

ORDINANCE NO. 28,086

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. *AKS*

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11. **LESS AND EXCEPT** A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12,099, PAGE 1,850, SAID TRACT BEING DESCRIBED AS FOLLOWS: A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, **LESS AND EXCEPT** A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE I.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 305 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING.

AND MAGNOLIA AVENUE LOCATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF KELLEY AVENUE SOUTH OF BLOCKS 15 AND 16 OF ADAM'S ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN. SAID PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, AS

VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY,
STATE OF OKLAHOMA, CASE NO. 0-200468001 RECORDED IN BOOK 9,488, PAGE 424.

SECTION 2. (EMERGENCY), WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 5TH day of MAY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 2ND day of JUNE, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Dustin H. Patten
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. D
6/2/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2133), rezoning 800 East Britton Road from R-1 Single-Family Residential District to PUD-2133 Planned Unit Development District. Ward 7.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David M. Box, Box Law Group, PLLC
Edmond**People's Church, Inc.

Purpose:

The purpose of this application is to allow light industrial, commercial, and/or multi-family residential uses and development.

Background:

On April 9, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

Amended Technical Evaluation:

1. Modify use regulations as follows:

- a. Add the C-3 Community Commercial District to the list of base zoning districts in Section 8.1.
- b. Remove the following uses from Tract 1 (I-1 base): *Multiple-Family Residential* and *Dwelling Units and Mixed Use*
- c. Remove the following use from Tract 2 (R-4 base): *Eating Establishments: Fast Food with Drive-thru Order Window*
- d. Remove the following uses from Tract 3 (C-3 base): *Industrial, Light; Laundry Services; and Dwelling Units and Mixed Use*
- e. ~~Establish a maximum number of dwelling units and/or density for multi-family residential use.~~ The maximum density allowed for the multi-family residential use is 30 dwelling units per acre.

2. Revise last sentence of Section 9.2 Landscaping Regulations to state: Healthy, mature trees surrounding the creek, as illustrated on Exhibit B, *shall be preserved*.
3. The following will apply to any single-family (attached or detached) or two-family ~~any~~ residentially developed parcel: Useable open space shall be located within 1,320 feet walkable distance from every dwelling unit within the PUD, along sidewalks or trails.
4. Specific Plans shall include a pedestrian circulation plan that illustrates connections between buildings and to the sidewalks along arterial streets by defining walkways and distinguishing areas of foot traffic from vehicular movements. Interior pedestrian pathways will be landscaped.
5. Modify Section 9.13 Height Regulations to state: The base zoning district regulations shall regulate heights of structures in this PUD, *except that the maximum building height in all tracts shall be 35 feet*.
6. Clarify in Section 9.14 Setback Regulations that the 50-foot setback on the west and south is *from the PUD boundary*.
7. Add to the beginning of Section 9.7 Dumpsters: *Dumpster placement shall be per Code*.
8. Modify Section 9.1 to move architectural metal to the 30% allowance within Tracts 2 and 3 but will be allowed within Tract 1.
9. In the event that Tract 2 is developed for multi-family residential, a wrought iron or ornamental metal fence a minimum of 6-feet high and no greater than 8-feet high shall be installed along N Kelley Ave.
10. In the event Phillips Avenue is utilized for access, no certificate of occupancy will be issued until Phillips Avenue is improved.

Protests:

7 Protests, 3 Legal, 3.10%

Previous Action:

The Ordinance was introduced May 5, 2026 and set for final hearing June 2, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

Howard, Gabriel J

From: Louis Brigham <>
Sent: Thursday, March 12, 2026 1:54 PM
To: PL, Subdivision and Zoning
Subject: Case No. PUD-2133 – Rezoning Request at 800 E. Britton Road

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Dear Members of the Planning Commission,

I am a property owner within the office park located adjacent to the property involved in Case No. PUD-2133. I appreciate the opportunity to provide comments regarding the proposed rezoning request submitted by Edmond People's Church, Inc. for the property located at 800 East Britton Road.

As a nearby property owner, I recognize that future development of this property may provide opportunities for improved infrastructure in the area. In particular, development of the western portion of the proposed Planned Unit Development (PUD) could provide an opportunity to improve North Phillips Avenue in a manner that benefits both the new development and existing nearby property owners.

For that reason, I respectfully request that the Planning Commission consider the following infrastructure improvements as conditions associated with any development of the western portion of PUD-2133:

- 1. North Phillips Avenue Improvements**

Any development on the west half of the Planned Unit Development should require that North Phillips Avenue be fully paved and constructed as a two-way hard-surface roadway suitable for standard traffic and potential light industrial vehicle loads. The roadway should be constructed of concrete or asphalt with appropriate subgrade preparation to support heavier traffic weights associated with potential I-1 industrial uses.

- 2. Extent of Improvements**

The paved roadway should extend at least fifty (50) feet south beyond the planned site improvement area but no further than the southern boundary of the PUD property.

- 3. Timing of Construction**

These roadway improvements should be completed prior to the issuance of any occupancy permit for development within the west improvement area of the PUD.

- 4. Applicability Regardless of Access Point**

The North Phillips Avenue improvements should be required regardless of whether the development ultimately provides primary access from North Kelley Avenue or another location.

- 5. Public Dedication**

Upon completion, North Phillips Avenue should be dedicated to the City of Oklahoma City for future maintenance, repairs, and drainage management.

- 6. Construction Phase Maintenance**

If North Phillips Avenue is used for construction access prior to paving, the gravel surface should be maintained in a compacted condition free of excessive potholes or wheel ruts, with reasonable dust control measures implemented during construction.

I believe these improvements would help ensure that future development of the property integrates responsibly with surrounding properties and provides appropriate infrastructure support for both current and future uses in the area.

Thank you for your consideration of these comments.

Sincerely,

Louis Brigham
COMP Risk
750 E Britton Rd
OKC, OK 73114



405-879-0155 x100

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CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIPCODE
PUD-2133	BOW LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
PUD-2133	MCCOURRY HEIGHTS NA	1010 SHAMROCK RD	OKLAHOMA CITY	OK	73131
PUD-2133	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
PUD-2133	770 E BRITTON ROAD LLC	780 E BRITTON RD	OKLAHOMA CITY	OK	73114
PUD-2133	9301 REALTY LLC	9401 CEDAR LAKE AVE	OKLAHOMA CITY	OK	73114-7810
PUD-2133	ALLISON MARKS LLC	9104 N KELLEY AVE	OKLAHOMA CITY	OK	73131-2418
PUD-2133	ALTO ASSET COMPANY 4 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746-1053
PUD-2133	ANDERSON KYLE M, ANDERSON HEATHER D	604 NW 167TH ST	EDMOND	OK	73012-6763
PUD-2133	ARINWINE COLETTE	13805 EDMOND GARDENS DR	EDMOND	OK	73013
PUD-2133	BCGGH PROPERTIES LLC	780 E BRITTON RD, Unit 202	OKLAHOMA CITY	OK	73114
PUD-2133	BEAVER JOHN P, BEAVER REBECCA L	904 NW 168TH ST	EDMOND	OK	73012
PUD-2133	BERTREM NORMA L	16903 SUNNY HOLLOW RD	EDMOND	OK	73012-6740
PUD-2133	BETHEL FOUNDATION INC	13003 N WESTERN AVE	OKLAHOMA CITY	OK	73114-1422
PUD-2133	BISWAS MICHEAL, HALDER ROZY	912 NW 168TH ST	EDMOND	OK	73012
PUD-2133	BRAVO COMPANY LLC	436 NW 164TH ST	EDMOND	OK	73013
PUD-2133	BRODY BRIAN M & JESSICA M	1005 NW 166TH TER	EDMOND	OK	73012
PUD-2133	BROWN STEVEN V & DOROTHY M	19713 DALEMEAD WAY	EDMOND	OK	73012
PUD-2133	BUTTS ERIC D	16501 SUNNY HOLLOW RD	EDMOND	OK	73012-6744
PUD-2133	CAMPBELL ANTHONY & MELANIE GARCIA	5712 SE 84TH ST	OKLAHOMA CITY	OK	73135
PUD-2133	CEDAR CREEK COMMON OWNERS ASSOCIATION INC C/O FIRST COMMERCIAL MANAGEMENT INC	3719 N PORTLAND AVE	OKLAHOMA CITY	OK	73114
PUD-2133	CHAMPLIN MALCOM E & LINDA REV LIV TRUST	16604 SUNNY HOLLOW RD	EDMOND	OK	73012-6745
PUD-2133	CHEEMA SHZAM ALI, RASOOL IRAM G	1003 CLOVER LN	OKLAHOMA CITY	OK	73131-2402
PUD-2133	CHLOETA REAL ESTATE INVESTMENTS LLC	701 CEDAR LAKE BLVD	OKLAHOMA CITY	OK	73114
PUD-2133	CILANO JAMES & PEGGY TRUST	1000 NW 166TH TER	EDMOND	OK	73012
PUD-2133	CITY OF NICHOLS HILLS	6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431
PUD-2133	COBALT ASSETS LLC	805 NW 72ND ST, Unit 12	OKLAHOMA CITY	OK	73116
PUD-2133	COPPERTREE INVESTMENTS LLC	1200 TIMBERLAKE AVE	EDMOND	OK	73034-7725
PUD-2133	COPPERTREE INVESTMENTS LLC	900 E BRITTON RD	OKLAHOMA CITY	OK	73114-7801
PUD-2133	CRECELIUS VIRGINIA, CRECELIUS BRETT	901 NW 168TH ST	EDMOND	OK	73012-6831
PUD-2133	CROCKER GARY D & BELINDA L	516 NW 166TH ST	EDMOND	OK	73012-6755
PUD-2133	CUNNINGHAM MICHAEL H	3905 NE 122ND ST	EDMOND	OK	73013

PUD-2133	CUSHER JON AARON, CUSHER REBECCA D	16913 SUNNY HOLLOW RD	EDMOND	OK	73012-6740
PUD-2133	D&D COMMERCIAL LLC	2601 PIONEER LN	MOORE	OK	73160
PUD-2133	DAVIS LOUIS & CHARLOTTE	16704 SUNNY HOLLOW RD	EDMOND	OK	73012-6747
PUD-2133	DAVIS YULIYA	609 NW 167TH ST	EDMOND	OK	73012
PUD-2133	DEAN REMINGTON, DEAN RUBY & RODNEY	16716 CREST VLY	EDMOND	OK	73012
PUD-2133	DEAN TERRY A	16508 SUNNY HOLLOW RD	EDMOND	OK	73012-6743
PUD-2133	DELANEY ERIC M & CRYSTAL	16629 SUNNY HOLLOW RD	EDMOND	OK	73012-6746
PUD-2133	DOGLEG DEVELOPMENT LLC	9420 CEDAR LAKE AVE	OKLAHOMA CITY	OK	73114-7809
PUD-2133	DST PROPERTIES LLC	3856 S BOULEVARD STE 140	EDMOND	OK	73013
PUD-2133	EDMOND PEOPLES CHURCH INC	800 E BRITTON RD	OKLAHOMA CITY	OK	73114-7707
PUD-2133	EDMONDVET ENTERPRISES LLC	840 NW 164TH ST	EDMOND	OK	73013-1073
PUD-2133	ESTES BARBARA L TRUST	16504 SUNNY HOLLOW RD	EDMOND	OK	73012
PUD-2133	FECHE TIM & BETHANY ANN	1001 NW 166TH TER	EDMOND	OK	73012-6807
PUD-2133	FELIX INC	12620 SHENANDOAH DR	OKLAHOMA CITY	OK	73173-7347
PUD-2133	FIVE TAYLORS LLC	9200 N KELLEY AVE	OKLAHOMA CITY	OK	73131-2419
PUD-2133	FOLEY SHERYL A	1000 NW 167TH ST	EDMOND	OK	73012
PUD-2133	FRAZIER REBECCA JOHNSON	16700 SUNNY HOLLOW RD	OKLAHOMA CITY	OK	73012
PUD-2133	FREEMEN DAVID & AMBER	16609 SUNNY HOLLOW RD	EDMOND	OK	73012-6746
PUD-2133	FURNE LARRY, FURNE MARIA	16733 SUNNY HOLLOW RD	EDMOND	OK	73012-6748
PUD-2133	FURNE LARRY L & MARIA F	16733 SUNNY HOLLOW RD	EDMOND	OK	73012-6748
PUD-2133	GALBREATH LINDA J	16905 SUNNY HOLLOW RD	EDMOND	OK	73012-6740
PUD-2133	GMC HOLDINGS INC	801 W 33RD ST, Unit 6843	EDMOND	OK	73013
PUD-2133	GO BOP LLC	9116 N KELLEY AVE	OKLAHOMA CITY	OK	73131-2418
PUD-2133	GODFREY RUSS L & NATALIE REV TRUST	1012 NW 166TH ST	EDMOND	OK	73012-6804
PUD-2133	GOLDEN DIRT LLC	505 E 58TH ST	STILLWATER	OK	74074-5089
PUD-2133	GONEZ SHELBY, JONES HAROLD	16625 SUNNY HOLLOW RD	EDMOND	OK	73012-6746
PUD-2133	GOODPASTURE DAVID L & SANDRA S	1004 NW 167TH ST	EDMOND	OK	73012-6808
PUD-2133	GREATER MOUNT PILGRIM BAPTIST, CHURCH OF OKLAHOMA CITY	8900 N KELLEY AVE	OKLAHOMA CITY	OK	73131
PUD-2133	GUTIERREZ FERNANDO	1008 NW 167TH ST	EDMOND	OK	73012-6808
PUD-2133	HALLER LYNDIA M TRS, HALLER LYNDIA M REV LIV TRUST	521 NW 166TH ST	EDMOND	OK	73012-6756
PUD-2133	HAQUE PROPERTIES LLC	17224 SADDLECREEK WAY	EDMOND	OK	73012-7416
PUD-2133	HARRIS & SONS LLC	24790 KENRIDGE DR	CALDWELL	ID	83607

PUD-2133	HARVILLE LINDA	16628 SUNNY HOLLOW RD	EDMOND	OK	73012-6745
PUD-2133	HELVEY CHARLES R & CAROL	608 NW 167TH ST	EDMOND	OK	73012
PUD-2133	HOME SFR BORROWER LLC C/O HAVENBROOK HOMES	3505 KOGER BLVD STE 400	DULUTH	GA	30096-5083
PUD-2133	HOOK GARY D & BARBARA J	10625 E MEMORIAL RD	JONES	OK	73049-8724
PUD-2133	HURST RAY A & TAMMY M	16911 SUNNY HOLLOW RD	EDMOND	OK	73012-6740
PUD-2133	JACKSON GWENDOLYN D TRS, JACKSON GWENDOLYN D LIV TRUST	312 HARTFORD DR	EDMOND	OK	73003
PUD-2133	JACKSON KEITH AUSTIN II, JACKSON KENNA MARIA	16725 SUNNY HOLLOW RD	EDMOND	OK	73012-6748
PUD-2133	JEC PROPERTIES LLC	921 E BRITTON RD	OKLAHOMA CITY	OK	73114-7802
PUD-2133	JENNINGS JUSTIN	1008 CLOVER LN	OKLAHOMA CITY	OK	73131-2401
PUD-2133	JOHNSON CAROLYN E & HAROLD L R	525 NW 166TH ST	EDMOND	OK	73012-6756
PUD-2133	JOHNSTON INVESTMENTS LLC	7408 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116
PUD-2133	JONES RICHARD C & DIANNA K	908 NW 168TH ST	EDMOND	OK	73012-6830
PUD-2133	JWX PROPERTIES LLC, ORTHWEIN PETROLUEM INC, OKC MONEYGUYS LLC, ECKERTS LLC, SAVARIT LLC, AMERICAN CIVL	943 E BRITTON RD	OKLAHOMA CITY	OK	73114
PUD-2133	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226
PUD-2133	KAMPF ZACHARY A, LOPEZ ANDREA M	517 NW 166TH ST	EDMOND	OK	73012-6756
PUD-2133	KAPPEN ANN B & BIJU C	16617 SUNNY HOLLOW RD	EDMOND	OK	73012-6746
PUD-2133	KHAN MATHEEN REV TRUST	6800 NW GRAND BLVD	OKLAHOMA CITY	OK	73116
PUD-2133	LEMMONS COLEMAN L & TERRY L	1009 NW 167TH ST	EDMOND	OK	73012-6809
PUD-2133	LOPEZ LUIS E, EDWARDS OLIVIA JO	544 NW 168TH ST	EDMOND	OK	73012
PUD-2133	LOVE STAMP LLC	9008 N KELLEY AVE	OKLAHOMA CITY	OK	73131
PUD-2133	M&M ACQUISITION LLC	9000 N KELLEY AVE	OKLAHOMA CITY	OK	73131
PUD-2133	MARTIN RICHARD G & JANET A	16512 SUNNY HOLLOW RD	EDMOND	OK	73012-6743
PUD-2133	MAZLOOMPOUR BEHNAM & STACY J	16720 CREST VLY	EDMOND	OK	73012-6802
PUD-2133	MCELROY JOEL T & KIM M	1005 NW 167TH ST	EDMOND	OK	73012-6809
PUD-2133	MCON LLC	3024 BIRCHWOOD CIR	ARCADIA	OK	73007
PUD-2133	MENDENHALL RICHARD T & KRISTINE R	16608 SUNNY HOLLOW RD	EDMOND	OK	73012-6745
PUD-2133	MERIDETH MELISSA	16505 SUNNY HOLLOW RD	EDMOND	OK	73012
PUD-2133	METHVIN FAMILY TRUST	3126 S BOULEVARD STE 286	EDMOND	OK	73013
PUD-2133	MODULAR SERVICES COMPANY	500 E BRITTON RD	OKLAHOMA CITY	OK	73114-7701
PUD-2133	MORALES NIEL ABEL & ANTONIO ALEJANDRE	1004 NW 166TH ST	EDMOND	OK	73012
PUD-2133	MURPHY WATSON LLC	909 E BRITTON RD	OKLAHOMA CITY	OK	73114

PUD-2133	NEA HOLDINGS LLC & EXPRESS DEVELOPMENT INC PER WD 16360-1221 FILED 01/27/2026	801 W 33RD ST, Unit 6843	EDMOND	OK	73013
PUD-2133	NEAL CAREY, ROSWELL SARA	16613 SUNNY HOLLOW RD	EDMOND	OK	73012-6746
PUD-2133	NELSON BYRON W JR, DURHAM NELSON MARY FE	16724 CREST VLY	EDMOND	OK	73012-6802
PUD-2133	NEXMARK INVESTMENTS LLC	4700 SPRING MANOR CT	EDMOND	OK	73025-9218
PUD-2133	NORVILLE OIL CO LLC	901 E BRITTON RD	OKLAHOMA CITY	OK	73114-7802
PUD-2133	O BANNON MAIA C & JACOB E	6205 NW 40TH ST	BETHANY	OK	73008
PUD-2133	OKWUONU IKE & IMELDA	16500 SUNNY HOLLOW RD	EDMOND	OK	73012-6743
PUD-2133	PELAYO CARLOS REYNAGA	8701 N PHILLIPS AVE	OKLAHOMA CITY	OK	73114
PUD-2133	PEOPLES CHOICE HOME LOAN SECURITIES TRUST, SERIES 2004 2	1661 WORTHINGTON RD, Unit 100	WEST PALM BEACH	FL	33409
PUD-2133	PICKETT RODNEY & VON A	600 NW 167TH ST	EDMOND	OK	73012-6763
PUD-2133	PS MID WEST ONE LLC C/O DEPT PT OK 26561	PO BOX 25025	GLENDALE	CA	91221-5025
PUD-2133	REDMOND DAVID & ELIZABETH ANN	605 NW 167TH ST	EDMOND	OK	73012-6764
PUD-2133	REED DAVID E JR & TARA L	16605 VALLEY CRST	EDMOND	OK	73012-6724
PUD-2133	REYNAGA CARLOS	9215 N PHILLIPS AVE	OKLAHOMA CITY	OK	73114
PUD-2133	REYNAGA CARLOS	8701 N PHILLIPS AVE	OKLAHOMA CITY	OK	73114
PUD-2133	ROBBINS CHANDRA J, ROBBINS BRANDAN	16509 SUNNY HOLLOW RD	EDMOND	OK	73012
PUD-2133	ROCKEY ROAD LTD	9208 N KELLEY AVE	OKLAHOMA CITY	OK	73131-2419
PUD-2133	ROOF TANNER L & ASHLEY	16720 SUNNY HOLLOW RD	EDMOND	OK	73012-6747
PUD-2133	ROSCH PATRICK A	1004 NW 166TH TER	EDMOND	OK	73012-6806
PUD-2133	SAYLER ROBERT & SARA WAKELAM	900 NW 168TH ST	EDMOND	OK	73012
PUD-2133	SCHOONOVER DESIREE & JOHN	1005 NW 166TH ST	EDMOND	OK	73012-6805
PUD-2133	SCHUDEL CORY D	16708 CREST VLY	EDMOND	OK	73012
PUD-2133	SEDLACEK CHRISTOPHER & BAILIE R	1001 NW 167TH ST	EDMOND	OK	73012
PUD-2133	SHAFFER BRIAN L	613 NW 167TH ST	EDMOND	OK	73003
PUD-2133	SHEPLEY MITCHELL LEE, SHEPLEY ROBINETTE DIANA	22001 N TRIPLE X RD	LUTHER	OK	73054
PUD-2133	SIFUENTES KIMBERLY, SCARBOROUGH MABEL	16704 CREST VLY	EDMOND	OK	73012-6802
PUD-2133	SIMPSON ALAN L REV TRUST	16513 SUNNY HOLLOW RD	EDMOND	OK	73012-6744
PUD-2133	SINGHAL ANANT	1013 NW 167TH ST	EDMOND	OK	73012
PUD-2133	SND HOLDINGS INC	801 W 33RD ST, Unit 6843	EDMOND	OK	73013-3811
PUD-2133	SOUTHERLAND JULIETA & AARON	16620 SUNNY HOLLOW RD	EDMOND	OK	73012-6745
PUD-2133	SPILMAN JEANETTE M, SPILMAN KARLA J	16901 SUNNY HOLLOW RD	EDMOND	OK	73012
PUD-2133	STACKS VICKI JEAN TRS, STACKS VICKI JEAN REV TRUST	16712 CREST VALLEY	EDMOND	OK	73012

PUD-2133	TALLEY RAYMOND PAUL & ANNETTE	617 NW 167TH ST	EDMOND	OK	73012-6764
PUD-2133	THE VALLEY PROPERTY OWNERS ASSOCIATION INC	835 NW 172ND ST	EDMOND	OK	73012
PUD-2133	TIMBER BROOKE PROFESSIONAL CENTER ASSOCIATION	1916 CAMBRIDGE WAY	EDMOND	OK	73013
PUD-2133	TIMBERBROOKE INVESTMENTS LLC	1916 CAMBRIDGE WAY	EDMOND	OK	73013
PUD-2133	TOWER LAKES LLC	805 NW 72ND ST, Unit 12	OKLAHOMA CITY	OK	73116
PUD-2133	TUCKER PHILLIP J, TUCKER VIRGIL M	16721 SUNNY HOLLOW RD	EDMOND	OK	73012-6748
PUD-2133	UNITED INSURANCE COMPANY OF AMERICA C/O SAVAGE SAVAGE AND BROWN INC	PO BOX 22845	OKLAHOMA CITY	OK	73123-1845
PUD-2133	UNRUH MICKY	1008 NW 166TH ST	EDMOND	OK	73012-6804
PUD-2133	VALERO SILVIA LARA	16732 CREST VLY	EDMOND	OK	73012
PUD-2133	VALLEY CREST TRUST	4216 N PORTLAND AVE STE 200	OKLAHOMA CITY	OK	73112
PUD-2133	VELASCO LUIS, ESCOBAR JESSIE	5944 NW 58TH TERR	OKLAHOMA CITY	OK	73122
PUD-2133	WALLACE PAUL E	313 NEWPORT LN	BENTON	LA	71006-1100
PUD-2133	WARMOTH LARRY T& BENJI L TRS, WARMOTH REV TRUST	16520 VALLEY CRST	EDMOND	OK	73012-6700
PUD-2133	WICKHAM SHIRLEY ANN	512 NW 166TH ST	EDMOND	OK	73012-6755
PUD-2133	WOLFE CHARLENE A	16601 VALLEY CRST	EDMOND	OK	73012-6724
PUD-2133	WYLIE KIMBERLY ANN & RANDY G	16621 SUNNY HOLLOW RD	EDMOND	OK	73012
PUD-2133	YAN MINGDA	16728 CREST VLY	EDMOND	OK	73012-6802
PUD-2133	YEE DAVID	1505 NW 197TH CIR	EDMOND	OK	73012-3472

APPROVED
06-02-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2133

MASTER DESIGN STATEMENT FOR

N Kelley Ave. & E Britton Rd.

