2 Commercial.

East: May Avenue forms the eastern boundary for the sites. Property east of May Avenue is zoned A-1 Single Family Residential.

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 SERVICE AVAILABILITY

Due to the location of the Planned Unit Development of The May Avenue Office Suites 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 on N. May 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 rear of each lot.

6.3 Water

Existing water lines are presently available at the front of each lot.

6.4 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.

6.5 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.

7.0 USE AND DEVELOPMENT REGULATIONS

The area and development regulations of the C-2 Commercial District shall apply except as provided herein.



THE MAY AVENUE OFFICE SUITES PLANNED UNIT DEVELOPMENT

7.1 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

7.1.1 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;*

7.1.2 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 MAY AVENUE OFFICE SUITES 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.*

7.1.3 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:** 6' Setback.

7.1.4 Maximum building height for all uses shall be two stories and 35 feet; no second floor windows shall face to the west side.

8.0 ACCESS

Access to the offices shall be permitted from the following streets: North May Avenue with curb cuts subject to the review and approval of The Village Traffic & Safety Commission.



THE MAY AVENUE OFFICE SUITES PLANNED UNIT DEVELOPMENT

9.0 SCREENING AND LANDSCAPING

9.1 Landscaping shall conform to the current landscaping ordinance.

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

9.3 Screening on the west side of the property shall be provided with an 8' wooden sight-proof fence made of cedar wood.

10.0 SIGNS

Signs for The May Avenue Office Suites shall be monument style with business names and addresses. All signs shall conform to existing sign ordinances.

11.0 PARKING

Parking shall be one space per two hundred and seventy five (275) square feet of gross floor area. Medical/ Dental Clinics shall be 6 spaces per doctor and 2 spaces for each 3 employees.

12.0 LIGHTING

Outdoor lighting in all areas shall be subdued and shall not be directed or reflected toward adjacent residential properties. No pole mounted lighting shall be allowed.

13.0 ARCHITECTURE

Building exteriors 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.

14.0 OTHER

14.1 The May Avenue Office Suites 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. 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 MAY AVENUE OFFICE SUITES PLANNED UNIT DEVELOPMENT

14.3 No retail operations or other non-office/ non-medical operations between 9:00 pm and 6:00 am.

15.0 EXHIBITS

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

Exhibit A: Legal Descriptions

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

Exhibit C: Elevation Pictures

Exhibit D: Zoning Map

APPROVED BY THE CITY COUNCIL OF THE CITY OF THE VILLAGE THIS 15TH DAY OF APRIL, 2014.

CHRIS BERNARDY, MAYOR

Attest:

City Clerk

EXHIBIT "A"

