

**BRAUM'S PLANNED UNIT DEVELOPMENT  
USE AND DEVELOPMENT REGULATIONS**

**THE CITY OF THE VILLAGE  
PLANNED UNIT DEVELOPMENT  
DESIGN STATEMENT FOR  
BRAUM'S PLANNED UNIT DEVELOPMENT  
JANUARY 12, 2018**

**APPLICANT:**

**Braum's Inc.  
3000 NE 63rd Street  
OKC, OK 73121**

**PREPARED BY:**

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**BRAUM'S PLANNED UNIT DEVELOPMENT  
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**1.0 INTRODUCTION**

1. The Planned Unit Development of Braum's consists of 1.57 acres and is located in the Casady Square Shopping Center at the southeast corner of Britton Road and Pennsylvania Avenue.

**2.0 LEGAL DESCRIPTION**

1. The legal description of the property is described in Exhibit A, attached and made a part of this Design Statement.

**3.0 OWNER/DEVELOPER**

1. The owner/developer of this property is Retail Buildings, Inc., on behalf of Braum's Inc.

**4.0 SITE AND SURROUNDING AREA**

1. The subject property is zoned C-2 Commercial. The property is currently occupied with a retail building. Surrounding properties are zoned and used for:

North: C-2/retail commercial uses

East: C-2/retail commercial uses

South: A-I/residences

West: C-2/retail commercial uses

**5.0 PHYSICAL CHARACTERISTICS**

1. The site is located at approximately 35°33'58.99" North Latitude and 97°33'00.76" West Longitude.
2. The site is approximately 1208 feet above sea level.
3. The site is not located within the 100 year flood zone.

**6.0 USE AND DEVELOPMENT REGULATIONS**

1. The use and development regulations of the C-2 Commercial District shall govern this PUD, except as herein modified.

**7.0 CONCEPT**

1. The concept for this PUD is to permit an ice cream and dairy store combined with a dine-in and drive-thru eating establishment and retail food sales along with a freestanding sign at a height that does not comply with the current C-2 regulations.

## 8.0 ARCHITECTURAL REGULATIONS

1. Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, EIFS, rock stucco, wood or other similar type finish, similar to the elevations depicted in Exhibit D.
2. Exterior walls cannot have a blank, uninterrupted length greater than 30 ft. without including two or more of these features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use.
3. Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wood or plastic fences, are prohibited.
4. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.
5. Utility equipment must be either:
  - (a) painted or coated to match the color of the mounting surface, or
  - (b) screened with a wing wall architecturally integrated into the primary structure.



*Utility equipment at back of building painted to match wall*



*Utility equipment in more visible location screened by wing wall*

## 9.0 SIGNS

1. Signs shall be governed by the provisions of Chapter 20 of The Village City Code, except a new free-standing sign shall be permitted at a height not to exceed 35 feet and display area as depicted in Exhibit C.
2. The existing free-standing sign shall be permitted to remain and/or be replaced at its existing height and size.

3. The existing free-standing sign shall be permitted to advertise per the 2010 Casady Square Planned Unit Development Design Statement.
4. No more than two free-standing signs shall be permitted along the Pennsylvania Avenue frontage.
5. The proposed free-standing sign, depicted in Exhibit C, shall be permitted to encroach and/or be placed within the right-of-way of Pennsylvania Avenue no closer than five feet from the street curb, but shall not interfere with sight lines for traffic exiting the property, as determined by the City Engineer.

#### **10.0 DRAINAGE REGULATIONS**

1. Development of this PUD will comply with all drainage requirements of the City of The Village in place at the time of new construction. Drainage systems for new construction shall be subject to design requirements established by the City Engineer and/or by applicable state or federal law.
2. Detention shall not be required for the development.

#### **11.0 PARKING REGULATIONS**

1. The design of all parking facilities in this PUD shall be in accordance with Chapters 24 and 26 of the City of The Village City Code.

#### **12.0 HEIGHT REGULATIONS**

1. The height restrictions for development in this PUD shall be as listed for structures in the C-2 Commercial District as provided by Section 24-189 of the City of The Village City Code.

#### **13.0 ELECTRIC, TELEPHONE, DATA AND CABLE TV SERVICES**

1. All utilities serving this PUD shall be located underground.

#### **14.0 WATER AND SANITARY SEWER**

1. Public water is provided by the City of Oklahoma City. Sewer service is provided by the City of The Village. Existing water and sanitary sewer lines exist near the subject property.