February 12, 2026
March 12, 2026
March 19, 2026
April 1, 2026
April 16, 2026

PREPARED FOR:

Edmond People's Church, Inc.
800 E. Britton Rd.
Oklahoma City, OK 73114
(405) 775-9991
josh@peopleschurch.tv

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of N Kelley Ave. & E Britton Rd., consisting of approximately 47 acres, is located within the Northeast Quarter (NE/4) of Section 34, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Edmond People's Church, Inc.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: C-1 and O-2 Districts and used for an office development.
East: SPUD-1538, R-4, O-2, PUD-364 and PUD-1369 Districts and used for office and residential development.
South: PUD-2120 District and is currently undeveloped.
West: R-1, PUD-1170, PUD-1246 and PUD-1011 Districts and used for residential development and vacant land.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped with trees and landscaping throughout. There is an existing creek running through the property. The property contains gentle slopes (2% to 5%) that run toward the creek.

SECTION 6.0 CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit and commercial, light industrial and/or residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E Britton Rd. The nearest street to the east is N Kelley Ave. The nearest street to the south is NE 84th St. The nearest street to the west is N Phillips Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 22 located at 333 NW 92nd St. It is approximately 1.5 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently available adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a

conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4 General Residential District**, **C-3 Community Commercial District**, and **I-1 Light Industrial District** shall govern this PUD, except as herein modified.

Tract 1 - The **I-1 Light Industrial District** shall govern Tract 1. The following uses shall be the only uses permitted within Tract 1:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communication Services: Limited
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.51	Lodging Accommodations: Commercial Lodging
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

Tract 2 – The **R-4 General Residential District** shall govern Tract 2. The following uses shall be the only uses permitted within Tract 2:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming

8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Uses
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8200.3	Group Residential
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential*
8250.16	Murals
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
82500.16	Two-Family Residential

*The maximum density allowed for the multi-family residential use is 30 dwelling units per acre.

Tract 3 – The **C-3 Community Commercial District** shall govern Tract 3. The following uses shall be the only uses permitted within Tract 3:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.32	Convenience Sales and Personal Services
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related [permitted by right]
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD.

9.1.....FAÇADE REGULATIONS

Tract 1: Per base zoning district regulations, except exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, split face/decorative CMU, concrete tilt up, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) or wood shall be permitted.

Tracts 2 and 3: Per base zoning district regulations, except exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, split face/decorative CMU, concrete tilt up, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System), architectural metal, or wood shall be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Healthy, mature trees surrounding the creek, as illustrated on Exhibit B, shall be preserved.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this PUD where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood or metal and shall be solid and opaque.

In the event Tract 2 is developed for multi-family residential, a wrought iron or ornamental fence a minimum of 6-feet high and no greater than 8-feet high shall be installed along N Kelley Ave.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpster placement shall be per Code. Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from E Britton Rd., N Kelly Ave., and N Phillips Ave. Driveways on arterials must provide 200-foot separation. The existing drives off of E Britton Rd. shall be permitted to remain. In the event Phillips Avenue is utilized for access, no certificate of occupancy will be issued until Phillips Avenue is improved.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD, except that the maximum building height in all tracts shall be 35 feet.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

South: 50 feet from the PUD boundary

West: 50 feet from the PUD boundary

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

The following will apply to any single-family (attached or detached) or two-family residentially developed parcel: Useable open space shall be located within 1,320 feet walkable distance from every dwelling unit within the PUD, along sidewalks or trails.

9.17 SPECIFIC PLAN

A specific plan shall be required for any new development requiring commercial building permits. Specific plans shall include a pedestrian circulation plan that illustrates connections between buildings and to the sidewalks along arterial streets by defining walkways and distinguishing areas of foot traffic from vehicular movements. Interior pedestrian pathways will be landscaped.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

PUD-2133 Exhibit A – Legal Description

TRACT 1

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); **THENCE** SOUTH 89°32'22" WEST, ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,289.68 FEET; **THENCE** SOUTH 00°12'21" EAST, LEAVING SAID NORTH LINE, AND BEING ON AND ALONG THE WEST LINE OF BLOCKS TWO (2), SEVEN (7), AND TEN (10) OF ADAM'S ADDITION RECORDED IN PLAT BOOK NO. 13 ON PAGE 10 & 11, OKLAHOMA COUNTY CLERK RECORDS, A DISTANCE OF 830.73 FEET, SAID POINT BEING THE **POINT OF BEGINNING**; **THENCE** SOUTH 50°00'43" EAST, LEAVING THE WEST LINE OF SAID BLOCK TEN (10), A DISTANCE OF 340.00 FEET; **THENCE** NORTH 89°35'43" EAST A DISTANCE OF 120.51 FEET; **THENCE** SOUTH 35°49'20" EAST, A DISTANCE OF 290.95 FEET TO A POINT ON THE SOUTH LINE OF BLOCK FIFTEEN (15) OF SAID ADAM'S ADDITION; **THENCE** SOUTH 35°49'20" EAST, CONTINUING ALONG SAME LINE, A DISTANCE OF 657.34 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2129 ON PAGE 3, OKLAHOMA COUNTY CLERK RECORDS; **THENCE** ON AND ALONG SAID TRACT DESCRIBED IN BOOK 2129 ON PAGE 3 THE FOLLOWING TWO (2) COURSES: **THENCE** NORTH 89°47'03" EAST A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 2129 ON PAGE 3; **THENCE** SOUTH 00°01'58" EAST, ON AND ALONG THE EAST LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 54.72 FEET; **THENCE** NORTH 89°40'27" EAST, LEAVING SAID EAST LINE, A DISTANCE OF 255.30 FEET TO A POINT ON THE WEST LINE OF TRACT DESCRIBED IN BOOK 14167 ON PAGE 625, OKLAHOMA COUNTY CLERK RECORDS; **THENCE** SOUTH 00°08'36" EAST, ON AND ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (N/2 SE/4 NE/4) OF SAID SECTION THIRTY-FOUR (34); **THENCE** SOUTH 89°40'27" WEST, ON AND ALONG SAID SOUTH LINE, A DISTANCE OF 1,267.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (N/2 SE/4 NE/4); **THENCE** NORTH 00°11'19" WEST, ON AND ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (N/2 SE/4 NE/4), A DISTANCE OF 659.27 FEET TO THE NORTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (N/2 SE/4 NE/4); **THENCE** NORTH 89°38'11" EAST, ON AND ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (N/2 SE/4 NE/4), A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE, PER SAID ADAM'S ADDITION; **THENCE** NORTH 00°12'21" WEST, ON AND ALONG SAID EAST RIGHT-OF-WAY LINE AND ALSO ALONG THE WEST LINE OF BLOCKS FIFTEEN (15) & TEN (10) OF SAID ADAM'S ADDITION, A DISTANCE OF 487.39 FEET TO THE **POINT OF BEGINNING**.

TRACT 2

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); **THENCE** SOUTH 00°08'36" EAST, ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 750.48 FEET; **THENCE** SOUTH 89°38'11" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF A UTILITY EASEMENT DESCRIBED IN BOOK 14167 ON PAGE 625, OKLAHOMA COUNTY CLERK RECORDS, POINT ALSO BEING THE **POINT OF BEGINNING**; **THENCE** SOUTH 00°08'36" EAST, ON AND ALONG SAID WEST LINE, A DISTANCE OF 225.00 FEET TO A POINT ON THE SOUTH LINE OF BLOCK NINE (9) OF ADAM'S ADDITION RECORDED IN PLAT BOOK NO. 13 ON PAGE 10 & 11, OKLAHOMA COUNTY CLERK RECORDS; **THENCE** SOUTH 00°08'36" EAST, CONTINUING ALONG SAME LINE, A DISTANCE OF 904.93 FEET; **THENCE** SOUTH 89°40'27" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 255.30 FEET TO A POINT ON THE EAST LINE OF TRACT DESCRIBED IN BOOK 2129 ON PAGE 3, OKLAHOMA COUNTY CLERK RECORDS; **THENCE** ON AND ALONG SAID TRACT DESCRIBED IN BOOK 2129 ON PAGE 3 THE FOLLOWING TWO (2) COURSES: **THENCE** NORTH 00°01'58" WEST A DISTANCE OF 54.72 FEET; **THENCE** SOUTH 89°47'03" WEST A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 2129 ON PAGE 3; **THENCE** NORTH 35°49'20" WEST, LEAVING SAID NORTHWEST CORNER, A DISTANCE OF 657.34 FEET TO A POINT ON THE SOUTH LINE OF BLOCK FIFTEEN (15) OF SAID ADAM'S ADDITION; **THENCE** NORTH 35°49'20" WEST, CONTINUING ALONG SAME LINE, A DISTANCE OF 290.95 FEET; **THENCE** NORTH 89°35'43" EAST A DISTANCE OF 249.69 FEET TO THE WEST LINE OF BLOCK SIXTEEN (16) OF SAID ADAM'S ADDITION; **THENCE** NORTH 00°12'21" WEST, ON AND ALONG THE WEST LINE OF BLOCKS SIXTEEN (16) AND NINE (9), A DISTANCE OF 177.30 FEET; **THENCE** NORTH 89°38'11" EAST, LEAVING SAID WEST LINE OF BLOCK NINE (9), A DISTANCE OF 312.17 FEET; **THENCE** NORTH 00°01'04" EAST A DISTANCE OF 125.00 FEET; **THENCE** NORTH 89°38'11" EAST A DISTANCE OF 296.26 FEET TO THE **POINT OF BEGINNING**.

TRACT 3

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); **THENCE** SOUTH 89°32'22" WEST, ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,289.68 FEET; **THENCE** SOUTH 00°12'21" EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF BLOCK TWO (2) OF ADAM'S ADDITION RECORDED IN PLAT BOOK NO. 13 ON PAGE 10 & 11, OKLAHOMA COUNTY CLERK RECORDS, SAID POINT BEING THE

POINT OF BEGINNING; THENCE NORTH 89°32'22" EAST, PARALLEL WITH SAID NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 629.92 FEET TO THE NORTHEAST CORNER OF SAID BLOCK TWO (2); **THENCE** SOUTH 00°12'21" EAST, ON AND ALONG THE EAST LINE OF SAID BLOCK TWO (2) AND BLOCK SEVEN (7), A DISTANCE OF 626.47 FEET TO THE NORTHWEST CORNER OF BLOCK NINE (9) OF SAID ADAM'S ADDITION; **THENCE** NORTH 89°38'11" EAST, ON AND ALONG THE NORTH LINE OF SAID BLOCK NINE (9), A DISTANCE OF 609.03 FEET TO A POINT ON THE WEST LINE OF A UTILITY EASEMENT DESCRIBED IN BOOK 14167 ON PAGE 625, OKLAHOMA COUNTY CLERK RECORDS; **THENCE** SOUTH 00°06'35" EAST, ON AND ALONG SAID WEST LINE, A DISTANCE OF 89.89 FEET; **THENCE** SOUTH 89°38'11" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 296.26 FEET; **THENCE** SOUTH 00°01'04" WEST A DISTANCE OF 125.00 FEET; **THENCE** SOUTH 89°38'11" WEST A DISTANCE OF 312.17 FEET TO THE WEST LINE OF SAID BLOCK NINE (9) OF ADAM'S ADDITION; **THENCE** SOUTH 00°12'21" EAST, ON AND ALONG THE WEST LINE OF BLOCKS NINE (9) AND SIXTEEN (16), A DISTANCE OF 177.30 FEET; **THENCE** SOUTH 89°35'43" WEST, LEAVING SAID WEST LINE OF BLOCK SIXTEEN (16), A DISTANCE OF 370.20 FEET; **THENCE** NORTH 50°00'43" WEST A DISTANCE OF 340.00 FEET TO A POINT ON THE WEST LINE OF BLOCK TEN (10) OF SAID ADAM'S ADDITION; **THENCE** NORTH 00°12'21" WEST, ON AND ALONG THE WEST LINE OF BLOCKS TEN (10), SEVEN (7), AND TWO (2) OF SAID ADAM'S ADDITION, A DISTANCE OF 797.73 FEET TO THE **POINT OF BEGINNING**.

BASIS OF BEARING:

GRID NORTH

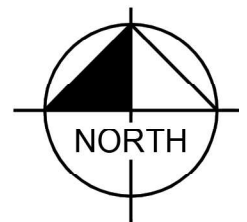
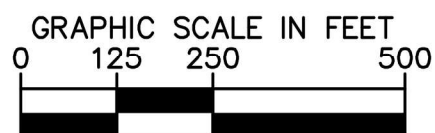
OKLAHOMA STATE PLANE COORDINATE SYSTEM

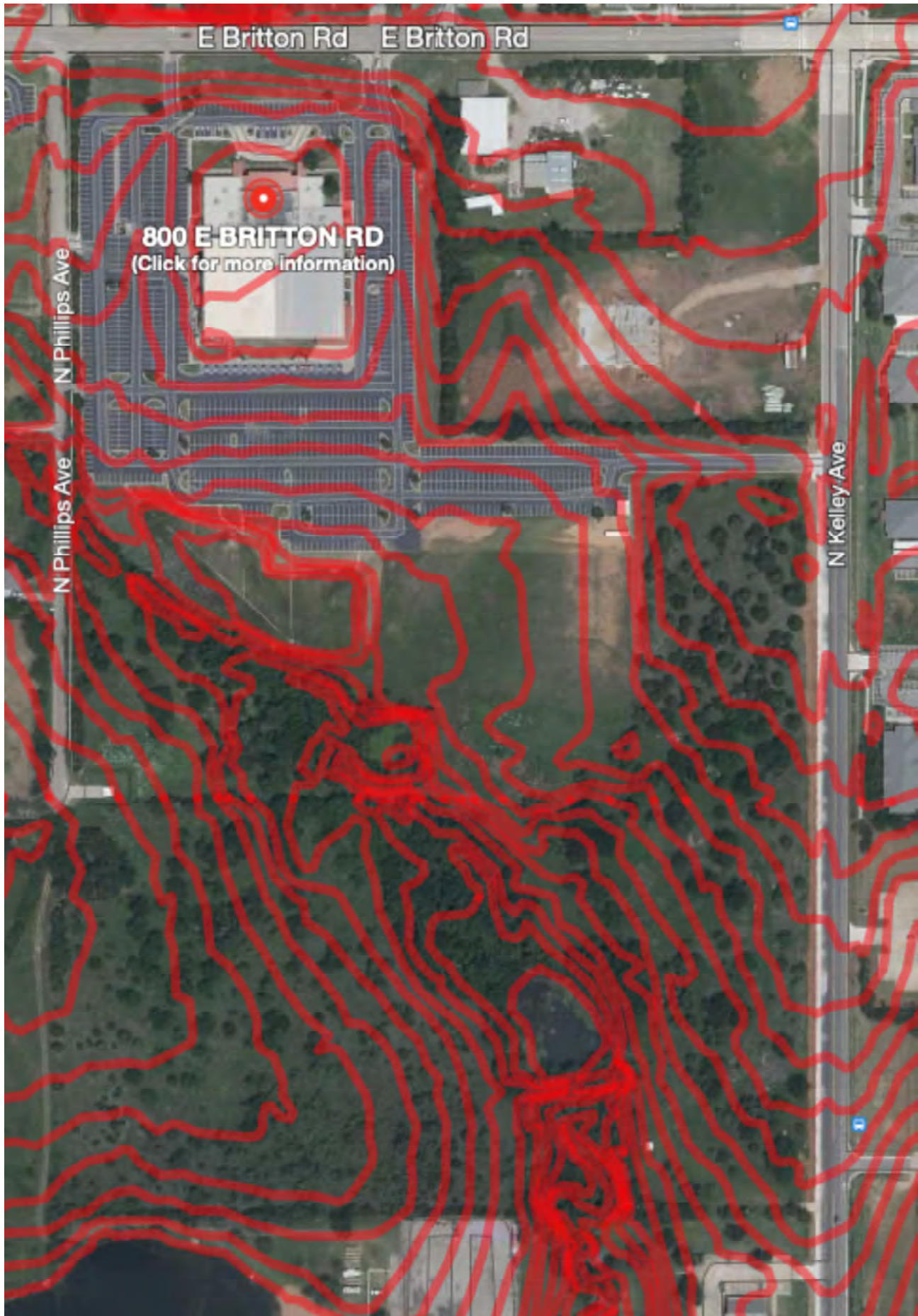
NAD83 – NORTH ZONE

LEGAL DESCRIPTION PREPARED BY BRANDON P. HOLLAND, PLS #1983
ON MARCH 18, 2026.



PUD-2133 Exhibit B





CASE NUMBER: PUD-2133

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Edmond**People's Church, Inc.**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2133 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 2, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11. **LESS AND EXCEPT** A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12,099, PAGE 1,850, SAID TRACT BEING DESCRIBED AS FOLLOWS: A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, **LESS AND EXCEPT** A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE I.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 305 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING.

AND MAGNOLIA AVENUE LOCATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF KELLEY AVENUE SOUTH OF BLOCKS 15 AND 16 OF ADAM'S ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN. SAID PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, AS VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA, CASE NO. 0-200468001 RECORDED IN BOOK 9,488, PAGE 424.

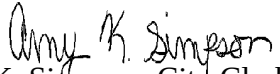
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 5th day of May 2026.