Burke Northridge Manor, Block 004, Lot 025

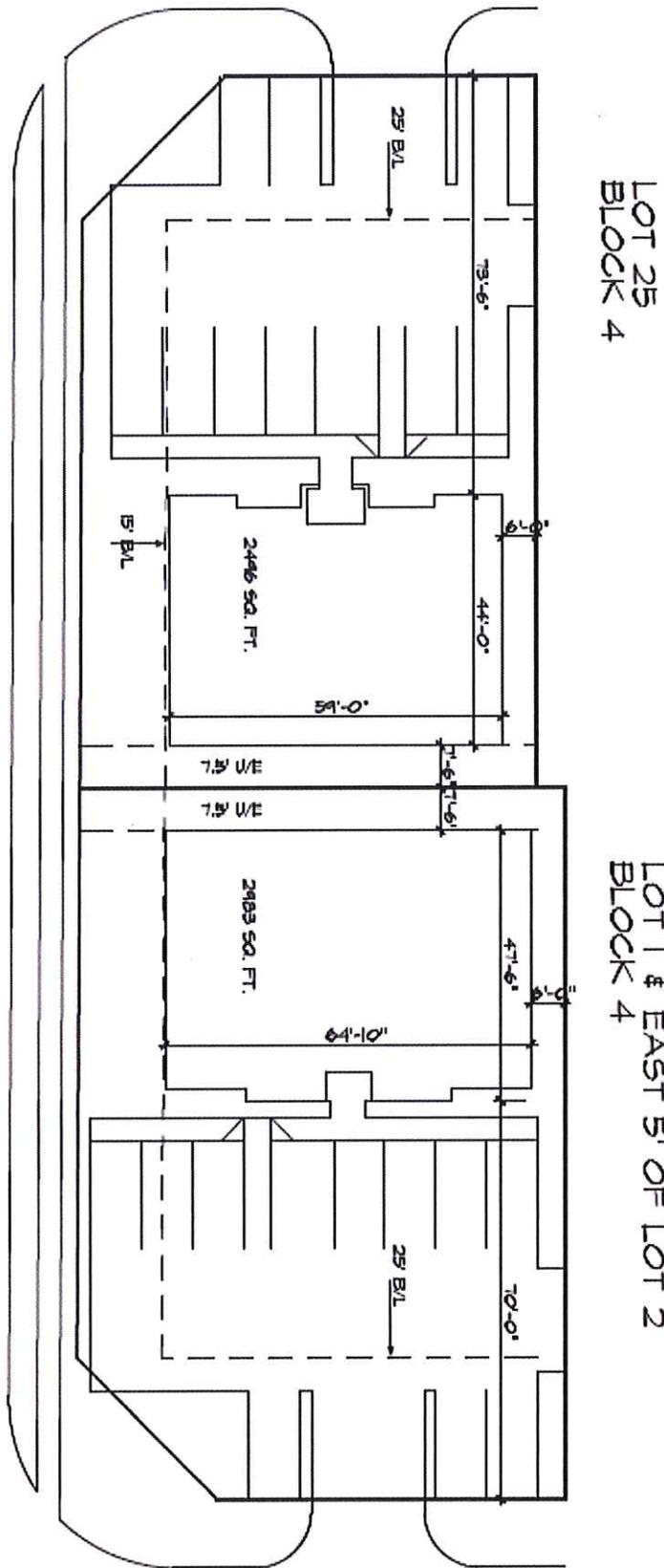
Burke Northridge Manor, Block 004, Lot 000 (All Lot 1 and E 5ft of Lot 2)

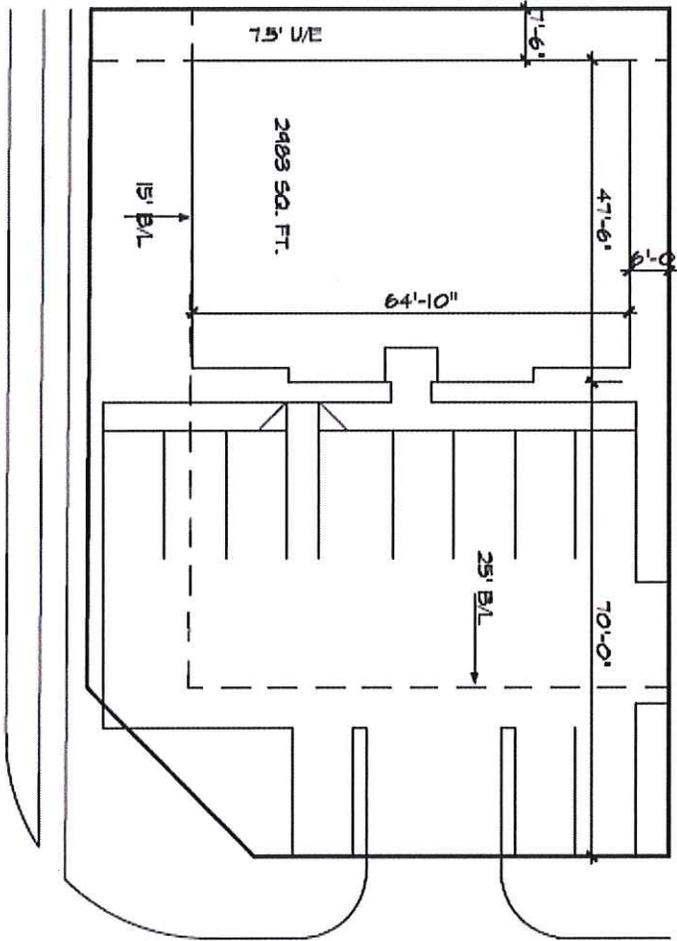
Burke Northridge Manor, Block 003, Lot 000 (All Lot 1 and E 5ft of Lot 2)