#### **15.0 LANDSCAPING REGULATIONS**

1. Applications for a building permit for all new construction within this PUD shall be accompanied by a detailed landscaping plan for both the required lot area and the area within the public street right-of-way between the property line and the curb.
2. The landscaping plan shall conform to Chapter 26 of The Village Municipal Code, except for the following modifications and/or additions:

- a. A landscaped strip at least five feet wide shall be provided along the south boundary of the subject site abutting residential, and that strip shall contain regularly-spaced large or medium evergreen trees meeting the requirements of Chapter 26 of The Village Municipal Code abutting at least the first two (2) residential lots east of Pennsylvania Avenue.

## **16.0 LIGHTING REGULATIONS**

1. Lighting: The site lighting in this PUD shall be in accordance with The Village Municipal Code.

## **17.0 DUMPSTER REGULATIONS**

1. Dumpsters shall be located within an area screened by a fence or masonry wall.
2. The placement of the dumpster(s) shall be permitted in the location depicted on Exhibit B, Site Plan.

## **18.0 SIDEWALK REGULATIONS**

1. A sidewalk meeting ADA requirements shall be provided along Pennsylvania Avenue.
2. A continuous internal pedestrian walkway at least five (5) feet wide must be provided from the Pennsylvania Avenue public sidewalk to the primary public entrance of the building.
3. Public sidewalks and internal pedestrian walkways must be distinguished from driveways and driving surfaces by painted or textured pavement of contrasting color to emphasize conflict points and enhance pedestrian safety.



*Example of a well-defined conflict point.*

## **19.0 SETBACK REGULATIONS**

1. Unless modified herein, yard requirements in this PUD shall be the same as the C-2 Commercial District.
2. Common areas and greenbelts may be located in setbacks and apply toward setback requirements.
3. Parking and drives are permitted within the setbacks.

## **20.0 ACCESS**

1. Access to the site shall be permitted from no more than four driveways. Driveways may have a maximum width of 35 feet, two permitted driveways are existing shared drives for the Casady Square Shopping Center (or reconstructed/improved driveways in their same location).
2. There shall be no minimum driveway separation between the driveways.

## **21.0 HOURS OF OPERATION**

1. Hours of operation shall be required of all new construction within this PUD and shall be a condition of any building permit for new construction issued by the City.
2. Hours of operation established for any property within this PUD may be modified with the approval of The Village Planning & Zoning Commission and the City Council.

## **22.0 EXHIBITS**

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

EXHIBIT A: LEGAL DESCRIPTION OF SUBJECT PROPERTY

EXHIBIT B: SITE PLAN

EXHIBIT C: SIGN EXHIBIT

EXHIBIT D: ELEVATIONS

EXHIBIT A

**LEGAL DESCRIPTION**

Braum's Ice Cream & Dairy Stores  
Britton Road and Pennsylvania Avenue  
The Village, Oklahoma County, Oklahoma

September 27, 2017

A part of Block 3 of CASADY HEIGHTS, an addition to Oklahoma County, Oklahoma, according to the plat recorded in Book 28 of Plats, page 66, filed in the offices of the County Clerk of Oklahoma County, Oklahoma, and being particularly described as follows:

COMMENCING at the Northwest corner of Block 3 of said Addition;

THENCE South 00°09'31" West, along the West line of said Block 3, a distance of 225.00 feet to the POINT OF BEGINNING;

THENCE South 89°45'44" East, a distance of 155.00 feet;

THENCE South 00°09'31" West, parallel with said West line, a distance of 59.00 feet;

THENCE South 89°45'44" East, a distance of 178.11 feet;

THENCE South 54°50'29" East, a distance of 47.13 feet;

THENCE South 00°09'31" West, parallel with said West line, a distance of 134.02 feet to a point on the South line of said Block 3;

THENCE North 89°45'44" West, along said South line, a distance of 371.71 feet to the Southwest corner of said Block 3;

THENCE North 00°09'31" East, along said West line, a distance of 220.00 feet to the POINT OF BEGINNING.

Said tract of land containing 68,470 square feet or 1.5718 acres, more or less.

The basis of bearings for the above-described tract of land is a platted bearing of South 00°09'31" East along the West line of Block 3 of CASADY HEIGHTS, an addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.