SEAL


Amy K. Simpson, City Clerk



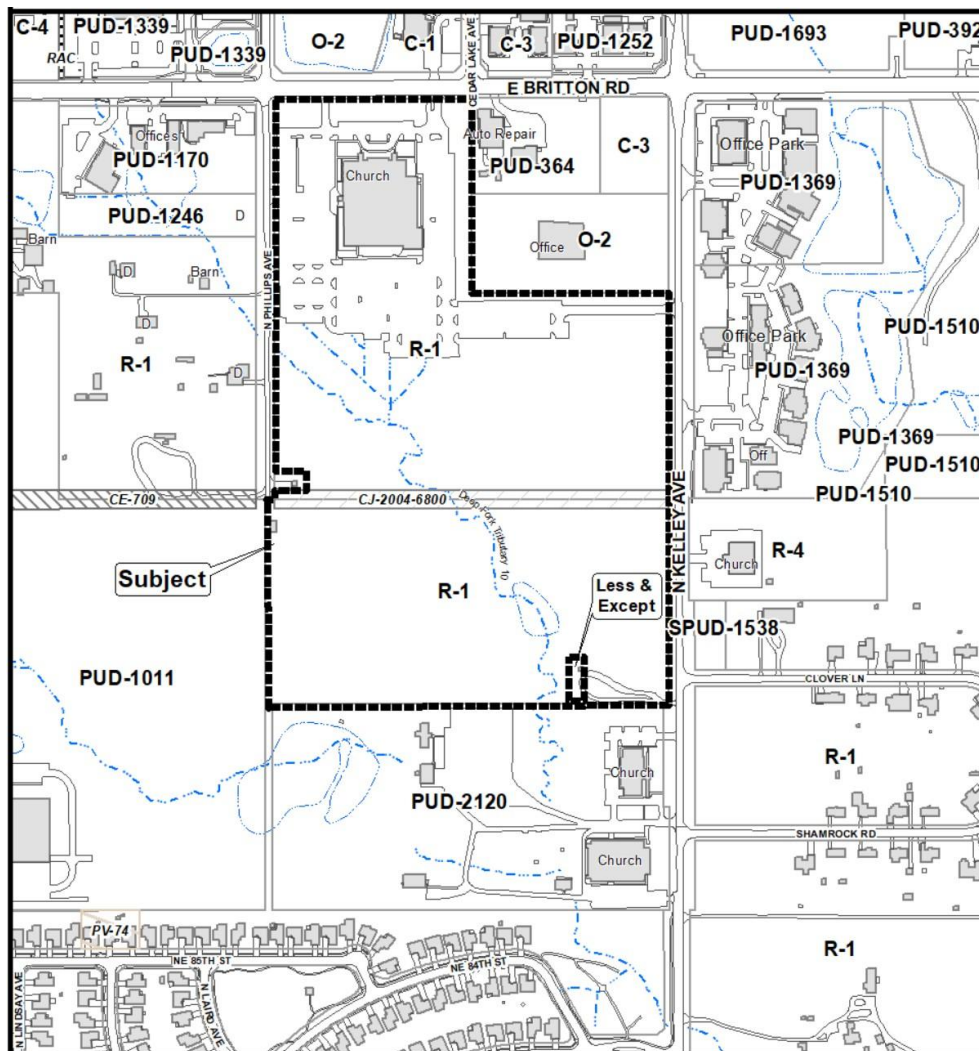
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2133

FROM: R-1 Single-Family Residential District

TO: PUD-2133 Planned Unit Development District

ADDRESS OF PROPERTY: 800 East Britton Road



PROPOSED USE: The purpose of this application is to allow light industrial, commercial, and/or multi-family residential uses and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **(Tract 1) I-1 Light Industrial District, (Tract 2) R-4 General Residential District and (Tract 3) C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2133

LOCATION: 800 East Britton Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2133 Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on June 2, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11. **LESS AND EXCEPT** A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12,099, PAGE 1,850, SAID TRACT BEING DESCRIBED AS FOLLOWS: A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

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VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA, CASE NO. 0-200468001 RECORDED IN BOOK 9,488, PAGE 424.

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This site will be developed in accordance with the regulations of the modified **(Tract 1) I-1 Light Industrial District, (Tract 2) R-4 General Residential District and (Tract 3) C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

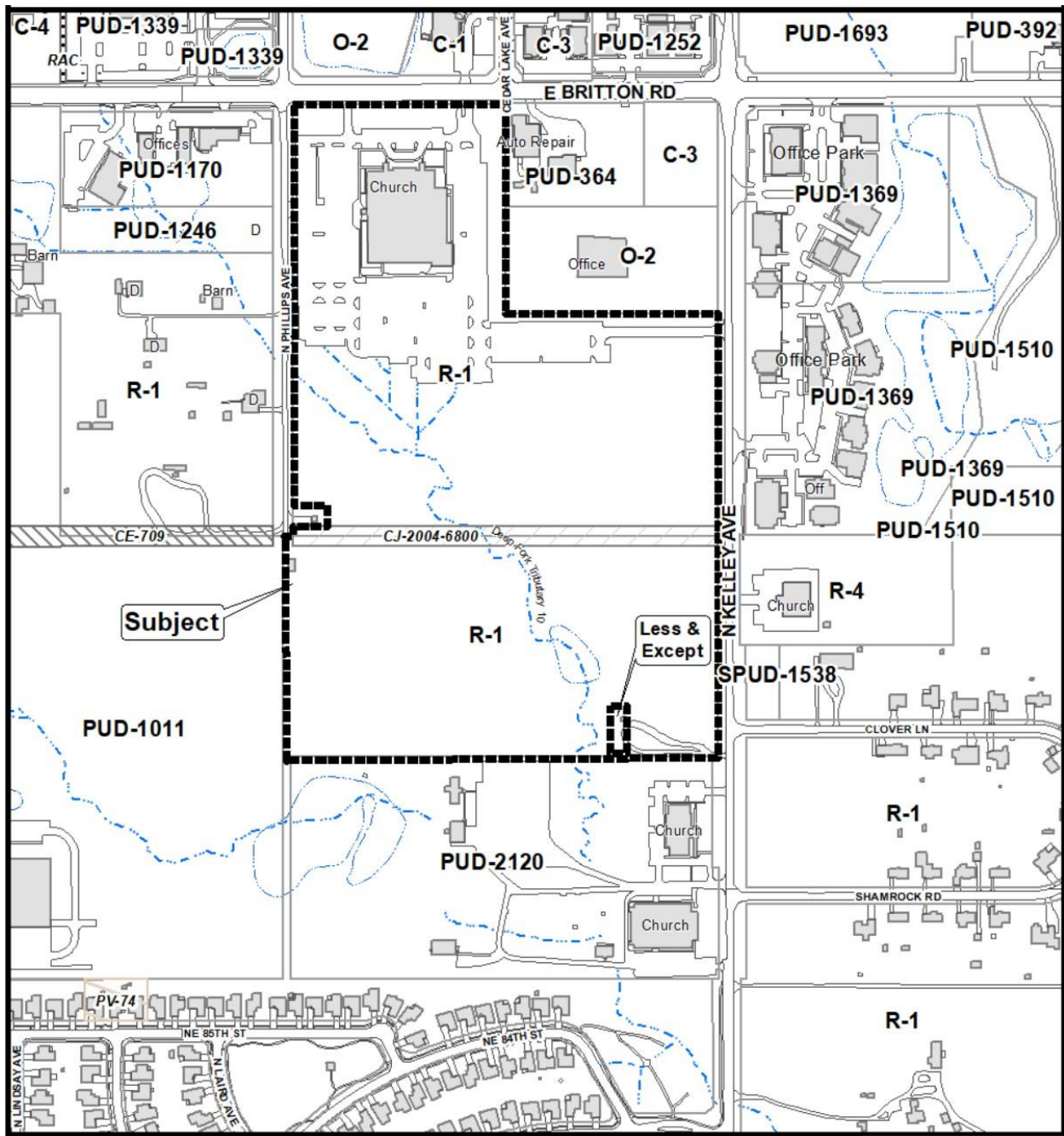
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 5th day of May 2026.

SEAL

Amy K. Simpson, City Clerk



(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on April 6, 2026)

16. (PUD-2133) Application by Edmond**Peoples Church Inc., to rezone 800 East Britton Road from R-1 Single-Family Residential District to PUD-2133 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. Modify use regulations as follows:
 - a. Add the C-3 Community Commercial District to the list of base zoning districts in Section 8.1.
 - b. Remove the following uses from Tract 1 (I-1 base): *Multiple-Family Residential and Dwelling Units and Mixed Use*
 - c. Remove the following use from Tract 2 (R-4 base): *Eating Establishments: Fast Food with Drive-thru Order Window*
 - d. Remove the following uses from Tract 3 (C-3 base): *Industrial, Light; Laundry Services; and Dwelling Units and Mixed Use*
 - e. ~~Establish a maximum number of dwelling units and/or density for multi-family residential use.~~ The maximum density allowed for the multi-family residential use is 30 dwelling units per acre.
2. Revise last sentence of Section 9.2 Landscaping Regulations to state: Healthy, mature trees surrounding the creek, as illustrated on Exhibit B, *shall be preserved*.
3. The following will apply to any single-family (attached or detached) or two-family ~~any~~ residentially developed parcel: Useable open space shall be located within 1,320 feet walkable distance from every dwelling unit within the PUD, along sidewalks or trails.
4. Specific Plans shall include a pedestrian circulation plan that illustrates connections between buildings and to the sidewalks along arterial streets by defining walkways and distinguishing areas of foot traffic from vehicular movements. Interior pedestrian pathways will be landscaped.
5. Modify Section 9.13 Height Regulations to state: The base zoning district regulations shall regulate heights of structures in this PUD, *except that the maximum building height in all tracts shall be 35 feet*.
6. Clarify in Section 9.14 Setback Regulations that the 50-foot setback on the west and south is *from the PUD boundary*.
7. Add to the beginning of Section 9.7 Dumpsters: *Dumpster placement shall be per Code*.
8. Modify Section 9.1 to move architectural metal to the 30% allowance within Tracts 2 and 3 but will be allowed within Tract 1.
9. In the event that Tract 2 is developed for multi-family residential, a wrought iron or ornamental metal fence a minimum of 6-feet high and no greater than 8-feet high shall be installed along N Kelley Ave.

Planning Commission Minutes
April 9, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on April 6, 2026)

10. In the event Phillips Avenue is utilized for access, no certificate of occupancy will be issued until Phillips Avenue is improved.

The applicant was present. There was a protester present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY LAFORGE

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, NOBLE, LAFORGE

ABSENT: HARRISON



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 9, 2026

Item No. IV. 16.

(PUD-2133) Application by EdmondPeoples Church Inc, to rezone 800 East Britton Road from R-1 Single-Family Residential District to PUD-2133 Planned Unit Development District. Ward 7.**

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
405-652-1411

2. Case History

This is a new application. This application was deferred from the March 26, 2026 Planning Commission hearing date.

3. Reason for Request

The purpose of this application is to allow light industrial, commercial, and/or multi-family residential uses and development.

B. EXISTING CONDITIONS

1. Size of Site: 47 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	R-1	O-2 C-1	O-2, R-4 PUD-364 PUD-1369 SPUD-1538	PUD-2120	R-1 PUD-1170 PUD-1246 PUD-1011
Land Use	Church	Office	Office Warehouse Church	Undeveloped	Residential Office

4. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal

integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4 General Residential District and I-1 Light Industrial District** shall govern this PUD, except as herein modified.

Tract 1 - The I-1 District shall govern Tract 1. The following uses shall be the only uses permitted within Tract 1:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communication Services: Limited
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Use
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.51	Lodging Accommodations: Commercial Lodging
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential [shall be developed in accordance with the R-4 Regulations]
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

Tract 2 – The R-4 District shall govern Tract 2. The following uses shall be the only uses permitted within Tract 2:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Uses
8300.36	Eating Establishments: Fast Food with Drive-thru Order Window
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8200.3	Group Residential
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential
8250.16	Murals
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

Tract 3 – The C-3 District shall govern Tract 3. The following uses shall be the only uses permitted within Tract 3:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Use
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light

8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related [permitted by right]
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD.

9.1 FAÇADE REGULATIONS

Per base zoning district regulations, except exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, split face/decorative CMU, concrete tilt up, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) or wood shall be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Healthy, mature trees surrounding the creek, as illustrated on Exhibit B, shall be preserved to the greatest extent possible.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this PUD where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood or metal and shall be solid and opaque.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from E Britton Rd., N Kelly Ave., and N Phillips Ave. Driveways on arterials must provide 200-foot separation. The existing drives off of E Britton Rd. shall be permitted to remain.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

South: 50 feet

West: 50 feet

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall be required for any new development requiring commercial building permits.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

Exhibit A - Legal Description

Exhibit B - Conceptual Master Development Plan

Exhibit C - Topography Plan

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

- 1. Fire (OCFD):** No objection, dead end on North drive must be fixed for permit issuance.
- 2. Public Works Department:**
 - a. Traffic Services:** No objection.
 - b. Engineering - Storm Sewer Availability:**
 - 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
 - 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
 - 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
 - 4) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
 - 5) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
 - 6) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow*

or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

- 7) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 8) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 9) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 10) All private roads and streets shall have a private storm sewer system.

3. Utilities Department:

a. Solid Waste Management:

- 1) The City cannot provide service, contact private hauler.

b. Water Availability:

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.
- 10) Will be master metered.

c. Wastewater Availability:

- 1) An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

4. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

The north portion of the site is developed with a church. A small creek bisects the property, entering the site just southwest of the church parking lot and flowing through the southern boundary. The conceptual plan illustrates new development occurring outside the creek corridor and indicates new or existing ponds located between the creek and proposed development. National, state, and local permitting require basic best management practices for stormwater management. The Master Design Statement specifies that healthy, mature trees surrounding the creek, as illustrated in Exhibit B, shall be preserved to the greatest extent possible, along with base district requirements for landscaping. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

The subject site has frontage along East Britton Road and North Kelley Avenue, both arterial streets in the Urban Low LUTA. The multi-tract PUD is proposed to allow multi-family residential development in accordance with the base R-4 District as a part of Tracts 1 and 2.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The PUD is requested with three tracts. Tract 1 would be developed in accordance with the regulations of the I-1 District, Tract 2 in accordance with the regulations of the R-4 District, and Tract 3 in accordance with the regulations of the C-3 District, although all tracts propose to allow uses that would not typically be allowed within the base zoning district. For instance, Multiple-Family Residential (Tract 2) is also requested in Tract 1. The PUD does not modify the density permitted in the R-4 District, which allows one dwelling unit per 1,250 square feet. If both tracts (16.66 acre in Tract 1, and 13.96 in Tract 2) were*

developed as multifamily residential, a potential 1,066 apartment units could be built. If the PUD limited multifamily to only Tract 2, and to 30 du/acre, the maximum density suggested in the UL LUTA, the total number allowed would be 418 dwelling units.

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site has frontage along East Britton Road and North Kelley Avenue, both Major Arterial Streets in the Urban Low LUTA. North Phillips Avenue, a Neighborhood Street, is located along the western boundary of the site. The site currently has two access points along East Britton Road and one access point along both North Kelley Avenue and North Phillips Avenue. The PUD regulations propose utilizing East Britton Road, North Kelley Avenue, and North Phillips Avenue. The Master Design Statement specifies that existing access points shall be permitted to remain. New driveways on arterials require 200' spacing. The conceptual plan for the development illustrates the existing access points along with one new access point along North Phillips Avenue and two new access points along North Kelley Avenue. N Phillips Ave is an unimproved, dead end street. No improvements to the street are planned. A platted street (Magnolia Avenue) located in the central portion of the site was closed and vacated by a District Court Decision (CJ-2004-6800) in 2004.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are currently available along the majority of North Kelley Avenue. The PUD regulations require sidewalks along arterial and interior streets. A pedestrian

plan should be provided at the Specific Plan stage to connect potential residents, shoppers and employees to nearby uses.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The subject site is currently zoned R-1. The PUD is requested to allow mixed-use development, including Tract 1 in accordance with the regulations of the I-1 District, Tract 2 in accordance with the regulations of the R-4 District, and Tract 3 in accordance with the regulations of the C-3 District. Multiple-Family Residential, in accordance with the R-4 District regulations, is permitted within Tract 1 and several office and retail uses are permitted within Tract 2. The PUD utilizes the respective base district setbacks on the north and east and proposes 50 feet setbacks on the south and west. The PUD maintains the respective base zoning district regulations for maximum building height. Within the three proposed base districts, maximum building height varies based on proximity to adjacent zoning districts, with the potential for a maximum height in C-3 of 6 stories, and a maximum in R-4 and I-1 of no maximum height. The PUD should establish an overall maximum height for all structures.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site has frontage along East Britton Road and North Kelley Avenue, both Major Arterial Streets in the Urban Low LUTA. North Phillips Avenue, a Neighborhood Street, is located along the western boundary of the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The site abuts single-family residential to the west, across North Phillips Avenue, in the R-1 District. The northern portion of the site is developed with a church. The conceptual plan for the development illustrates a new warehouse and office structure and an industrial manufacturing and office*

within Tract 1 (southwest portion of the PUD) and multi-family residential structures in Tract 2 (eastern portion of the PUD). Some of the proposed uses may create operational impacts not typically found in residential settings. The Master Design Statement specifies that no less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the PUD boundary where adjacent to any residential uses. The PUD regulations require dumpsters to be located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from public streets and residences and must be placed at least 50 feet from all property lines adjacent to residential uses or zoning. The Master Design Statement specifies that healthy, mature trees surrounding the creek, as illustrated in Exhibit B, shall be preserved to the greatest extent possible, along with base district requirements for landscaping.

3) Service Efficiency:

- Water: *Served*
- Sewer: *Served*
- Fire Service: *Urban Response*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- **Riparian Areas:** Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is located on the subject site adjacent to a creek that bisects the site, entering the site just southwest of the church parking lot and flowing through the southern boundary. The conceptual plan illustrates new development occurring outside the creek corridor and indicates new or existing ponds located between the creek and proposed development. National, state, and local permitting require basic best management practices for stormwater management. The Master Design Statement specifies that healthy, mature trees surrounding the creek, as illustrated in Exhibit B, shall be preserved to the greatest extent possible, along with base district requirements for landscaping.*

5) Transportation System: The subject site has frontage along East Britton Road and North Kelley Avenue, both Major Arterial Streets in the Urban Low LUTA. North Phillips Avenue, a Neighborhood Street, is located along the western boundary of the site. The nearest transit (bus) service is located along both East Britton Road and North Kelley Avenue, with (outbound) stops across the arterial streets from the subject site. According to Streetlight data, last collected in 2022, East Britton Road had 6,583 average daily trips, with a capacity of 22,000 and North Kelley Avenue had 3,260 average daily trips, with a capacity of 10,000.

6) Other Development Related Policies

- Encourage the integration of different land uses in urban areas [by preventing] large areas of concentration of any particular land use such as multi-family or commercial. (SU-2)

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Avoid placing heavy industrial uses on borders of industrial areas to avoid conflicts with adjacent development. (SU-35)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.

- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The 47-acre subject site is located near the southwest corner of East Britton Road and North Kelley Avenue. The proposed development site has frontage along both streets, as well as North Phillips Avenue, a Neighborhood Street, along the western boundary of the site. A platted street (Magnolia Avenue) located in the central portion of the site was closed and vacated by a District Court Decision (CJ-2004-6800) in 2004. The site is currently zoned R-1, and the northern portion is developed with a church. Abutting the proposed development on the south is PUD-2120 ~~which is under the same ownership as the applicant~~. PUD-2120 was approved by City Council in January 2026, and allows many commercial uses with a C-3 base, and/or all R-4 residential uses, including up to 350 multi-family/apartment units on the 19-acre site.

The subject site surrounds an auto-repair facility fronting East Britton Road, zoned PUD-364, a new office building zoned O-2 that fronts North Kelley Avenue, and undeveloped C-3 zoned land at the corner of the arterial intersection. Land to the north, across East Britton Road, is zoned O-2, C-1, C-3, and PUD-1252 and developed with offices. Across North Kelley Avenue, to the east, are PUD-1369, developed with an office park, a church located within the R-4 District, and an undeveloped SPUD-1538, which was approved in 2023 for duplex development. West of the site are PUD-1170, which fronts East Britton Road and is developed with offices, PUD-1246 which is currently undeveloped, single-family residences zoned R-1 and an office / warehouse zoned as part of PUD-1011.

The PUD is requested to allow mixed-use development in three tracts. The tracts are not conceptually designed to connect to each other, with Tract 1 located in the southwest portion of the site and separated by a stream from the other tracts. The conceptual plan

for the development illustrates a new warehouse and office structure and an industrial manufacturing and office use within Tract 1, and multi-family residential structures in Tract 2. Tract 3 is the current church site, and the conceptual plan shows no changes to the existing development, although changes would be allowed per the PUD.

The PUD has been modified since submittal, including the creation of the three tracts. Tract 1 would be developed in accordance with the regulations of the I-1 District, Tract 2 in accordance with the regulations of the R-4 District, and Tract 3 in accordance with the regulations of the C-3 District, although all tracts propose to allow uses that would not typically be allowed within their base zoning district. For instance, light industrial uses are proposed in Tract 3 (C-3), and Multiple-Family Residential is allowed in Tract 2 (R-4), but also within Tract 1 (I-1). The PUD does not modify the density permitted in the R-4 District, but should establish a maximum number of dwellings in the PUD or by tract.

Some of the proposed uses may create operational impacts not typically found in residential settings. The Master Design Statement specifies that no less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the PUD boundary where adjacent to any residential uses. The PUD regulations require dumpsters to be located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from public streets and residences and must be placed at least 50 feet from all property lines adjacent to residential uses or zoning. Staff recommends dumpsters also meet Code requirements for placement, meaning they must be behind the front wall of a building. The Master Design Statement specifies that healthy, mature trees surrounding the creek, as illustrated in Exhibit B, shall be preserved to the greatest extent possible, along with base district requirements for landscaping. Staff recommends more certainty about tree preservation along the creek.