Burke Northridge Manor, Block 002, Lot 026

Burke Northridge Manor, Block 002, Lot 000 (All Lot 1 and E 14.53ft of Lot 2)

NO ACCESS FROM RESIDENTIAL STREETS

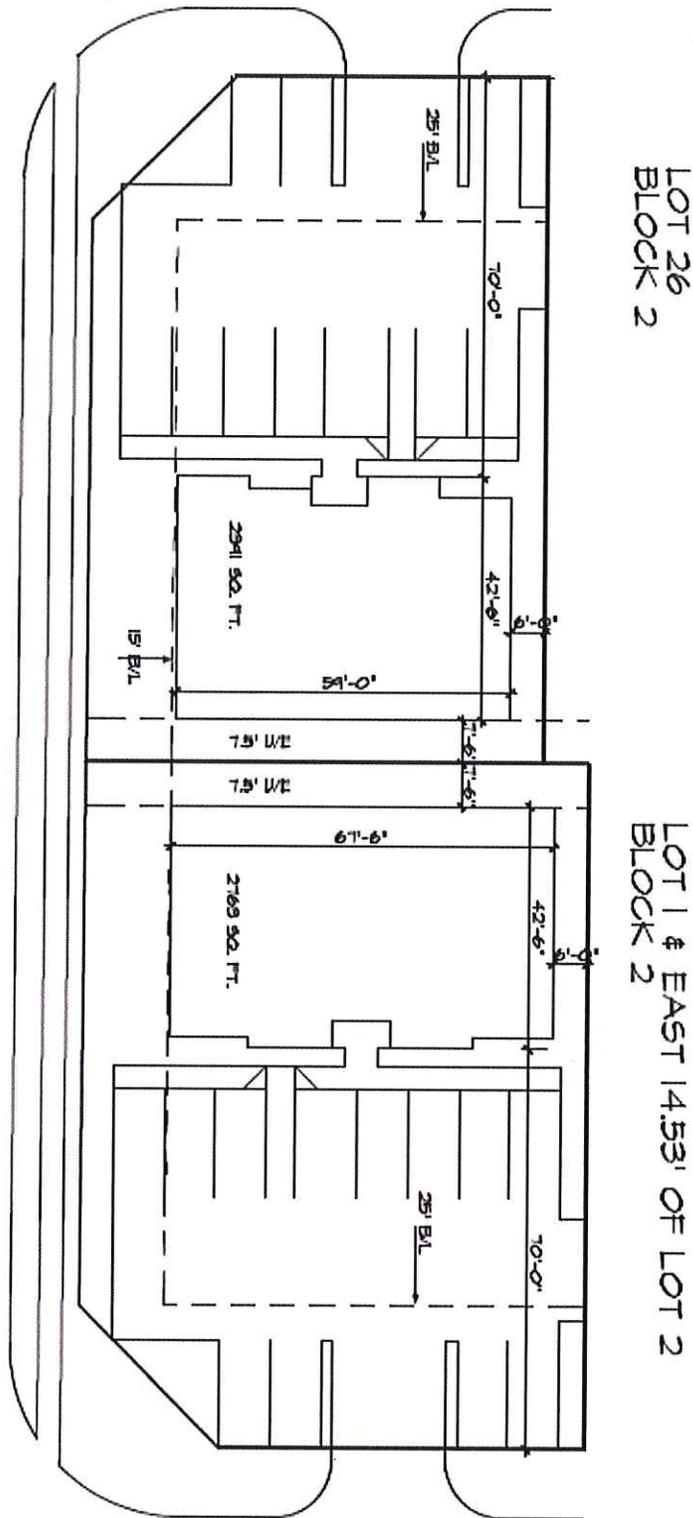




LOT 1 & EAST 5' OF LOT 2
BLOCK 3

NO ACCESS FROM RESIDENTIAL STREETS

NO ACCESS FROM RESIDENTIAL STREETS





CITY OF THE VILLAGE - LAND USE MAP