It is difficult to anticipate how all land ~~under the applicant's control~~, including the land to the south in PUD-2120, would be developed, as both PUDs allow a variety of uses. The use would be determined with each Specific Plan, but could vary from a large commercial/retail center, to a mixed use development, and/or up to 1,400+ multifamily/apartment units. Plan conformance would be strengthened by removing some uses within each tract; establishing a maximum density for multifamily residential in the PUD and/or by Tract; ensuring residents have access to useable open space; providing pedestrian connections between uses and to sidewalks along streets; clarifying that the proposed 50 foot setbacks apply from the *PUD boundary*; and establishing a maximum building height that is consistent across all tracts.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five

members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluation:

1. Modify use regulations as follows:
 - a. Add the C-3 Community Commercial District to the list of base zoning districts in Section 8.1.
 - b. Remove the following uses from Tract 1 (I-1 base): *Multiple-Family Residential and Dwelling Units and Mixed Use*
 - c. Remove the following use from Tract 2 (R-4 base): *Eating Establishments: Fast Food with Drive-thru Order Window*
 - d. Remove the following uses from Tract 3 (C-3 base): *Industrial, Light; Laundry Services; and Dwelling Units and Mixed Use*
 - e. Establish a maximum number of dwelling units and/or density for the multifamily residential use.
2. Revise last sentence of Section 9.2 Landscaping Regulations to state: Healthy, mature trees surrounding the creek, as illustrated on Exhibit B, *shall be preserved*.
3. The following will apply to any residentially developed parcel: Useable open space shall be located within 1,320 feet walkable distance from every dwelling unit within the PUD, along sidewalks or trails.
4. Specific Plans shall include a pedestrian circulation plan that illustrates connections between buildings and to the sidewalks along arterial streets by defining walkways and distinguishing areas of foot traffic from vehicular movements. Interior pedestrian pathways will be landscaped.
5. Modify Section 9.13 Height Regulations to state: The base zoning district regulations shall regulate heights of structures in this PUD, *except that the maximum building height in all tracts shall be 35 feet*.
6. Clarify in Section 9.14 Setback Regulations that the 50-foot setback on the west and south is *from the PUD boundary*.
7. Add to the beginning of Section 9.7 Dumpsters: *Dumpster placement shall be per Code*.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

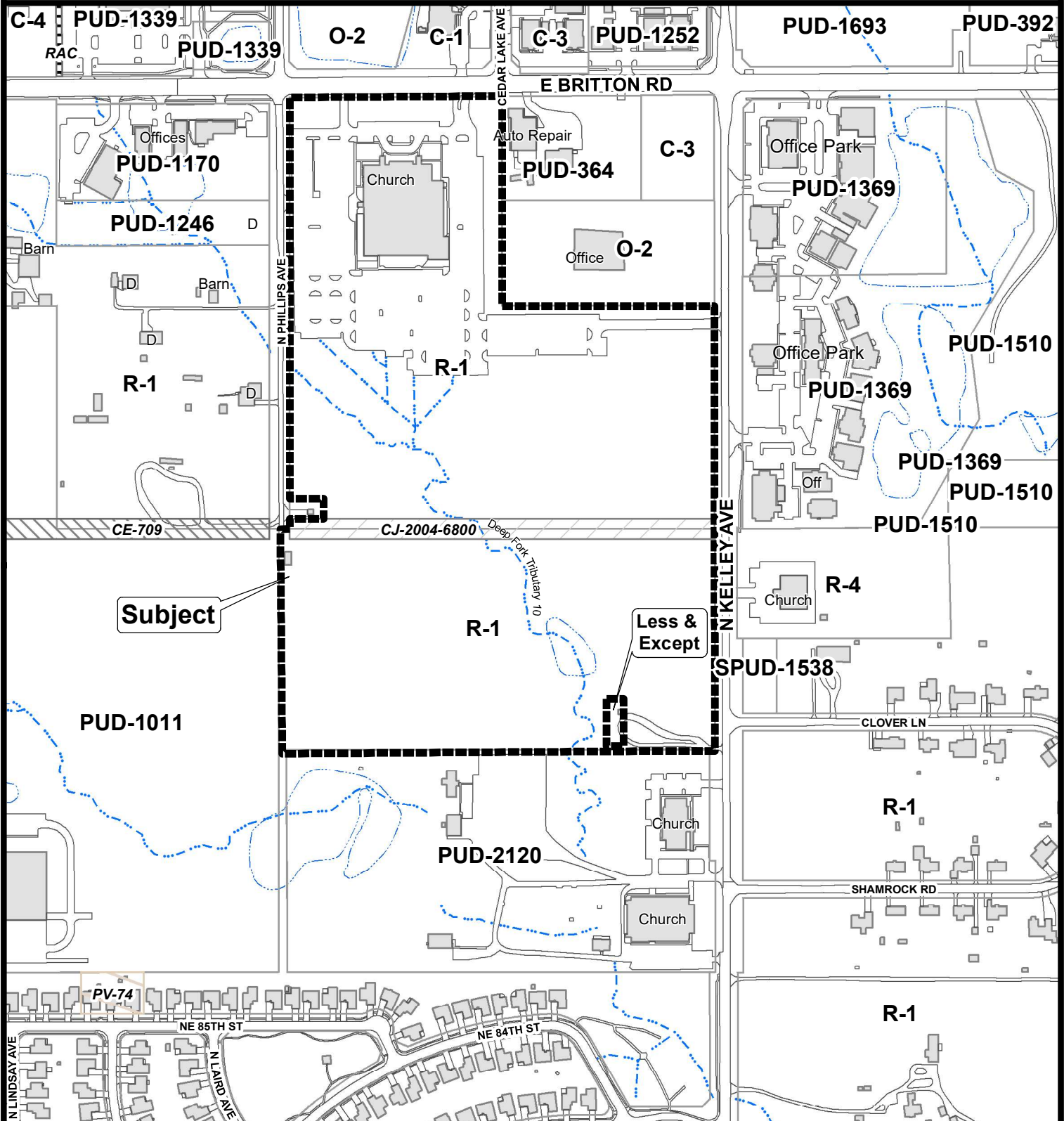
gjh

Case No: PUD-2133

Applicant: Edmond**People's Church, Inc.

Existing Zoning: R-1

Location: 800 E. Britton Rd.



The City of
OKLAHOMA CITY

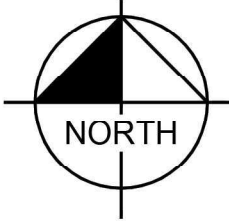
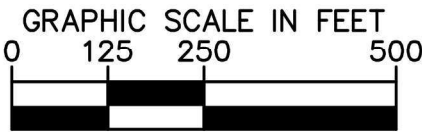
Planned Unit Development

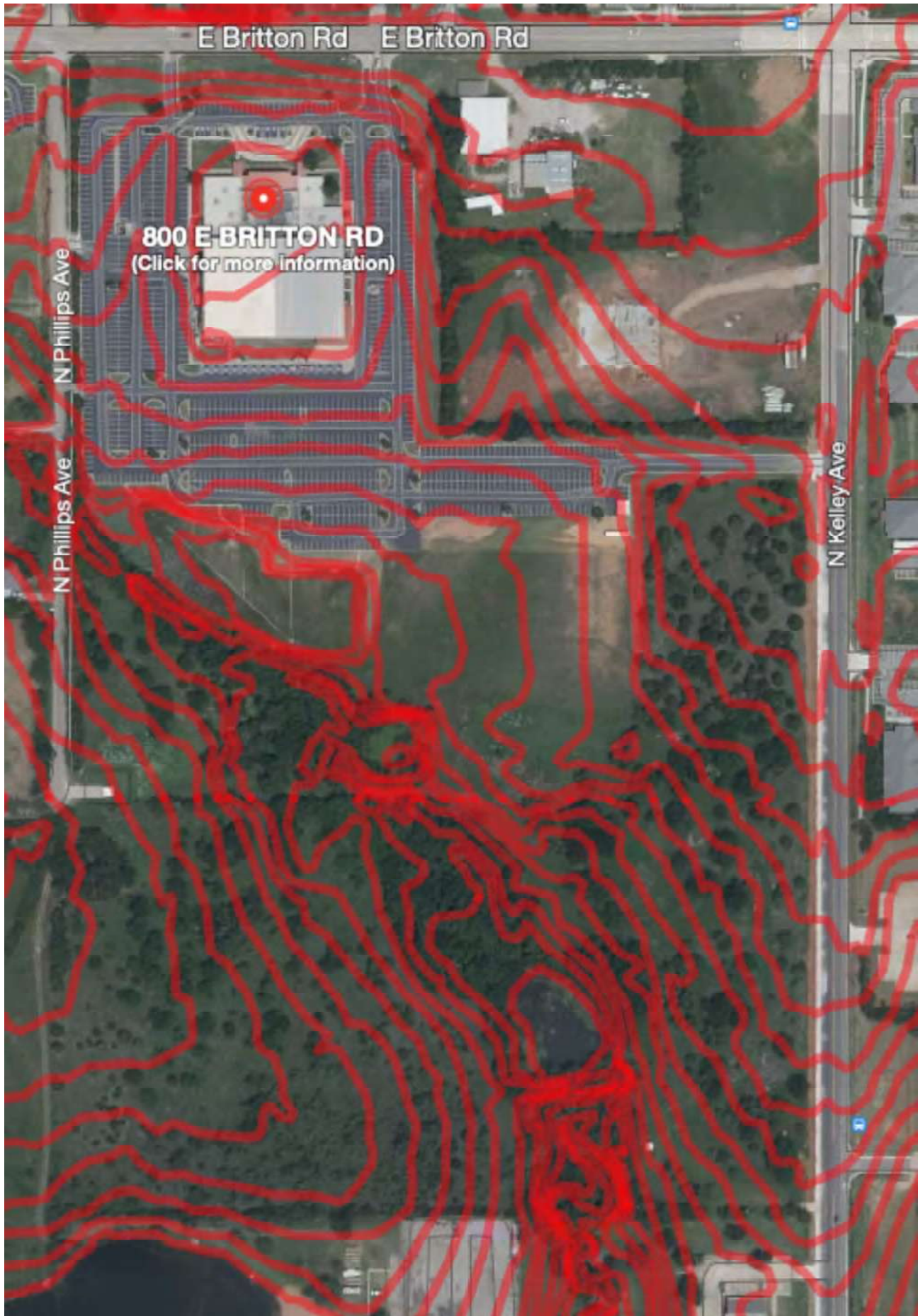


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PUD-2133 Exhibit B





Case No: PUD-2133

Applicant: Edmond**People's Church, Inc.

Existing Zoning: R-1

Location: 800 E. Britton Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



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Feet



March 20, 2026

Mr. Chris Harrison, Commissioner Ward 7
Oklahoma City Planning Commission
420 W. Main Street
Oklahoma City, OK 73102

Re: Objection to the Application of PUD-2133
800 E. Britton Road
Oklahoma City, OK 73114

On behalf of GoBop, LLC, one of the property owners in the Tower Lakes Office Park, located immediately across N. Kelley Avenue from the proposed PUD, we object to the approval of PUD-2133 for the following reasons:

1. Notice

The City failed to answer the question of whether proper notice was provided to all affected property owners. The property owners list should have been certified and provided to the City when notice of the PUD was filed with the Planning Department prior to delivery of the notice on March 7, 2026. On March 11, 2026, I contacted the City's Subdivision & Zoning Office regarding concerns about the notice requirements. Specifically, if proper notice was required for PUD-2133 (draft date of 02.12.2026) according to Title 11, Section 43-104 through Section 106. Unfortunately, neither Gabriel Howard or Susan Welch recognized the distinction between a "zoning change" under state statute and a "permit" under the municipal code. However, the PUD was revised and a new draft dated March 12, 2026, was submitted to the City. However, based on the legal description and the changes to the PUD's northern boundary, I again questioned the sufficiency of the notice. In both instances, the City failed to provide a cogent argument or failed to directly answer my question regarding the notice. The email exchange below details the City's irreconciled conclusions and failure to directly answer my question regarding notice. As of the date of this objection, the Subdivision and Zoning Office has not answered my question. Did the City or applicant provide timely notice to all affected property owners according to the PUD's revised boundaries contained in the PUD dated March 12, 2026?

Email Exchange with Subdivision and Zoning Re: PUD-2133

March 11, 2026 11:21 AM

Dear Planning Department,

Please accept this email as an objection regarding insufficient notice unless there is evidence that may prove otherwise. It is our contention that because Section 8.1 of the proposed PUD states:

“The use and development regulation of R-4 General Residential District and I-1 Light Industrial shall govern this PUD, except as herein modified, **including conditional, special permit, special exceptions** alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable, unless otherwise noted herein.”

The description above would include the following uses:

8250.19	Transitional Mental Health Residential Facility
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers

According to Title 11, Section 43-104 through Section 106 of the Oklahoma Statutes, an applicant for a PUD is required to provide written notice of 30 days to all real property owners within one-quarter (1/4) of a mile of the area covered by a proposed PUD that provides for use of treatment facilities, multiple family facilities, transitional living facilities, halfway houses and any housing or facility that may be used for medical or nonmedical detoxification. GoBop, LLC did not receive 30-day notice regarding PUD-2133. The notice we received is attached and post marked March 7, 2026, for a March 26, 2026, meeting. Considering the uses requested in the PUD, we believe the notice provided is insufficient in both time and scope.

If you have any questions, please contact me by email or at (405) 607-3988.

Thank you,

Mark Lester

March 11, 2026 11:59 AM

Hello,

The state statute you're pointing to, is specifically for "medical or nonmedical detoxification".

Land use codes 8250.18 & 8250.19 would not be allowed by right in the proposed PUD base zoning districts of R-4 General Residential or I-1 Light Industrial.

If this PUD is approved, both base districts would require an additional Special Permit application and public notice to all property owners within ¼ mile radius, of the subject site.

Thank you,
Gabriel Howard
Senior Planner
Planning Department-Subdivision & Zoning

March 11, 2026 2:04 PM

Gabriel,

Thank you for your quick response. I am asking you to reconsider based on the following:

The statutes listed in the email below are not specific to medical and nonmedical detoxification. The portion you are referencing is a delineation of when additional time is required, and the scope of notice is to be increased. As the PUD is currently written, if approved all **conditional, special permit, and special exceptions** would be allowed. The statute references a zoning change and states "if the zoning change requested permits the use of ..." the enhanced notice is required. Acquiring a special permit is a condition to conduct the use but is not a zoning change. The applicant of the PUD should provide the required 30-day notice and increase the scope according to state statute. The statutory notice of a zoning change is separate from any notice requirements regarding a special permit. The applicant elected to include all **conditional, special permit, and**

special exceptions. If the applicant wanted to be exempt from the statutory requirement, municipal code uses 8250.18 and 8250.19 could have been listed as an exclusion, or as stated in the PUD, the uses could have been modified. In addition, according to the statute, the applicant of the zoning change is required to give the enhanced notice, which may not be the entity or person requesting a special permit. For example, an applicant for a special permit may be a separate site owner within the PUD or subsequent owner of a site within the PUD and elects to apply for a special permit. The separate site owner or subsequent site owner is making the request for the special permit because the PUD applicant's zoning change permits the use for which a special permit may be granted. A special permit requires the applicant for the special permit to address and satisfy specific operational and demographic requirements (see Municipal Code 59-9350.53 and 59-9350.63). The satisfaction of the specific operational and demographic requirements is likely to be ameliorated by an approved zoning change, especially a PUD, as a PUD assumes there is compatibility and harmony between the allowed uses and agrees with zoning regulations (59-4250.2).

For the reasons listed above and specifically because the applicant of PUD-2133 is requesting a zoning change that permits municipal code uses 8250.18 and 8250.19, the enhanced notice requirements of 11 O.S. Section 43-104 through Section 106 of the Oklahoma Statutes are required.

Thank you,
Mark Lester

March 11, 2026 2:27 PM

Hello,

As the PUD is currently proposed in Section 8.1; "The use and development regulations of the R-4 General Residential District and I-1 Light Industrial District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses **subject to their appropriate conditions**

and review procedures for public hearings where applicable, unless otherwise noted herein.”

The above statement says any land use that requires conditional approval, a special permit, or a special exception, per Tables 6100.1 & 6250.1, would need to obtain this prior to development.

Thank you,
Gabriel Howard
Senior Planner
Planning Department-Subdivision & Zoning

March 11, 2026 2:43 PM

Gabriel,

Development of a site within a PUD is based on the zoning allowed by the PUD, including uses that require special permits. The state statute addresses zoning changes and not subsequent approvals, permits, or developments located within the zoning change, including special permits. A PUD is a zoning change according to state law and the municipal code.

The PUD applicant should provide the enhanced notice required by the statute and any entity requesting a special permit within the PUD should comply with the applicable notice requirements of a special permit, including the ability to comply with Municipal Code 59-9350.53 and 59-9350.63.

The procedures and notices for a special permit are not a substitute for the statutory notice requirements regarding zoning changes as described at 11 O.S. Section 43-104 through Section 106.

Thank you,
Mark

March 14, 2026 7:09 AM

Mark, Sarah would be the staff member to determine any notification errors.

Debi Martin

March 16, 2026 4:16 PM

Thank you both.

Mr. Lester, it sounds like you have the most recent copy of the Master Design Statement (MDS). I agree with Gabriel about how staff would require a Special Permit and the State's requirement for notice for detox based on the original submission.

Staff is now reviewing the proposed changes to the Master Design Statement submitted by the applicant and dated 3/12/26. While we understand the applicant has no plans for the use units you mentioned that would allow detox, based on your concerns and how the PUD is now worded, I've asked Box Law Group to be more specific/clarify the uses that they are proposing to be allowed by right, so we expect another update to the MDS.

We have this case scheduled for the March 26, 2026 Planning Commission hearing. If you have comments/protest that you would like included with the agenda materials, please send it to us at [REDACTED] or by mail to the address below by noon this Friday (3/20).

Thank you,

Sarah Welch

Subdivision & Zoning Manager
Oklahoma City Planning Department
Subdivision & Zoning Office: (405) 297-2623

March 26, 2026 4:52 PM

Sarah,

Thank you for your quick response and for contacting Box Law Group with our concerns. It is appreciated. Although, it is likely a moot point due to the revised PUD, I disagree with Gabriel's and your conclusion regarding a distinction between a "zoning change" under state statute and a permitted "use" under the municipal code. My goal is to protect our firm irrespective of how inconsequential the matter may seem or how trivial a distinction

may appear. Regardless, I appreciate your time and consideration regarding the matter.

Quick follow-up question: Will Subdivision and Zoning, verify a 20-day notice was provided to the property owners north of E. Britton Road due to the enlargement of the legal description provided in the current PUD?

Thank you,
Mark

March 17, 2026 10:17 AM

Mr. Lester, will you please confirm what you mean by “enlargement of the legal description provided in the current PUD”?

Sarah

March 17, 2026 10:31 AM

Ms. Welch,

Yes, “enlargement” is correct. It appears the area of the PUD increased from 30 acres to 47 acres, and that the original legal description may not have included the tract where the church’s facilities are located. It is difficult to determine this definitively because a legal description was not included in the PUD dated 02.12.2026. However, the introduction in Section 1.0 of that PUD (dated 02.12.2026) states 30 acres, which was later revised to 47 acres in the PUD dated 03.12.2026.

Notice of the PUD may very well have been provided in accordance with the required ownership radius, but I wanted to confirm.

Thank you,
Mark

March 17, 2026 – 10:46 AM

The original MDS indicated 30-acres incorrectly, the revised MDS indicates 47 acres, which is correct and the approximate size of the parcel being rezoned, link to OK County Assessor: [WP50 Oklahoma County Assessor Real Account Detail](#)

Thank you,
Gabriel Howard
Senior Planner
Planning Department-Subdivision & Zoning

March 17, 2026 11:31 AM

Thank you for confirming that 47 acres is correct. However, we are still unclear whether the March 7 notice was delivered to the appropriate landowners, as there was no legal description included in the 02.12.2026 PUD.

In Section 4.0 the Site and Surrounding Area the 02.12.2026 and 03.12.2026 PUD read:

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

- North: **R-1 and O-2 Districts and used for People's Church and office development.**
- East: SPUD-1538, R-4, O-2, PUD-364 and PUD-1369 Districts and used for office and residential development.
- South: PUD-2120 District and is currently undeveloped.
- West: R-1, PUD-1170, PUD-1246 and PUD-1011 Districts and used for residential development and vacant land.

We believe the "North" surrounding property is incorrect and should read something like:

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: C-1 and O-2
East: SPUD-1538, R-1, R-4, O-2, PUD-364 and PUD-1369 Districts and used for office and residential development.
South: PUD-2120 District and is currently undeveloped.
West: R-1, PUD-1170, PUD-1246 and PUD-1011 Districts and used for residential development and vacant land.

For this reason, it appears that the north boundary line of the proposed PUD used to determine the ownership and notice radius may have been incorrect. We are requesting confirmation that notice was delivered based on the correct boundary lines of the proposed PUD, especially the north boundary line.

Thank you - Mark

2. R-4 General Residential District:

City's Comprehensive Plan provides that Urban – Low Intensity applies to the, “least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.” In addition, Urban-Low Intensity land use provides for a multi-unit residence ratio of 15-30 du/acres. However, due to the topography of Tract 2 the available footprint for a R-4 high density development is likely reduced to an area less than the 14.9 acres illustrated on the Conceptual Master Development Plan. Without a specific site plan it is difficult to determine how a multi-unit residential development will satisfy the UL Intensity guideline of 15-30 du/acres.

The PUD provides no details regarding the quality of a proposed R-4 development. It is unclear if the Church is proposing a Class A, Class B, Class C, or Class D development.

3. Request for Excluded Uses

We have asked the preparer of the PUD to exclude the following uses from being permitted within the PUD. The uses listed below are incompatible with the surrounding development and should be explicitly excluded and identified as such within the PUD. These excluded uses should include:

- 8300.22 Bingo Parlors
- 8150.6.1 Community Garden
- 8150.6.2 Composting
- 8150.6.3 Greenhouse
- 8150.6.4 Home Garden
- 8150.6.5 Hoop House
- 8150.7 Horticulture
- 8250.18 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug and Alcohol Treatment Centers
- 8150.7.2 Roof Garden
- 8250.19 Transitional Mental Health Residential Facilities
- 8150.9 Urban Farm
- 8250.6 Domestic Violence Shelters

The above-listed uses may seem benign; however, many of the uses fail to have appropriate meaning within the municipal code to ensure the engagement of such uses does not harm the surrounding area. We emailed the applicant and its representative on March 16, 2026, but did not receive a response to our concerns - See attached.

4. Specific Plan.

We are requesting that a specific site plan be prepared for each development tract as it is developed or redeveloped for the following reasons:

- Although the PUD provides that R-4 General Residential District governs Tract 2 and the PUD states, “**all uses** with the R-4 District” shall be permitted along with the following additional uses:

8300.1 Administrative and Professional Offices
8300.8 Animal Sales and Services: Grooming

8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
8300.32 Convenience Sales and Personal Services
8200.2 Dwelling Units and Mixed Uses
8300.36 Eating Establishments: Fast Food with Drive-thru Order Window
8300.35 Eating Establishments: Fast Food
8300.37 Eating Establishments: Sitdown
8300.38 Eating Establishments: Sitdown, Alcohol Permitted
8300.52 Medical Services: General
8300.53 Medical Services: Restricted
8300.58 Personal Services: General
8300.59 Personal Services: Restricted
8300.63 Retail Sales and Services: General

Because the PUD provides for “**all uses**” it appears that includes all permitted, conditional, special permit, and special exception uses. If so, the PUD fails to provide sufficient notice and/or description of the uses contemplated by the property owner. There are several conditional and special permitted uses in R-4, I-1, and C-3, which stakeholders strongly oppose. In addition, we believe the municipal code fails to adequately provide the procedural protocols and notice requirements necessary to protect property owners from certain conditional uses. For many conditional uses, Section 59-9200 and 59-4200.4 of the municipal code cannot be effectuated by the Director (Public Works), when it is temporally impossible for the Director or anyone else to have knowledge of a developer’s or operator’s compliance of many of the prospective condition uses listed in §59-9350. In short, the City cannot make a prior determination of compliance for most conditional uses as such conditions are provided in the municipal code before such uses occur.

- Because there is a significant possibility that the Church, the applicant of PUD-2133, will not be the redeveloper of the property after a PUD is approved by the City. A subsequent owner/developer would be allowed to develop the property in a manner very dissimilar to the Conceptual Master Development Plan, and a use with less utility and compatibility with the area could become the primary use.
- The draft of PUD-2133 does not seem to provide the connectivity between the development tracts as required by the municipal code. The PUD reads as if the developer is requesting three (3) mini-PUDs. Please provide any clarification you believe will elevate this concern.

GoBop, LLC, Pension Solutions, Inc., and other stakeholders in the area support the development of the property. However, as the draft application of PUD-2133 is under consideration - we object.

Thank you for your time and consideration. If you have any questions regarding the objections and concerns contained herein, please contact me at (405) 478-4321.

Respectfully,



Mark Lester
General Counsel – OK Bar No. 20264
GoBop, LLC and Pension Solutions, Inc.

ATTACHMENT

Mark Lester

From: Mark Lester
Sent: Monday, March 16, 2026 4:12 PM
To: 'McKenna Hoppe'
Cc: Welch, Sarah; Ward7; Martin, Debi A; [REDACTED]
[REDACTED] Geoff Stallings
Subject: PUD-2133 Questions and Concerns
Attachments: Notice of Proposed PUD-2133.pdf; REDLINED PUD-2133 03.12.2026 (3.13.2026).docx; REDLINED PUD-2133 03.12.2026 (3.13.2026).pdf

Importance: High

Tracking:

Recipient

Read

'McKenna Hoppe'

Welch, Sarah

Ward7

Martin, Debi A

[REDACTED]

[REDACTED]

[REDACTED]

Geoff Stallings

Read: 3/16/2026 4:13 PM

Karen Langley

Read: 3/16/2026 4:49 PM

John Meek

[REDACTED]

Randy Trachtenberg

Good afternoon McKenna,

Thank you for providing us with a copy of the revised PUD-2133 last Thursday, March 12, 2026. Please find attached for your review and consideration a redlined version of the PUD-2133, which outlines our questions and concerns regarding the proposed PUD.

We also want to communicate our intent; we understand that property owners have a right to develop their real property and we believe it is also in our best interests that the property covered by PUD-2133 is properly developed. However, many stakeholders in the area have been negatively affected by PUD-1693 that was approved by the City in 2020. Due to that experience, stakeholders want to ensure that we have a comprehensive understanding of the proposed uses, how the uses defined in the PUD reconcile with the municipal code, and where the proposed uses will be located. In addition to the attached redlined PUD, our primary concerns are listed below:

1. The property description provided in the PUD-2133 on March 12, 2026, was larger and extended further north than the original PUD-2133 dated February 12, 2026, of which we were provided notice. Did the notice provided on March 7, 2026, include the property owners affected by the enlarged and extended area of the proposed PUD as provided on March 12, 2026?

ATTACHMENT

2. As referenced earlier, many in the area were negatively affected by PUD-1693. That particular PUD stated, “All uses **permitted** in C-3 Community Commercial District shall be permitted unless otherwise noted herein.” It was and still is our contention that “permitted” is a defined term regarding uses in the municipal code. However, the developer of PUD-1693, has taken the position that “all uses permitted” includes conditional uses as well. There are several conditional and special permitted uses in R-4, I-1, and C-3, which stakeholders strongly oppose. Such uses are listed in Section 8.1 of the attached PUD Redline. In addition, we believe the municipal code fails to adequately provide the procedural protocols and notice requirements necessary to protect property owners from certain conditional uses. For many conditional uses, Section 59-9200 and 59-4200.4 of the municipal code cannot be effectuated by the Director (Public Works), when it is temporally impossible for the Director or anyone else to have knowledge of a developer’s or operator’s compliance of many of the prospective condition uses listed in §59-9350. In short, the City cannot make a prior determination of compliance for most conditional uses as such conditions are provided in the municipal code before such uses occur. Area stakeholders do not care to open an additional front regarding these types of issues with the City.
3. The draft of PUD-2133 does not seem to provide the connectivity between the development tracts as required by the municipal code. The PUD reads as if the developer is requesting three (3) mini-PUDs. Please provide any clarification you believe will elevate this concern.
4. Stakeholders also have concerns regarding increased traffic along N. Kelley Ave. Has there been a traffic study regarding the potential effects of a high-density R-4 development on traffic and public transportation? Stakeholders in the area endured the widening of N. Kelley Ave. for many years. There is concern that without public improvements to N. Kelley, N. Phillips Ave., and possibly E. Britton Road to accommodate the development, the City will not ensure such improvements are implemented in subsequent years. The Tower Lakes development on N. Kelley Ave and E. Britton Road is still waiting for the City to correct the incline of its southern ingress/egress from N. Kelley Ave.
5. We are requesting a specific plan for the PUD for all undeveloped real property. We do not believe the current draft of the PUD satisfies § 59-14150.D (4) of the municipal code. On the contrary, we believe current application process to receive a waiver (59-14150.C) fails to provide affected adjacent property owners with adequate notice of how a potential PUD may affect their rights and interests to their property. We are concerned that the use of PUDs is too often used to bypass zoning and use requirements. The prevalence of PUDs and SPUDs has essentially nullified zoning districts and regulations in many areas of the City, including the areas around N. Kelley Ave. and E. Britton Road. PUDs have become the exception that has swallowed the rules.
6. Although, we appreciate the Church’s efforts to redevelop its property, we are not persuaded that a “steeple church” or a “Qualified Church-Controlled Organization” will be operating a light industrial entity or high-density residential complex. We are asking for clarification of the Church’s future role and legal interest in the property or if the Church’s efforts are a condition of a pending sale or to position the property for future disposal.

We believe if the concerns stated above and those referenced in the redlined PUD can be addressed by the Church, potential developer, and/or the City, we will be able to support the approval and adoption of PUD-2133.

ATTACHMENT

Thank you for your consideration,

Mark Lester, JD , QKA
COO and General Counsel
Pension Solutions, Inc.
9116 N. Kelley Ave.
Oklahoma City, OK 73131
Direct: (405) 607-3988

PENSION SOLUTIONS IS CLOSED FRIDAY, APRIL 3, 2026.

I will be attending classes April 13-15, 2026.

[Schedule a meeting](#)



Office Hours:

Monday - Thursday 8:00 am -5:00 pm

Friday 8:00 am – 3:00 pm

I will be out of the office July 1 – 7, 2026.

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The City of
OKLAHOMA CITY
PLANNING DEPARTMENT
Subdivision & Zoning Office
420 West Main Street, Suite 910
Oklahoma City, OK 73102

2400406

PUD-2133
GO BOP LLC
9116 N KELLEY AVE
OKLAHOMA CITY, OK 73131-2418

OKLAHOMA 73131



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NOTICE OF HEARING

CASE NUMBER: PUD-2133

DATE OF HEARING: March 26, 2026

NOTICE IS HEREBY GIVEN that **Edmond**People's Church, Inc** have filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit www.okc.gov/districts.

ADDRESS: 800 East Britton Road

CURRENT ZONING: R-1 Single-Family Residential District

PROPOSED USE: The purpose of this request is to allow light industrial and/or multi-family residential use and development.

LEGAL DESCRIPTION: See attached Exhibit A – Legal Description

Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. The Planning Commission will hold a public hearing on the date shown above. Letters in support or opposition of this application should be submitted to the city staff via mail or email by **noon on Friday, March 20, 2026**, in order to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, March 26, 2026, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

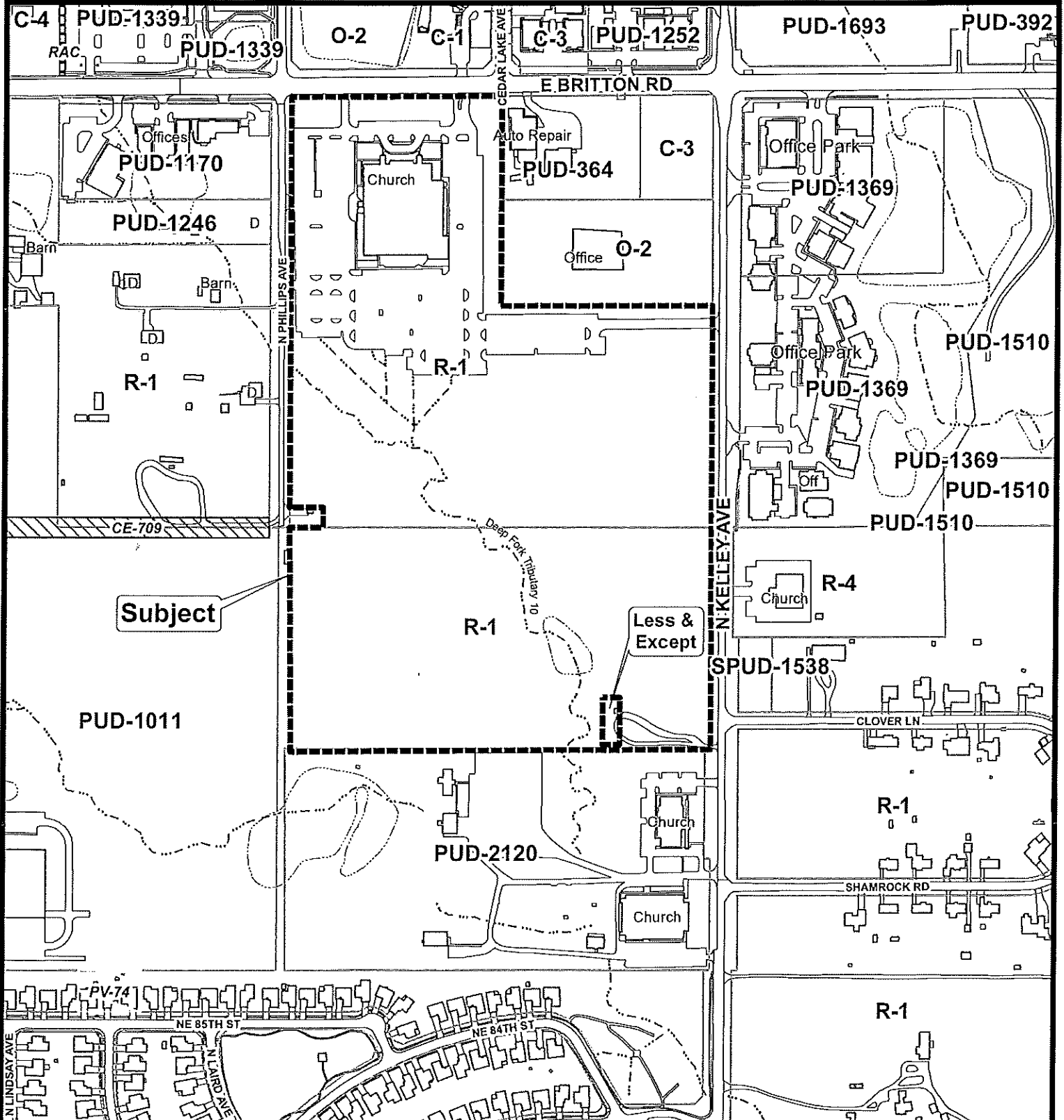
City of Oklahoma City Planning Department
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102
Email: subdivisionandzoning@okc.gov
Ph: (405) 297-2623 *Para asistencia en Español, favor de llamar al (405) 297-3533.*

Case No: PUD-2133

ATTACHMENT
Applicant: Edmond**People's Church, Inc.

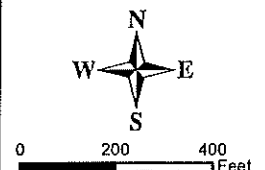
Existing Zoning: R-1

Location: 800 E. Britton Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



ATTACHMENT

PUD-2133 Exhibit A – Legal Description

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11. LESS AND EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12099, PAGE 1850, SAID TRACT BEING DESCRIBED AS FOLLOWS: A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, LESS AND EXCEPT A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE I.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 305 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING. AND MAGNOLIA AVENUE LOCATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF KELLEY AVENUE SOUTH OF BLOCKS 15 AND 16 OF ADAM'S ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN. SAID PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, AS VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA CASE NO. 0-200468001 RECORDED IN BOOK 9488, PAGE 424.

ATTACHMENT

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT**

PUD-2133

MASTER DESIGN STATEMENT FOR

N Kelley Ave. & E Britton Rd.

February 12, 2026

March 12, 2026

PREPARED FOR:

Edmond People's Church, Inc.
800 E. Britton Rd.
Oklahoma City, OK 73114
(405) 775-9991
[REDACTED]

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
[REDACTED]
[REDACTED]

ATTACHMENT

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SECTION 1.0.....INTRODUCTION

The Planned Unit Development (PUD) of N Kelley Ave. & E Britton Rd., consisting of approximately 47 acres, is located within the Northeast Quarter (NE/4) of Section 34, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0.....LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement. Please provide the approximate phases and sequence in which the development is proposed to be built § 59-14150.B.(1)(a)5.

SECTION 3.0.....OWNER/DEVELOPER

The owner and developer of this property is Edmond People's Church, Inc.

SECTION 4.0.....SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: R-1 and O-2 Districts and used for People's Church and office development. It appears the area has increased from approximately 30 acres to approximately 47 acres with the boundaries extended north to Britton Road. If so, should the listed zoning for the surrounding North be C-1 and O-2?

East: SPUD-1538, R-1, R-4, O-2, PUD-364 and PUD-1369 Districts and used for office and residential development. (Zoning R-1 is directly south of the SPUD-1538 and Clover Lane. It appears the Northwestern corner of the McCoury Heights Neighborhood is directly across from southeast corner of the proposed PUD).

South: PUD-2120 District and is currently undeveloped.

West: R-1, PUD-1170, PUD-1246 and PUD-1011 Districts and used for residential development and vacant land.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0.....PHYSICAL CHARACTERISTICS

Tract 1 of the property is currently developed with a facility of approximately 62,000 square foot currently serving as a church with ancillary parking covering significant portions of Tract 1. The remaining property is currently undeveloped with trees and landscaping throughout. There is an existing creek running through the property. The property contains gentle slopes (2% to 5%) that run toward the creek.

SECTION 6.0.....CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit and (light or low impact) industrial and/or residential development. The current concept statement is a request for a change of zoning. The concept fails to describe how the uses in the three (3) tracts will compliment and harmonize each other, or address concerns regarding

ATTACHMENT

residential density, traffic and pedestrian circulation, drainage and the effects to the existing creek that feeds into the local watershed, including other ponds and streams.

As illustrated on Exhibit B - the Conceptual Master Development Plan, it appears there is little or no connection between the tracts within the PUD, but that each tract is being developed as a mini-PUD within PUD-2133. Are there any plans for streets, pedestrian walkways, common space, or other improvements that will facilitate connectivity and cohesiveness between the proposed tracts?

According to the PUD and as illustrated on Exhibit B, Tract 2 is to be zoned/governed R-4 General Residential District, which provides:

The R-4 District is a higher density residential district which encourages multiple-family and group residential developments, and represents a broad variety of housing types and densities. The regulations are designed to facilitate infill residential development and development close to non-residential uses. Provision is made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods, and will reduce dependence upon automobile transportation by encouraging population densities that will support mass transportation.

Questions:

1. What is the concept for the development other than the R-4 General Residential District and other requested uses?
2. What is the proposed density? Exhibit B illustrates the location of six (6) buildings that appear to easily provide twelve units per floor. Based on the number of buildings and assuming a building height is 3 stories, the total number of residential units is approximately 216 units, and 4 stories would accommodate approximately 288 units. Is that a fair projection?
3. What is the core classification quality of the proposed residential development, Class A, Class B, Class C, Class D?
4. What improvements are being proposed to connect the development to encourage and support mass transportation?

SECTION 7.0.....SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E Britton Rd. The nearest street to the east is N Kelley Ave. The nearest street to the south is NE 84th St. The nearest street to the west is N Phillips Ave.

Are there any proposed streets? If so, what are the design concepts and right-of-way standards? What type of improvements (if any) will be made to N Phillips Ave.? (§ 59-14150.B.(1)(a)10). What traffic flow studies have been conducted illustrating the impact of a high-density R-4 development in the area? What are the proposed ingresses and egresses for such a residential development? Will East Britton be accessible through a church parking lot? North Phillips Ave is an unimproved street. What street improvements are required to support the proposed PUD pursuant to 59-14200.3? According to Exhibit B - the Conceptual Master Development Plan, it appears N. Kelley Ave. is to serve as the main access to Tract 1 and Tract 2, and secondary access to Tract 3, with no internal connections between the tracts within the PUD, is that correct?

ATTACHMENT

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 22 located at 333 NW 92nd St. It is approximately 1.5 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently available adjacent to this site. Is this a reference to Tracts 1 and 2 along N. Kelley Ave? If so, what improvements is the Developer and the City willing (or required) to implement to ensure safe access across N. Kelley Ave.?

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards. Urban-Low Intensity provides a Gross Density of 15-30 du/acre for multifamily. How does such Goss Density requirement reconcile with higher density guidelines of the R-4 General Residential District on Tract 2, which is 14.9 acres? How do the uses of an I-1 Light Industrial District reconcile with the Urban-Low Intensity land use of City's Comprehensive Plan?

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of

ATTACHMENT

development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-4 General Residential District and I-1 Light Industrial District [should C-3 Community Commercial District be referenced here?] shall govern this PUD, except as herein modified.

Tract 1 - The I-1 District shall govern Tract 1, except as otherwise provided herein. The following uses shall be the only uses permitted within Tract 1:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
~~8300.13~~	~~Automotive: Parking Lots, as a Principal Use~~
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communication Services: Limited
~~8300.31~~	~~Construction Sales and Services~~
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units Above the Ground Floor
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.51	Lodging Accommodations: Commercial Lodging
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential [<u>R-4 General Residential shall govern any 8200.12 Multiple-Family Residential uses located within Tract 1, including the development of such use.</u>]
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
~~8300.61~~	~~Repair Services: Consumer~~
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

ATTACHMENT

Tract 2 – The R-4 District shall govern Tract 2. In addition to all uses permitted within the R-4 District, the following uses shall also be permitted within Tract 2 and the C-3 Community Commercial District govern such uses, including the development of such uses (see comment below listed uses):

8300.1	Administrative and Professional Offices*
~~8300.8~~	~~Animal Sales and Services: Grooming~~
~~8300.11~~	~~Animal Sales and Services: Kennel and Veterinary, Restricted~~
8300.32	Convenience Sales and Personal Services*
8200.2	Dwelling Units and Mixed Uses <u>(Above Ground Floor – the Code provides two (2) labels for use 8200.2)</u>
~~8300.36~~	~~Eating Establishments: Fast Food with Drive thru Order Window~~
8300.35	Eating Establishments: Fast Food*
8300.37	Eating Establishments: Sitdown*
8300.38	Eating Establishments: Sitdown, Alcohol Permitted*
8300.52	Medical Services: General*
8300.53	Medical Services: Restricted*
8300.58	Personal Services: General*
8300.59	Personal Services: Restricted*
8300.63	Retail Sales and Services: General*

*Indicates uses that are not listed in the R-4 Zoning Base Districts Table 6100.01 Agricultural and Residential Districts Use Regulation, or Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards. How do the bulk standards of R-4 apply to these uses that are typically governed by an Office or Commercial zoning base district?

Tract 3 – The C-3 District shall govern Tract 3 except as otherwise provided herein. The following uses shall be the only uses permitted within Tract 3:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
~~8300.13~~	~~Automotive: Parking Lots, as a Principal Use~~
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
~~8300.31~~	~~Construction Sales and Services~~
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units <u>Above the Ground Floor and Mixed Units</u>
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light <u>[I-1 District shall govern any 8350.8 Industrial, Light uses located within Tract 3, including the development of such use.]</u>
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related [permitted by right]

ATTACHMENT

8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General

The following uses shall not be permitted or located within any development Tract within the PUD:

<u>8300.22</u>	<u>Bingo Parlors</u>
<u>8150.6.1</u>	<u>Community Garden</u>
<u>8150.6.2</u>	<u>Composting</u>
<u>8150.6.3</u>	<u>Greenhouse</u>
<u>8150.6.4</u>	<u>Home Garden</u>
<u>8150.6.5</u>	<u>Hoop House</u>
<u>8150.7</u>	<u>Horticulture</u>
<u>8250.18</u>	<u>Residential Facilities for Dependent and Neglected Children</u>
<u>8250.18</u>	<u>Residential Facilities for Drug and Alcohol Treatment Center</u>
<u>8150.7.2</u>	<u>Roof Garden</u>
<u>8250.19</u>	<u>Transitional Mental Health Residential Facilities</u>
<u>8150.9</u>	<u>Urban Farm</u>
<u>8250.6</u>	<u>Domestic Violence Shelters</u>

9.0..... SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD.

9.1..... FAÇADE REGULATIONS

Per base zoning district regulations, except exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, split face/decorative CMU, concrete tilt up, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) or wood shall be permitted.

9.2..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Healthy, mature trees surrounding the creek, as illustrated on Exhibit B, shall be preserved to the greatest extent possible.

9.3..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this PUD where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood or metal and shall be solid and opaque. Will any screening be required between the various uses, considering the difference in base zoning district for each Tract and the lack of connectivity?

9.5..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from E Britton Rd., N Kelly Ave., and N Phillips Ave. Driveways on arterials must provide 200-foot separation. The existing drives off of E Britton Rd. shall be permitted to remain.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code. [of the Oklahoma City Municipal Code, 2020?]

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations specified for each development Tract named above shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district governing each Tract listed above.

R-4 General Residential District

I-1 Light Industrial District

C-3 Community Commercial District

Uncertain what the following is referencing.

South: 50 feet

West: 50 feet

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

ATTACHMENT

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements of the zoning district governing the development and uses of each respective Tract.

9.17 SPECIFIC PLAN

A specific plan shall be required for each Tract as developed, or any new development that includes ~~requiring an I-1 Industrial, Light District, C-3 Community Commercial -District use or Dwelling Units and Mixed Uses,commercial building permits.~~

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

ATTACHMENT

Exhibit A

TRACT 2

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11.

LESS AND EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12099, PAGE 1850, SAID TRACT BEING DESCRIBED AS FOLLOWS:

A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15;

THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15;

THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, LESS AND EXCEPT A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE I.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 305 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE

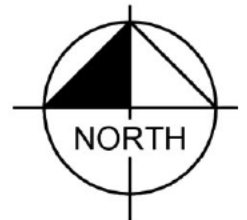
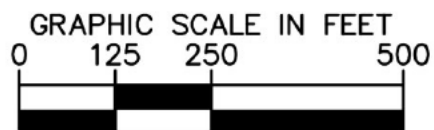
WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 50 FEET; THENCE SOUTH

AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE EAST 50 FEET

TO THE POINT OF BEGINNING.

AND

MAGNOLIA AVENUE LOCATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF KELLEY AVENUE SOUTH OF BLOCKS 15 AND 16 OF ADAM'S ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN. SAID PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, AS VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA CASE NO. 0-200468001 RECORDED IN BOOK 9488, PAGE 424.





Howard, Gabriel J

From: 401k <>
Sent: Thursday, March 19, 2026 4:51 PM
To: PL, Subdivision and Zoning; [REDACTED]
Cc: Ward7
Subject: PUD-2133 - OBJECTIONS
Attachments: 07028150_Randy^acntenberg, Owner and CEO.pdf

Importance: High

Some people who received this message don't often get email from [Learn why this is important](#)

Please see the attached objections for PUD-2133, which is scheduled to have a hearing next week on March 26, 2026.

Thank you!

Karen Langley
New Business Executive Assistant



Office Hours:
Monday - Thursday 8am-5pm
Friday 8am-3pm

Pension Solutions, Inc.
9116 N. Kelley Ave.
Oklahoma City, OK 73131
Tel: (405) 478-4321
Website: www.pension-solutions.net

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Subject: PUD-2133 OBJECTION

On behalf of M&M Energy Supply Co., a tenant in Tower Lakes Office Park, located immediately across N. Kelley Avenue from the proposed PUD, I respectfully object to the approval of the PUD for the following reasons:

1. The PUD provides insufficient information regarding traffic ingress and egress for Tracts 1 and 2. It appears that N. Kelley Avenue will serve as the primary, if not the only, access point for both tracts. There are also concerns regarding how public transit will serve the PUD. Public bus service is currently located on the east side of N. Kelley Avenue, opposite the PUD, requiring pedestrians to cross N. Kelley Avenue to access transit. Safe crossing opportunities are largely limited to the intersection of N. Kelley Avenue and E. Britton Road, which will likely exacerbate unsafe pedestrian crossings. Additionally, necessary street improvements to support high-density development are absent along N. Kelley Avenue. It has been two (2) years since N. Kelley Avenue was widened, and the City has yet to correct the grade of the ingress and egress points adjacent to my property along N. Kelley Avenue, directly across from the proposed PUD.
2. Based on my prior experience with the developer of PUD-1693 (located at the northeast corner of N. Kelley Avenue and E. Britton Road), a detailed site plan for each development tract should be provided to area stakeholders.
3. Certain uses that are incompatible with the surrounding development should be explicitly excluded and identified as such within the PUD. These excluded uses should include:
 - 8300.22 Bingo Parlors
 - 8150.6.1 Community Garden
 - 8150.6.2 Composting
 - 8150.6.3 Greenhouse
 - 8150.6.4 Home Garden
 - 8150.6.5 Hoop House
 - 8150.7 Horticulture



M&M Energy Supply Co.
The Leader in Supply Since 1948
www.mmsupply.com

- 8250.18 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug and Alcohol Treatment Centers
- 8150.7.2 Roof Garden
- 8250.19 Transitional Mental Health Residential Facilities
- 8150.9 Urban Farm
- 8250.6 Domestic Violence Shelters

4. For several reasons, I do not believe People's Church intends to operate an industrial facility or a high-density residential complex. However, because the Church is requesting a zoning change from R-1 to I-1 and R-4, along with various mixed-use designations that may ultimately be developed by a subsequent owner, it is critical to protect my property from incompatible uses that could diminish the value and utility of the surrounding area. Accordingly, I request that the City require clarification of the Church's future role and legal interest in the property.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Randy Trachtenberg', is written over a light blue horizontal line.

Randy Trachtenberg, Owner and CEO

M&M Energy Supply Co

Howard, Gabriel J

From: Mark Lester <>
Sent: Wednesday, March 11, 2026 10:42 AM
To: CHRISTOPHER HARRISON SR; Ward7; PL, Subdivision and Zoning
Cc: Karen Langley; Geoff Stallings
Subject: RE: PUD-2133 - Objection Due to Insufficient Notice
Attachments: Notice of Proposed PUD-2133.pdf

Importance: High

Mr. Harrison,

Thank you for emailing us. GoBop, LLC and other stakeholders in the area will likely object to proposed PUD-2133 for various substantive reasons. In the meantime, please accept this email as an objection regarding insufficient notice unless there is evidence that may prove otherwise. It is our contention that because Section 8.1 of the proposed PUD states:

“The use and development regulation of R-4 General Residential District and I-1 Light Industrial shall govern this PUD, except as herein modified, **including conditional, special permit, special exceptions** alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable, unless otherwise noted herein.”

The description above would include the following uses:

8250.19	Transitional Mental Health Residential Facility
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers

According to Title 11, Section 43-104 through Section 106 of the Oklahoma Statutes, an applicant for a PUD is required to provide written notice of 30 days to all real property owners within one-quarter (1/4) of a mile of the area covered by a proposed PUD that provides for use of treatment facilities, multiple family facilities, transitional living facilities, halfway houses and any housing or facility that may be used for medical or nonmedical detoxification. GoBop, LLC did not receive 30-day notice regarding PUD-2133. The notice we received is attached and post marked March 7, 2026, for a March 26, 2026, meeting. Considering the uses requested in the PUD, we believe the notice provided is insufficient in both time and scope.

If you have any questions, please contact me by email or at (405) 607-3988.

Thank you,
Mark Lester

From: CHRISTOPHER HARRISON SR
Sent: Tuesday, March 10, 2026 5:34 PM
To: Ward7

Cc: Mark Lester ; Karen Langley

Subject: Re: PUD-2133

Mr. Lester,

Thank you for reaching out regarding PUD-2133. I appreciate Debi copying me here.

Best regards,
Christopher J. Harrison, Sr.

On Tue, Mar 10, 2026 at 4:50 PM Ward7 <> wrote:

Mr. Harrison is copied on this email for your convenience. Thank you.

Debi Martin

City Council Chief of Staff



The City of
OKLAHOMA CITY

City Council Office

200 N. Walker Ave. 3rd Floor

Oklahoma City, OK 73102

Office: (405) 297-2569

Cell: (405) 818-8672

From: Mark Lester <> **Sent:** Monday, March 9, 2026

4:42 PM

To: Ward7 <

Cc: Karen Langley <>

Subject: PUD-2133

Debi,

We received notice of a PUD for the property located at 800 E Britton Road. We have attempted to locate the email address of Chris Harrison but cannot locate it on the City's website. Can you provide us some direction?

Thank you,

Mark Lester, JD , QKA

COO and General Counsel

Pension Solutions, Inc.

9116 N. Kelley Ave.

Oklahoma City, OK 73131

Direct: (405) 607-3988

PENSION SOLUTIONS IS CLOSED FRIDAY, APRIL 3, 2026.

I will be attending classes April 13-15, 2026.

[Schedule a meeting](#)

Office Hours:

Monday - Thursday 8:00 am -5:00 pm

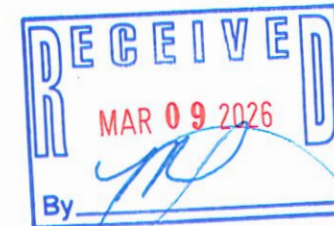
Friday 8:00 am – 3:00 pm

I will be out of the office July 1 – 7, 2026.

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The City of
OKLAHOMA CITY
PLANNING DEPARTMENT
Subdivision & Zoning Office
420 West Main Street, Suite 910
Oklahoma City, OK 73102

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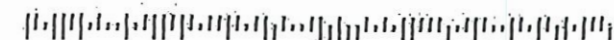
~~XXOKLA CITY 73102~~

US POSTAGE

PUD-2133
GO BOP LLC
9116 N KELLEY AVE
OKLAHOMA CITY, OK 73131-2418

2400406

BMHCNAB 73131



NOTICE OF HEARING

CASE NUMBER: PUD-2133

DATE OF HEARING: March 26, 2026

NOTICE IS HEREBY GIVEN that **Edmond**People's Church, Inc** have filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit www.okc.gov/districts.

ADDRESS: 800 East Britton Road

CURRENT ZONING: R-1 Single-Family Residential District

PROPOSED USE: The purpose of this request is to allow light industrial and/or multi-family residential use and development.

LEGAL DESCRIPTION: See attached Exhibit A – Legal Description

Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. The Planning Commission will hold a public hearing on the date shown above. Letters in support or opposition of this application should be submitted to the city staff via mail or email by **noon on Friday, March 20, 2026**, in order to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, March 26, 2026, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

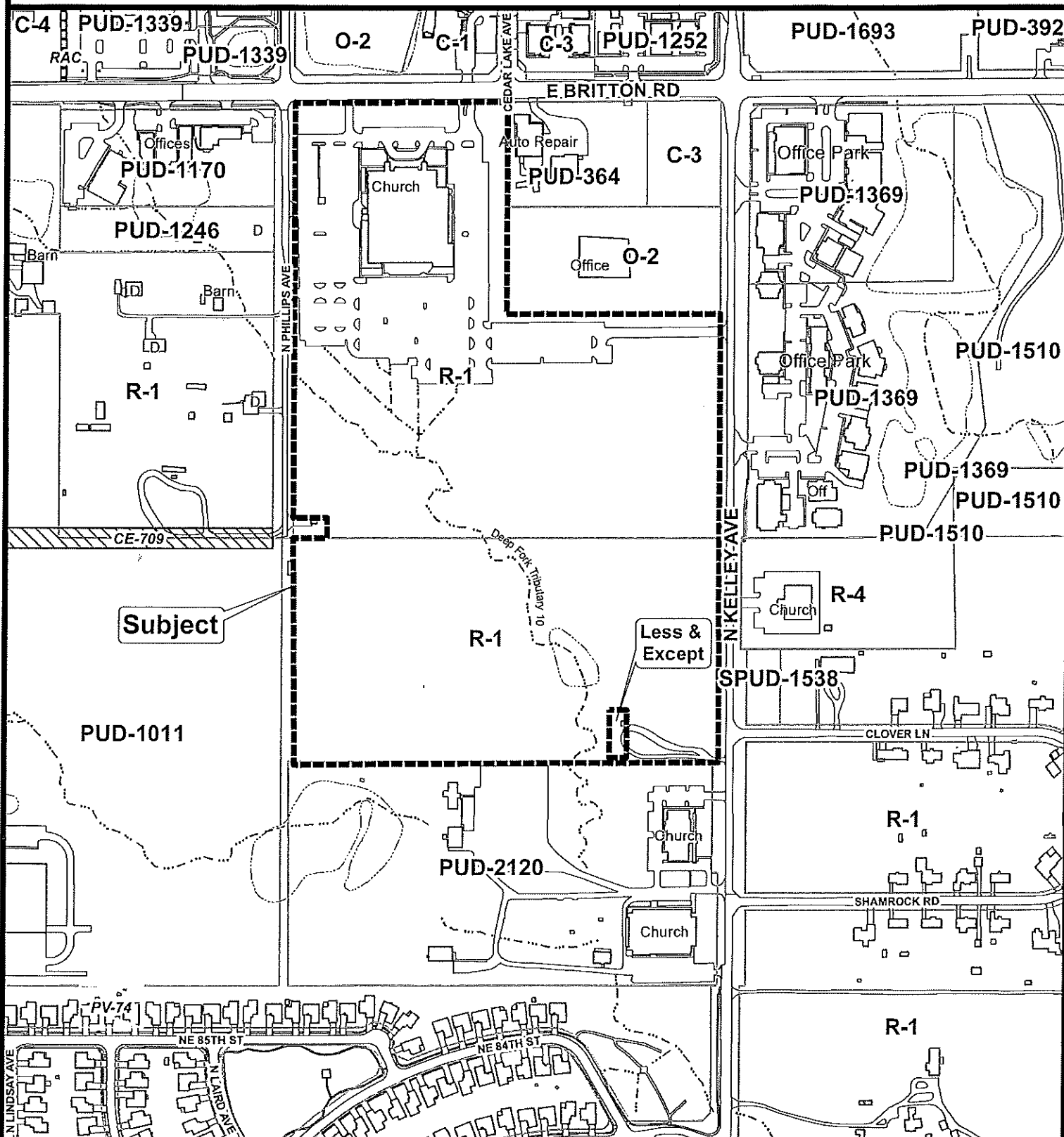
City of Oklahoma City Planning Department
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102
Email: subdivisionandzoning@okc.gov
Ph: (405) 297-2623 *Para asistencia en Español, favor de llamar al (405) 297-3533.*

Case No: PUD-2133

Applicant: Edmond**People's Church, Inc.

Existing Zoning: R-1

Location: 800 E. Britton Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet

PUD-2133 Exhibit A – Legal Description

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11. LESS AND EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12099, PAGE 1850, SAID TRACT BEING DESCRIBED AS FOLLOWS: A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, LESS AND EXCEPT A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE I.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 305 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING. AND MAGNOLIA AVENUE LOCATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF KELLEY AVENUE SOUTH OF BLOCKS 15 AND 16 OF ADAM'S ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN. SAID PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, AS VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA CASE NO. 0-200468001 RECORDED IN BOOK 9488, PAGE 424.

From: Marks, Julie L <>
Sent: Friday, March 20, 2026 11:56 AM
To: PL, Subdivision and Zoning;
Subject: Objection to PUD-2133

You don't often get email from . [Learn why this is important](#)

On behalf of **Allison Marks, LLC and Marks & Associates**, a property owner and tenant in the Tower Lakes Office Park located at **9104 N. Kelley Ave.**, directly across N. Kelley Avenue from the proposed PUD-2133 site, I respectfully submit this objection to the proposed zoning change.

While we appreciate efforts to reinvest in and redevelop the property, the current proposal raises several material concerns that warrant further clarification and refinement before any approval is granted:

1. Lack of Specific Site Plans / Ambiguity of Use

The PUD, as presented, lacks sufficient specificity regarding site planning for each tract. Given the range of uses contemplated, we respectfully request that the City require a detailed site plan for each individual development tract prior to approval.

Absent this level of detail, there is a meaningful risk that uses could evolve beyond what is currently contemplated—particularly with respect to the distinction between **I-1 (Light Industrial)** and **I-2 (Moderate Industrial)** classifications—without adequate notice to surrounding stakeholders. The conceptual uses discussed during the rezoning process should not serve as a substitute for binding, clearly defined development parameters.

2. Unclear Nature of Proposed Industrial Use (Tract 1)

We request additional detail regarding the proposed light industrial development on Tract 1. We have been advised that this tract may be used for HVAC fabrication, which raises concerns regarding the handling of materials such as refrigerants and other potentially hazardous substances.

Moreover, based on the City's zoning definitions, HVAC fabrication appears more consistent with **I-2 (Moderate Industrial)** use rather than I-1. This distinction is important, as I-2 zoning permits outdoor operations and may introduce impacts (noise, odor, storage, etc.) that are inconsistent with nearby office and residential uses.

3. Traffic and Infrastructure Constraints (N. Kelley Avenue)

The current proposal indicates that the majority of ingress and egress for Tract 1, as well as all traffic associated with Tract 2, will be directed to N. Kelley Avenue.

In its current configuration, N. Kelley Avenue does not appear adequately equipped to handle the increased traffic volume associated with industrial activity and high-density residential development. At a minimum, we believe that additional infrastructure improvements—such as center turn lanes and dedicated right-turn lanes—should be required.

Further consideration should also be given to alternative access points, including potential connectivity to E. Britton Road, in order to mitigate congestion and improve traffic flow.

4. Lack of Clarity Regarding Residential Development (Tract 2)

The proposed R-4 zoning for Tract 2 lacks sufficient detail regarding the nature and quality of the

development. Area stakeholders have not been provided with meaningful information regarding the anticipated product type (e.g., Class A, B, C, or D), density, or how the residential component will integrate with adjacent uses within the PUD. Again, this underscores the need for tract-specific site plans to ensure compatibility, appropriate design standards, and alignment with surrounding development.

5. Uncertainty Regarding Ownership and Long-Term Intent

While we appreciate the Church's initiative in advancing redevelopment efforts, there remains uncertainty regarding its long-term role and legal interest in the project. It is unclear whether the Church intends to remain actively involved in the development and operation of the proposed uses or whether this effort is being undertaken in anticipation of a future sale or divestiture. We respectfully request clarification on this point, as it is relevant to understanding the ultimate character and stewardship of the development.

In closing, we are not opposed to thoughtful and well-planned redevelopment of this property. However, the current proposal lacks the level of specificity and certainty necessary to ensure compatibility with surrounding uses and to protect the interests of existing stakeholders.

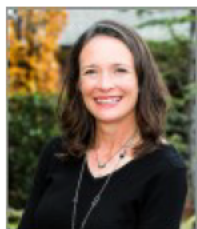
We respectfully request that the City require additional detail, including tract-specific site plans and infrastructure considerations, prior to approving PUD-2133.

Thank you for your consideration.

Kind Regards,

Julie

P.S. Please visit our [website](#) to get updated Market Perspectives.



Julie L Marks, CFP®, CPA

Private Wealth Advisor

CA License # 4305889

Marks & Associates |

A private wealth advisory practice of Ameriprise Financial Services, LLC

An Ameriprise Private Wealth Advisory Practice

.....
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9104 N Kelley Ave

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Office: 405.286.4300 x 304 | Fax: 405.286.4309

Business Mobile: 405.451.3711

[Visit my team website](#)

AR License #3795711



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Howard, Gabriel J

From: Geoff Stallings <>
Sent: Friday, March 20, 2026 10:49 AM
To: PL, Subdivision and Zoning; [REDACTED]
Subject: PUD-2133 OBJECTION

Importance: High

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On behalf of Pension Solutions, Inc., a tenant in Tower Lakes Office Park, west across N. Kelley Avenue from the proposed PUD-2133, I object to the approval of the PUD for the following reasons:

1. The PUD does not provide a specific site plan, and due to the ambiguity of the PUD and the various uses, we are requesting the City to require a specific site plan for each development tract. Because of the industrial districts defined in the code, without a specific site plan for each tract, it is too easy to conflate "Light" and "Moderate" Industrial zoning districts. The conceptual uses presented and approved during the process to authorize a zoning change proposed through a PUD could too easily transform from an I-1 Light Industrial Use to an I-2 Moderate Industrial Use without noticing existing area stakeholders.
2. We would like the developer to provide more detail regarding the proposed light industrial development for Tract 1. We have been told that Tract 1 may serve as a fabricating facility for an HVAC related business, and there are concerns about possible chemicals such as freon. Further, if HVAC fabrication is the proposed use for Tract 1, according to the municipal code it seems the correct use classification is Moderate Industrial District. See definition below.

I-1 Light Industrial District. The I-1 District is intended to accommodate low impact industrial development and supporting commercial or public uses, in areas where little or no nuisance effects are generated. These industrial uses may require good accessibility to air, rail or street transportation routes, but the size and volume of the raw materials and finished products should not be as great as that produced by uses in the moderate and heavy industrial districts. No manufacturing, assembly, repair, work activity or storage, other than outside sales and display as permitted by this chapter, shall take place outside the confines of an enclosed building.

I-2 Moderate Industrial District. The I-2 District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operation and storage.

3. According to PUD-2133, the ingress and egress for a majority of the traffic from Tract 1 (Industrial Use) and all the traffic from Tract 2 (R-4 Use) will be restricted to N. Kelley Ave. The current infrastructure of N. Kelley Ave. is unable to accommodate the increased density and flow of

traffic. Although, N. Kelley Ave. has been improved, center turn lanes and right-hand turn lanes need to be installed to accommodate an R-4 high density development, especially if ingress and egress cannot be accommodated on E. Britton Road via the Church parking lot.

4. The proposed base zoning of R-4 for Tract 2 lacks sufficient detail and area stakeholders are unsure of the quality (Class A, Class B, Class C, or Class D), density, or how Tract 2 harmonizes and connects with the other development tracts in the PUD. This illustrates further reason why a specific site plan should be required for each development tract.
5. Although, I appreciate the Church's efforts to redevelop its property, we are not persuaded that a "steeple church" or a "Qualified Church-Controlled Organization" will be operating an industrial entity or high-density residential complex. We are asking for clarification of the Church's future role and legal interest in the property or if the Church's efforts are a condition of a pending sale or to position the property for a future divestiture.

Respectfully submitted,

Geoff Stallings, QKA®, QPA, ERPA, APA, APR
President



Office Hours:

Monday - Thursday 8am-5pm

Friday 8am-3pm

Pension Solutions, Inc.

9116 N. Kelley Ave.

Oklahoma City, OK 73131

Tel: (405) 478-4321

Website: www.pension-solutions.net

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Howard, Gabriel J

From: Randy Trachtenberg <>
Sent: Thursday, March 19, 2026 3:02 PM
To: PL, Subdivision and Zoning; [REDACTED]
Subject: PUD-2133 OBJECTION
Attachments: 07028150_Randy^acntenberg, Owner and CEO.pdf

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To the Zoning Commission and Ward 7 Representatives,

Please find my written objection to PUD-2133 attached for your review.

It is my sincere hope that your organization will continue to protect and preserve the calm, stable, and thriving character of this area of Oklahoma City.

Thank you for your time and consideration.

Respectfully,



Randy Trachtenberg
CEO/President

M&M Energy Supply Co.

9000 N. Kelley Ave. | Oklahoma City, OK 73131
Phone: (405) 352-7879 | Fax: (580) 252-7708 | Cell: (405) 620-1006



Validity of Offer (January 2026):

Any material offered for sale is subject to M&M Energy Supply Co. Standard Terms and Conditions of Sale. Unless otherwise stated, all pricing is valid for 30 days from the date of quotation, except as noted below:

- Valves and Fittings – 7 days after receipt of quotation
- Pipe (steel or other) – 48 hours after receipt of quotation
- Poly Pipe – 48 hours after receipt of quotation

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Subject: PUD-2133 OBJECTION

On behalf of M&M Energy Supply Co., a tenant in Tower Lakes Office Park, located immediately across N. Kelley Avenue from the proposed PUD, I respectfully object to the approval of the PUD for the following reasons:

1. The PUD provides insufficient information regarding traffic ingress and egress for Tracts 1 and 2. It appears that N. Kelley Avenue will serve as the primary, if not the only, access point for both tracts. There are also concerns regarding how public transit will serve the PUD. Public bus service is currently located on the east side of N. Kelley Avenue, opposite the PUD, requiring pedestrians to cross N. Kelley Avenue to access transit. Safe crossing opportunities are largely limited to the intersection of N. Kelley Avenue and E. Britton Road, which will likely exacerbate unsafe pedestrian crossings. Additionally, necessary street improvements to support high-density development are absent along N. Kelley Avenue. It has been two (2) years since N. Kelley Avenue was widened, and the City has yet to correct the grade of the ingress and egress points adjacent to my property along N. Kelley Avenue, directly across from the proposed PUD.
2. Based on my prior experience with the developer of PUD-1693 (located at the northeast corner of N. Kelley Avenue and E. Britton Road), a detailed site plan for each development tract should be provided to area stakeholders.
3. Certain uses that are incompatible with the surrounding development should be explicitly excluded and identified as such within the PUD. These excluded uses should include:
 - 8300.22 Bingo Parlors
 - 8150.6.1 Community Garden
 - 8150.6.2 Composting
 - 8150.6.3 Greenhouse
 - 8150.6.4 Home Garden
 - 8150.6.5 Hoop House
 - 8150.7 Horticulture



M&M Energy Supply Co.
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- 8250.18 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug and Alcohol Treatment Centers
- 8150.7.2 Roof Garden
- 8250.19 Transitional Mental Health Residential Facilities
- 8150.9 Urban Farm
- 8250.6 Domestic Violence Shelters

4. For several reasons, I do not believe People's Church intends to operate an industrial facility or a high-density residential complex. However, because the Church is requesting a zoning change from R-1 to I-1 and R-4, along with various mixed-use designations that may ultimately be developed by a subsequent owner, it is critical to protect my property from incompatible uses that could diminish the value and utility of the surrounding area. Accordingly, I request that the City require clarification of the Church's future role and legal interest in the property.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Randy Trachtenberg', is written over a faint, light blue circular stamp.

Randy Trachtenberg, Owner and CEO

M&M Energy Supply Co



March 20, 2026

Mr. Chris Harrison, Commissioner Ward 7
Oklahoma City Planning Commission
420 W. Main Street
Oklahoma City, OK 73102

Re: Objection to the Application of PUD-2133
800 E. Britton Road
Oklahoma City, OK 73114

On behalf of GoBop, LLC, one of the property owners in the Tower Lakes Office Park, located immediately across N. Kelley Avenue from the proposed PUD, we object to the approval of PUD-2133 for the following reasons:

1. Notice

The City failed to answer the question of whether proper notice was provided to all affected property owners. The property owners list should have been certified and provided to the City when notice of the PUD was filed with the Planning Department prior to delivery of the notice on March 7, 2026. On March 11, 2026, I contacted the City's Subdivision & Zoning Office regarding concerns about the notice requirements. Specifically, if proper notice was required for PUD-2133 (draft date of 02.12.2026) according to Title 11, Section 43-104 through Section 106. Unfortunately, neither Gabriel Howard or Susan Welch recognized the distinction between a "zoning change" under state statute and a "permit" under the municipal code. However, the PUD was revised and a new draft dated March 12, 2026, was submitted to the City. However, based on the legal description and the changes to the PUD's northern boundary, I again questioned the sufficiency of the notice. In both instances, the City failed to provide a cogent argument or failed to directly answer my question regarding the notice. The email exchange below details the City's irreconciled conclusions and failure to directly answer my question regarding notice. As of the date of this objection, the Subdivision and Zoning Office has not answered my question. Did the City or applicant provide timely notice to all affected property owners according to the PUD's revised boundaries contained in the PUD dated March 12, 2026?

Email Exchange with Subdivision and Zoning Re: PUD-2133

March 11, 2026 11:21 AM

Dear Planning Department,

Please accept this email as an objection regarding insufficient notice unless there is evidence that may prove otherwise. It is our contention that because Section 8.1 of the proposed PUD states:

“The use and development regulation of R-4 General Residential District and I-1 Light Industrial shall govern this PUD, except as herein modified, **including conditional, special permit, special exceptions** alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable, unless otherwise noted herein.”

The description above would include the following uses:

8250.19	Transitional Mental Health Residential Facility
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers

According to Title 11, Section 43-104 through Section 106 of the Oklahoma Statutes, an applicant for a PUD is required to provide written notice of 30 days to all real property owners within one-quarter (1/4) of a mile of the area covered by a proposed PUD that provides for use of treatment facilities, multiple family facilities, transitional living facilities, halfway houses and any housing or facility that may be used for medical or nonmedical detoxification. GoBop, LLC did not receive 30-day notice regarding PUD-2133. The notice we received is attached and post marked March 7, 2026, for a March 26, 2026, meeting. Considering the uses requested in the PUD, we believe the notice provided is insufficient in both time and scope.

If you have any questions, please contact me by email or at (405) 607-3988.

Thank you,

Mark Lester

March 11, 2026 11:59 AM

Hello,

The state statute you're pointing to, is specifically for "medical or nonmedical detoxification".

Land use codes 8250.18 & 8250.19 would not be allowed by right in the proposed PUD base zoning districts of R-4 General Residential or I-1 Light Industrial.

If this PUD is approved, both base districts would require an additional Special Permit application and public notice to all property owners within ¼ mile radius, of the subject site.

Thank you,

Gabriel Howard

Senior Planner

Planning Department-Subdivision & Zoning

March 11, 2026 2:04 PM

Gabriel,

Thank you for your quick response. I am asking you to reconsider based on the following:

The statutes listed in the email below are not specific to medical and nonmedical detoxification. The portion you are referencing is a delineation of when additional time is required, and the scope of notice is to be increased. As the PUD is currently written, if approved all **conditional, special permit, and special exceptions** would be allowed. The statute references a zoning change and states "if the zoning change requested permits the use of ..." the enhanced notice is required. Acquiring a special permit is a condition to conduct the use but is not a zoning change. The applicant of the PUD should provide the required 30-day notice and increase the scope according to state statute. The statutory notice of a zoning change is separate from any notice requirements regarding a special permit. The applicant elected to include all **conditional, special permit, and**

special exceptions. If the applicant wanted to be exempt from the statutory requirement, municipal code uses 8250.18 and 8250.19 could have been listed as an exclusion, or as stated in the PUD, the uses could have been modified. In addition, according to the statute, the applicant of the zoning change is required to give the enhanced notice, which may not be the entity or person requesting a special permit. For example, an applicant for a special permit may be a separate site owner within the PUD or subsequent owner of a site within the PUD and elects to apply for a special permit. The separate site owner or subsequent site owner is making the request for the special permit because the PUD applicant's zoning change permits the use for which a special permit may be granted. A special permit requires the applicant for the special permit to address and satisfy specific operational and demographic requirements (see Municipal Code 59-9350.53 and 59-9350.63). The satisfaction of the specific operational and demographic requirements is likely to be ameliorated by an approved zoning change, especially a PUD, as a PUD assumes there is compatibility and harmony between the allowed uses and agrees with zoning regulations (59-4250.2).

For the reasons listed above and specifically because the applicant of PUD-2133 is requesting a zoning change that permits municipal code uses 8250.18 and 8250.19, the enhanced notice requirements of 11 O.S. Section 43-104 through Section 106 of the Oklahoma Statutes are required.

Thank you,
Mark Lester

March 11, 2026 2:27 PM

Hello,

As the PUD is currently proposed in Section 8.1; "The use and development regulations of the R-4 General Residential District and I-1 Light Industrial District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses **subject to their appropriate conditions**

and review procedures for public hearings where applicable, unless otherwise noted herein.”

The above statement says any land use that requires conditional approval, a special permit, or a special exception, per Tables 6100.1 & 6250.1, would need to obtain this prior to development.

Thank you,
Gabriel Howard
Senior Planner
Planning Department-Subdivision & Zoning

March 11, 2026 2:43 PM

Gabriel,

Development of a site within a PUD is based on the zoning allowed by the PUD, including uses that require special permits. The state statute addresses zoning changes and not subsequent approvals, permits, or developments located within the zoning change, including special permits. A PUD is a zoning change according to state law and the municipal code.

The PUD applicant should provide the enhanced notice required by the statute and any entity requesting a special permit within the PUD should comply with the applicable notice requirements of a special permit, including the ability to comply with Municipal Code 59-9350.53 and 59-9350.63.

The procedures and notices for a special permit are not a substitute for the statutory notice requirements regarding zoning changes as described at 11 O.S. Section 43-104 through Section 106.

Thank you,
Mark

March 14, 2026 7:09 AM

Mark, Sarah would be the staff member to determine any notification errors.

Debi Martin

March 16, 2026 4:16 PM

Thank you both.

Mr. Lester, it sounds like you have the most recent copy of the Master Design Statement (MDS). I agree with Gabriel about how staff would require a Special Permit and the State's requirement for notice for detox based on the original submission.

Staff is now reviewing the proposed changes to the Master Design Statement submitted by the applicant and dated 3/12/26. While we understand the applicant has no plans for the use units you mentioned that would allow detox, based on your concerns and how the PUD is now worded, I've asked Box Law Group to be more specific/clarify the uses that they are proposing to be allowed by right, so we expect another update to the MDS.

We have this case scheduled for the March 26, 2026 Planning Commission hearing. If you have comments/protest that you would like included with the agenda materials, please send it to us at [REDACTED] or by mail to the address below by noon this Friday (3/20).

Thank you,

Sarah Welch

Subdivision & Zoning Manager
Oklahoma City Planning Department
Subdivision & Zoning Office: (405) 297-2623

March 26, 2026 4:52 PM

Sarah,

Thank you for your quick response and for contacting Box Law Group with our concerns. It is appreciated. Although, it is likely a moot point due to the revised PUD, I disagree with Gabriel's and your conclusion regarding a distinction between a "zoning change" under state statute and a permitted "use" under the municipal code. My goal is to protect our firm irrespective of how inconsequential the matter may seem or how trivial a distinction

may appear. Regardless, I appreciate your time and consideration regarding the matter.

Quick follow-up question: Will Subdivision and Zoning, verify a 20-day notice was provided to the property owners north of E. Britton Road due to the enlargement of the legal description provided in the current PUD?

Thank you,
Mark

March 17, 2026 10:17 AM

Mr. Lester, will you please confirm what you mean by “enlargement of the legal description provided in the current PUD”?

Sarah

March 17, 2026 10:31 AM

Ms. Welch,

Yes, “enlargement” is correct. It appears the area of the PUD increased from 30 acres to 47 acres, and that the original legal description may not have included the tract where the church’s facilities are located. It is difficult to determine this definitively because a legal description was not included in the PUD dated 02.12.2026. However, the introduction in Section 1.0 of that PUD (dated 02.12.2026) states 30 acres, which was later revised to 47 acres in the PUD dated 03.12.2026.

Notice of the PUD may very well have been provided in accordance with the required ownership radius, but I wanted to confirm.

Thank you,
Mark

March 17, 2026 – 10:46 AM

The original MDS indicated 30-acres incorrectly, the revised MDS indicates 47 acres, which is correct and the approximate size of the parcel being rezoned, link to OK County Assessor: [WP50 Oklahoma County Assessor Real Account Detail](#)

Thank you,
Gabriel Howard
Senior Planner
Planning Department-Subdivision & Zoning

March 17, 2026 11:31 AM

Thank you for confirming that 47 acres is correct. However, we are still unclear whether the March 7 notice was delivered to the appropriate landowners, as there was no legal description included in the 02.12.2026 PUD.

In Section 4.0 the Site and Surrounding Area the 02.12.2026 and 03.12.2026 PUD read:

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

- North: **R-1 and O-2 Districts and used for People's Church and office development.**
- East: SPUD-1538, R-4, O-2, PUD-364 and PUD-1369 Districts and used for office and residential development.
- South: PUD-2120 District and is currently undeveloped.
- West: R-1, PUD-1170, PUD-1246 and PUD-1011 Districts and used for residential development and vacant land.

We believe the "North" surrounding property is incorrect and should read something like:

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: C-1 and O-2
East: SPUD-1538, R-1, R-4, O-2, PUD-364 and PUD-1369 Districts and used for office and residential development.
South: PUD-2120 District and is currently undeveloped.
West: R-1, PUD-1170, PUD-1246 and PUD-1011 Districts and used for residential development and vacant land.

For this reason, it appears that the north boundary line of the proposed PUD used to determine the ownership and notice radius may have been incorrect. We are requesting confirmation that notice was delivered based on the correct boundary lines of the proposed PUD, especially the north boundary line.

Thank you - Mark

2. R-4 General Residential District:

City's Comprehensive Plan provides that Urban – Low Intensity applies to the, “least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.” In addition, Urban-Low Intensity land use provides for a multi-unit residence ratio of 15-30 du/acres. However, due to the topography of Tract 2 the available footprint for a R-4 high density development is likely reduced to an area less than the 14.9 acres illustrated on the Conceptual Master Development Plan. Without a specific site plan it is difficult to determine how a multi-unit residential development will satisfy the UL Intensity guideline of 15-30 du/acres.

The PUD provides no details regarding the quality of a proposed R-4 development. It is unclear if the Church is proposing a Class A, Class B, Class C, or Class D development.

3. Request for Excluded Uses

We have asked the preparer of the PUD to exclude the following uses from being permitted within the PUD. The uses listed below are incompatible with the surrounding development and should be explicitly excluded and identified as such within the PUD. These excluded uses should include:

- 8300.22 Bingo Parlors
- 8150.6.1 Community Garden
- 8150.6.2 Composting
- 8150.6.3 Greenhouse
- 8150.6.4 Home Garden
- 8150.6.5 Hoop House
- 8150.7 Horticulture
- 8250.18 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug and Alcohol Treatment Centers
- 8150.7.2 Roof Garden
- 8250.19 Transitional Mental Health Residential Facilities
- 8150.9 Urban Farm
- 8250.6 Domestic Violence Shelters

The above-listed uses may seem benign; however, many of the uses fail to have appropriate meaning within the municipal code to ensure the engagement of such uses does not harm the surrounding area. We emailed the applicant and its representative on March 16, 2026, but did not receive a response to our concerns - See attached.

4. Specific Plan.

We are requesting that a specific site plan be prepared for each development tract as it is developed or redeveloped for the following reasons:

- Although the PUD provides that R-4 General Residential District governs Tract 2 and the PUD states, “**all uses** with the R-4 District” shall be permitted along with the following additional uses:

8300.1 Administrative and Professional Offices
8300.8 Animal Sales and Services: Grooming

8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
8300.32 Convenience Sales and Personal Services
8200.2 Dwelling Units and Mixed Uses
8300.36 Eating Establishments: Fast Food with Drive-thru Order Window
8300.35 Eating Establishments: Fast Food
8300.37 Eating Establishments: Sitdown
8300.38 Eating Establishments: Sitdown, Alcohol Permitted
8300.52 Medical Services: General
8300.53 Medical Services: Restricted
8300.58 Personal Services: General
8300.59 Personal Services: Restricted
8300.63 Retail Sales and Services: General

Because the PUD provides for “**all uses**” it appears that includes all permitted, conditional, special permit, and special exception uses. If so, the PUD fails to provide sufficient notice and/or description of the uses contemplated by the property owner. There are several conditional and special permitted uses in R-4, I-1, and C-3, which stakeholders strongly oppose. In addition, we believe the municipal code fails to adequately provide the procedural protocols and notice requirements necessary to protect property owners from certain conditional uses. For many conditional uses, Section 59-9200 and 59-4200.4 of the municipal code cannot be effectuated by the Director (Public Works), when it is temporally impossible for the Director or anyone else to have knowledge of a developer’s or operator’s compliance of many of the prospective condition uses listed in §59-9350. In short, the City cannot make a prior determination of compliance for most conditional uses as such conditions are provided in the municipal code before such uses occur.

- Because there is a significant possibility that the Church, the applicant of PUD-2133, will not be the redeveloper of the property after a PUD is approved by the City. A subsequent owner/developer would be allowed to develop the property in a manner very dissimilar to the Conceptual Master Development Plan, and a use with less utility and compatibility with the area could become the primary use.
- The draft of PUD-2133 does not seem to provide the connectivity between the development tracts as required by the municipal code. The PUD reads as if the developer is requesting three (3) mini-PUDs. Please provide any clarification you believe will elevate this concern.

GoBop, LLC, Pension Solutions, Inc., and other stakeholders in the area support the development of the property. However, as the draft application of PUD-2133 is under consideration - we object.

Thank you for your time and consideration. If you have any questions regarding the objections and concerns contained herein, please contact me at (405) 478-4321.

Respectfully,



Mark Lester
General Counsel – OK Bar No. 20264
GoBop, LLC and Pension Solutions, Inc.

ATTACHMENT

Mark Lester

From: Mark Lester
Sent: Monday, March 16, 2026 4:12 PM
To: 'McKenna Hoppe'
Cc: Welch, Sarah; Ward7; Martin, Debi A; [REDACTED]
[REDACTED] Geoff Stallings
Subject: PUD-2133 Questions and Concerns
Attachments: Notice of Proposed PUD-2133.pdf; REDLINED PUD-2133 03.12.2026 (3.13.2026).docx; REDLINED PUD-2133 03.12.2026 (3.13.2026).pdf

Importance: High

Tracking:

Recipient

Read

'McKenna Hoppe'

Welch, Sarah

Ward7

Martin, Debi A

[REDACTED]

[REDACTED]

[REDACTED]

Geoff Stallings

Read: 3/16/2026 4:13 PM

Karen Langley

Read: 3/16/2026 4:49 PM

John Meek

[REDACTED]

Randy Trachtenberg

Good afternoon McKenna,

Thank you for providing us with a copy of the revised PUD-2133 last Thursday, March 12, 2026. Please find attached for your review and consideration a redlined version of the PUD-2133, which outlines our questions and concerns regarding the proposed PUD.

We also want to communicate our intent; we understand that property owners have a right to develop their real property and we believe it is also in our best interests that the property covered by PUD-2133 is properly developed. However, many stakeholders in the area have been negatively affected by PUD-1693 that was approved by the City in 2020. Due to that experience, stakeholders want to ensure that we have a comprehensive understanding of the proposed uses, how the uses defined in the PUD reconcile with the municipal code, and where the proposed uses will be located. In addition to the attached redlined PUD, our primary concerns are listed below:

1. The property description provided in the PUD-2133 on March 12, 2026, was larger and extended further north than the original PUD-2133 dated February 12, 2026, of which we were provided notice. Did the notice provided on March 7, 2026, include the property owners affected by the enlarged and extended area of the proposed PUD as provided on March 12, 2026?

ATTACHMENT

2. As referenced earlier, many in the area were negatively affected by PUD-1693. That particular PUD stated, “All uses **permitted** in C-3 Community Commercial District shall be permitted unless otherwise noted herein.” It was and still is our contention that “permitted” is a defined term regarding uses in the municipal code. However, the developer of PUD-1693, has taken the position that “all uses permitted” includes conditional uses as well. There are several conditional and special permitted uses in R-4, I-1, and C-3, which stakeholders strongly oppose. Such uses are listed in Section 8.1 of the attached PUD Redline. In addition, we believe the municipal code fails to adequately provide the procedural protocols and notice requirements necessary to protect property owners from certain conditional uses. For many conditional uses, Section 59-9200 and 59-4200.4 of the municipal code cannot be effectuated by the Director (Public Works), when it is temporally impossible for the Director or anyone else to have knowledge of a developer’s or operator’s compliance of many of the prospective condition uses listed in §59-9350. In short, the City cannot make a prior determination of compliance for most conditional uses as such conditions are provided in the municipal code before such uses occur. Area stakeholders do not care to open an additional front regarding these types of issues with the City.
3. The draft of PUD-2133 does not seem to provide the connectivity between the development tracts as required by the municipal code. The PUD reads as if the developer is requesting three (3) mini-PUDs. Please provide any clarification you believe will elevate this concern.
4. Stakeholders also have concerns regarding increased traffic along N. Kelley Ave. Has there been a traffic study regarding the potential effects of a high-density R-4 development on traffic and public transportation? Stakeholders in the area endured the widening of N. Kelley Ave. for many years. There is concern that without public improvements to N. Kelley, N. Phillips Ave., and possibly E. Britton Road to accommodate the development, the City will not ensure such improvements are implemented in subsequent years. The Tower Lakes development on N. Kelley Ave and E. Britton Road is still waiting for the City to correct the incline of its southern ingress/egress from N. Kelley Ave.
5. We are requesting a specific plan for the PUD for all undeveloped real property. We do not believe the current draft of the PUD satisfies § 59-14150.D (4) of the municipal code. On the contrary, we believe current application process to receive a waiver (59-14150.C) fails to provide affected adjacent property owners with adequate notice of how a potential PUD may affect their rights and interests to their property. We are concerned that the use of PUDs is too often used to bypass zoning and use requirements. The prevalence of PUDs and SPUDs has essentially nullified zoning districts and regulations in many areas of the City, including the areas around N. Kelley Ave. and E. Britton Road. PUDs have become the exception that has swallowed the rules.
6. Although, we appreciate the Church’s efforts to redevelop its property, we are not persuaded that a “steeple church” or a “Qualified Church-Controlled Organization” will be operating a light industrial entity or high-density residential complex. We are asking for clarification of the Church’s future role and legal interest in the property or if the Church’s efforts are a condition of a pending sale or to position the property for future disposal.

We believe if the concerns stated above and those referenced in the redlined PUD can be addressed by the Church, potential developer, and/or the City, we will be able to support the approval and adoption of PUD-2133.

ATTACHMENT

Thank you for your consideration,

Mark Lester, JD , QKA
COO and General Counsel
Pension Solutions, Inc.
9116 N. Kelley Ave.
Oklahoma City, OK 73131
Direct: (405) 607-3988

PENSION SOLUTIONS IS CLOSED FRIDAY, APRIL 3, 2026.

I will be attending classes April 13-15, 2026.

[Schedule a meeting](#)



Office Hours:

Monday - Thursday 8:00 am -5:00 pm

Friday 8:00 am – 3:00 pm

I will be out of the office July 1 – 7, 2026.

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The City of
OKLAHOMA CITY
PLANNING DEPARTMENT
Subdivision & Zoning Office
420 West Main Street, Suite 910
Oklahoma City, OK 73102

2400406

PUD-2133
GO BOP LLC
9116 N KELLEY AVE
OKLAHOMA CITY, OK 73131-2418

OKLAHOMA 73131



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NOTICE OF HEARING

CASE NUMBER: PUD-2133

DATE OF HEARING: March 26, 2026

NOTICE IS HEREBY GIVEN that **Edmond**People's Church, Inc** have filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit www.okc.gov/districts.

ADDRESS: 800 East Britton Road

CURRENT ZONING: R-1 Single-Family Residential District

PROPOSED USE: The purpose of this request is to allow light industrial and/or multi-family residential use and development.

LEGAL DESCRIPTION: See attached Exhibit A – Legal Description

Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. The Planning Commission will hold a public hearing on the date shown above. Letters in support or opposition of this application should be submitted to the city staff via mail or email by **noon on Friday, March 20, 2026**, in order to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, March 26, 2026, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

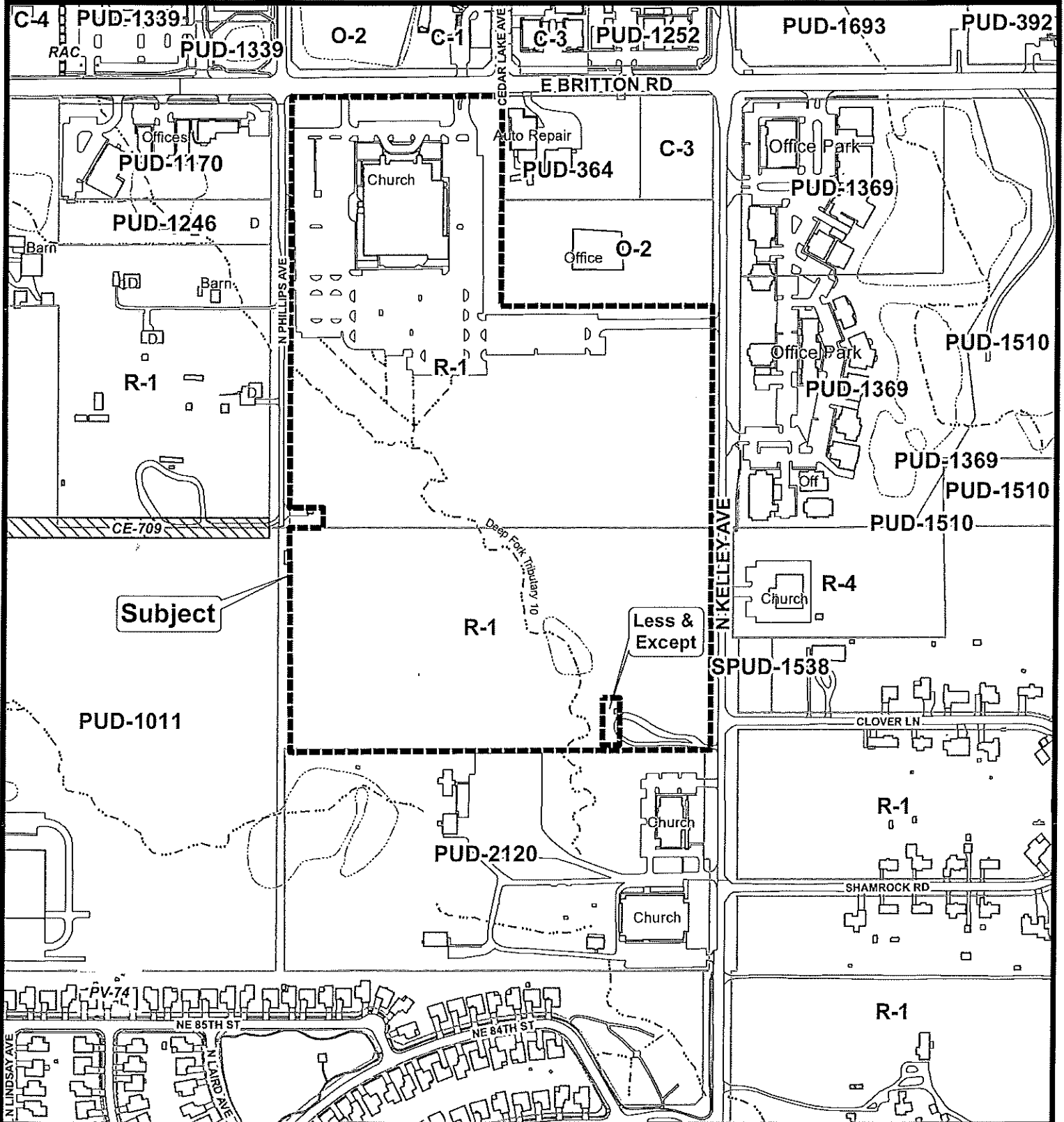
City of Oklahoma City Planning Department
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102
Email: subdivisionandzoning@okc.gov
Ph: (405) 297-2623 *Para asistencia en Español, favor de llamar al (405) 297-3533.*

Case No: PUD-2133

ATTACHMENT
Applicant: Edmond**People's Church, Inc.

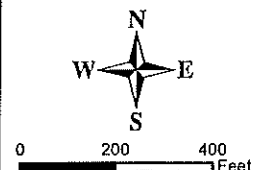
Existing Zoning: R-1

Location: 800 E. Britton Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



ATTACHMENT

PUD-2133 Exhibit A – Legal Description

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11. LESS AND EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12099, PAGE 1850, SAID TRACT BEING DESCRIBED AS FOLLOWS: A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, LESS AND EXCEPT A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE I.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 305 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING. AND MAGNOLIA AVENUE LOCATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF KELLEY AVENUE SOUTH OF BLOCKS 15 AND 16 OF ADAM'S ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN. SAID PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, AS VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA CASE NO. 0-200468001 RECORDED IN BOOK 9488, PAGE 424.

ATTACHMENT

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT**

PUD-2133

MASTER DESIGN STATEMENT FOR

N Kelley Ave. & E Britton Rd.

February 12, 2026

March 12, 2026

PREPARED FOR:

Edmond People's Church, Inc.
800 E. Britton Rd.
Oklahoma City, OK 73114
(405) 775-9991
[REDACTED]

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
[REDACTED]
[REDACTED]

ATTACHMENT

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SECTION 1.0.....INTRODUCTION

The Planned Unit Development (PUD) of N Kelley Ave. & E Britton Rd., consisting of approximately 47 acres, is located within the Northeast Quarter (NE/4) of Section 34, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0.....LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement. Please provide the approximate phases and sequence in which the development is proposed to be built § 59-14150.B.(1)(a)5.

SECTION 3.0.....OWNER/DEVELOPER

The owner and developer of this property is Edmond People's Church, Inc.

SECTION 4.0.....SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: R-1 and O-2 Districts and used for People's Church and office development. It appears the area has increased from approximately 30 acres to approximately 47 acres with the boundaries extended north to Britton Road. If so, should the listed zoning for the surrounding North be C-1 and O-2?

East: SPUD-1538, R-1, R-4, O-2, PUD-364 and PUD-1369 Districts and used for office and residential development. (Zoning R-1 is directly south of the SPUD-1538 and Clover Lane. It appears the Northwestern corner of the McCoury Heights Neighborhood is directly across from southeast corner of the proposed PUD).

South: PUD-2120 District and is currently undeveloped.

West: R-1, PUD-1170, PUD-1246 and PUD-1011 Districts and used for residential development and vacant land.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0.....PHYSICAL CHARACTERISTICS

Tract 1 of the property is currently developed with a facility of approximately 62,000 square foot currently serving as a church with ancillary parking covering significant portions of Tract 1. The remaining property is currently undeveloped with trees and landscaping throughout. There is an existing creek running through the property. The property contains gentle slopes (2% to 5%) that run toward the creek.

SECTION 6.0.....CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit and (light or low impact) industrial and/or residential development. The current concept statement is a request for a change of zoning. The concept fails to describe how the uses in the three (3) tracts will compliment and harmonize each other, or address concerns regarding

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residential density, traffic and pedestrian circulation, drainage and the effects to the existing creek that feeds into the local watershed, including other ponds and streams.

As illustrated on Exhibit B - the Conceptual Master Development Plan, it appears there is little or no connection between the tracts within the PUD, but that each tract is being developed as a mini-PUD within PUD-2133. Are there any plans for streets, pedestrian walkways, common space, or other improvements that will facilitate connectivity and cohesiveness between the proposed tracts?

According to the PUD and as illustrated on Exhibit B, Tract 2 is to be zoned/governed R-4 General Residential District, which provides:

The R-4 District is a higher density residential district which encourages multiple-family and group residential developments, and represents a broad variety of housing types and densities. The regulations are designed to facilitate infill residential development and development close to non-residential uses. Provision is made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods, and will reduce dependence upon automobile transportation by encouraging population densities that will support mass transportation.

Questions:

1. What is the concept for the development other than the R-4 General Residential District and other requested uses?
2. What is the proposed density? Exhibit B illustrates the location of six (6) buildings that appear to easily provide twelve units per floor. Based on the number of buildings and assuming a building height is 3 stories, the total number of residential units is approximately 216 units, and 4 stories would accommodate approximately 288 units. Is that a fair projection?
3. What is the core classification quality of the proposed residential development, Class A, Class B, Class C, Class D?
4. What improvements are being proposed to connect the development to encourage and support mass transportation?

SECTION 7.0.....SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E Britton Rd. The nearest street to the east is N Kelley Ave. The nearest street to the south is NE 84th St. The nearest street to the west is N Phillips Ave.

Are there any proposed streets? If so, what are the design concepts and right-of-way standards? What type of improvements (if any) will be made to N Phillips Ave.? (§ 59-14150.B.(1)(a)10). What traffic flow studies have been conducted illustrating the impact of a high-density R-4 development in the area? What are the proposed ingresses and egresses for such a residential development? Will East Britton be accessible through a church parking lot? North Phillips Ave is an unimproved street. What street improvements are required to support the proposed PUD pursuant to 59-14200.3? According to Exhibit B - the Conceptual Master Development Plan, it appears N. Kelley Ave. is to serve as the main access to Tract 1 and Tract 2, and secondary access to Tract 3, with no internal connections between the tracts within the PUD, is that correct?

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7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 22 located at 333 NW 92nd St. It is approximately 1.5 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently available adjacent to this site. Is this a reference to Tracts 1 and 2 along N. Kelley Ave? If so, what improvements is the Developer and the City willing (or required) to implement to ensure safe access across N. Kelley Ave.?

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards. Urban-Low Intensity provides a Gross Density of 15-30 du/acre for multifamily. How does such Goss Density requirement reconcile with higher density guidelines of the R-4 General Residential District on Tract 2, which is 14.9 acres? How do the uses of an I-1 Light Industrial District reconcile with the Urban-Low Intensity land use of City's Comprehensive Plan?

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of

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development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-4 General Residential District and I-1 Light Industrial District [should C-3 Community Commercial District be referenced here?] shall govern this PUD, except as herein modified.

Tract 1 - The I-1 District shall govern Tract 1, except as otherwise provided herein. The following uses shall be the only uses permitted within Tract 1:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
~~8300.13~~	~~Automotive: Parking Lots, as a Principal Use~~
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communication Services: Limited
~~8300.31~~	~~Construction Sales and Services~~
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units Above the Ground Floor
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.51	Lodging Accommodations: Commercial Lodging
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential [<u>R-4 General Residential shall govern any 8200.12 Multiple-Family Residential uses located within Tract 1, including the development of such use.</u>]
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
~~8300.61~~	~~Repair Services: Consumer~~
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

ATTACHMENT

Tract 2 – The R-4 District shall govern Tract 2. In addition to all uses permitted within the R-4 District, the following uses shall also be permitted within Tract 2 and the C-3 Community Commercial District govern such uses, including the development of such uses (see comment below listed uses):

8300.1	Administrative and Professional Offices*
~~8300.8~~	~~Animal Sales and Services: Grooming~~
~~8300.11~~	~~Animal Sales and Services: Kennel and Veterinary, Restricted~~
8300.32	Convenience Sales and Personal Services*
8200.2	Dwelling Units and Mixed Uses (<u>Above Ground Floor – the Code provides two (2) labels for use 8200.2)</u>
~~8300.36~~	~~Eating Establishments: Fast Food with Drive thru Order Window~~
8300.35	Eating Establishments: Fast Food*
8300.37	Eating Establishments: Sitdown*
8300.38	Eating Establishments: Sitdown, Alcohol Permitted*
8300.52	Medical Services: General*
8300.53	Medical Services: Restricted*
8300.58	Personal Services: General*
8300.59	Personal Services: Restricted*
8300.63	Retail Sales and Services: General*

*Indicates uses that are not listed in the R-4 Zoning Base Districts Table 6100.01 Agricultural and Residential Districts Use Regulation, or Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards. How do the bulk standards of R-4 apply to these uses that are typically governed by an Office or Commercial zoning base district?

Tract 3 – The C-3 District shall govern Tract 3 except as otherwise provided herein. The following uses shall be the only uses permitted within Tract 3:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
~~8300.13~~	~~Automotive: Parking Lots, as a Principal Use~~
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
~~8300.31~~	~~Construction Sales and Services~~
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units <u>Above the Ground Floor and Mixed Units</u>
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light <u>[I-1 District shall govern any 8350.8 Industrial, Light uses located within Tract 3, including the development of such use.]</u>
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related [permitted by right]

ATTACHMENT

8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General

The following uses shall not be permitted or located within any development Tract within the PUD:

<u>8300.22</u>	<u>Bingo Parlors</u>
<u>8150.6.1</u>	<u>Community Garden</u>
<u>8150.6.2</u>	<u>Composting</u>
<u>8150.6.3</u>	<u>Greenhouse</u>
<u>8150.6.4</u>	<u>Home Garden</u>
<u>8150.6.5</u>	<u>Hoop House</u>
<u>8150.7</u>	<u>Horticulture</u>
<u>8250.18</u>	<u>Residential Facilities for Dependent and Neglected Children</u>
<u>8250.18</u>	<u>Residential Facilities for Drug and Alcohol Treatment Center</u>
<u>8150.7.2</u>	<u>Roof Garden</u>
<u>8250.19</u>	<u>Transitional Mental Health Residential Facilities</u>
<u>8150.9</u>	<u>Urban Farm</u>
<u>8250.6</u>	<u>Domestic Violence Shelters</u>

9.0..... SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD.

9.1..... FAÇADE REGULATIONS

Per base zoning district regulations, except exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, split face/decorative CMU, concrete tilt up, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) or wood shall be permitted.

9.2..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Healthy, mature trees surrounding the creek, as illustrated on Exhibit B, shall be preserved to the greatest extent possible.

9.3..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this PUD where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood or metal and shall be solid and opaque. Will any screening be required between the various uses, considering the difference in base zoning district for each Tract and the lack of connectivity?

9.5..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

ATTACHMENT

9.8 ACCESS REGULATIONS

Access may be taken from E Britton Rd., N Kelly Ave., and N Phillips Ave. Driveways on arterials must provide 200-foot separation. The existing drives off of E Britton Rd. shall be permitted to remain.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code. [of the Oklahoma City Municipal Code, 2020?]

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations specified for each development Tract named above shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district governing each Tract listed above.

R-4 General Residential District

I-1 Light Industrial District

C-3 Community Commercial District

Uncertain what the following is referencing.

South: 50 feet

West: 50 feet

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

ATTACHMENT

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements of the zoning district governing the development and uses of each respective Tract.

9.17 SPECIFIC PLAN

A specific plan shall be required for each Tract as developed, or any new development that includes ~~requiring an I-1 Industrial, Light District, C-3 Community Commercial -District use or Dwelling Units and Mixed Uses,commercial building permits.~~

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

ATTACHMENT

Exhibit A

TRACT 2

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11.

LESS AND EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12099, PAGE 1850, SAID TRACT BEING DESCRIBED AS FOLLOWS:

A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15;

THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15;

THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, LESS AND EXCEPT A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE I.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 305 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE

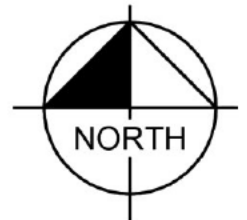
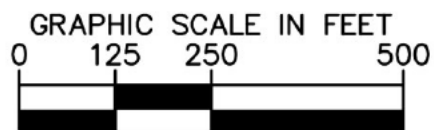
WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 50 FEET; THENCE SOUTH

AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE EAST 50 FEET

TO THE POINT OF BEGINNING.

AND

MAGNOLIA AVENUE LOCATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF KELLEY AVENUE SOUTH OF BLOCKS 15 AND 16 OF ADAM'S ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN. SAID PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, AS VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA CASE NO. 0-200468001 RECORDED IN BOOK 9488, PAGE 424.





Howard, Gabriel J

From: 401k <>
Sent: Thursday, March 19, 2026 4:51 PM
To: PL, Subdivision and Zoning; [REDACTED]
Cc: Ward7
Subject: PUD-2133 - OBJECTIONS
Attachments: 07028150_Randy^acntenberg, Owner and CEO.pdf

Importance: High

Some people who received this message don't often get email from [Learn why this is important](#)

Please see the attached objections for PUD-2133, which is scheduled to have a hearing next week on March 26, 2026.

Thank you!

Karen Langley
New Business Executive Assistant



Office Hours:
Monday - Thursday 8am-5pm
Friday 8am-3pm

Pension Solutions, Inc.
9116 N. Kelley Ave.
Oklahoma City, OK 73131
Tel: (405) 478-4321
Website: www.pension-solutions.net

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Subject: PUD-2133 OBJECTION

On behalf of M&M Energy Supply Co., a tenant in Tower Lakes Office Park, located immediately across N. Kelley Avenue from the proposed PUD, I respectfully object to the approval of the PUD for the following reasons:

1. The PUD provides insufficient information regarding traffic ingress and egress for Tracts 1 and 2. It appears that N. Kelley Avenue will serve as the primary, if not the only, access point for both tracts. There are also concerns regarding how public transit will serve the PUD. Public bus service is currently located on the east side of N. Kelley Avenue, opposite the PUD, requiring pedestrians to cross N. Kelley Avenue to access transit. Safe crossing opportunities are largely limited to the intersection of N. Kelley Avenue and E. Britton Road, which will likely exacerbate unsafe pedestrian crossings. Additionally, necessary street improvements to support high-density development are absent along N. Kelley Avenue. It has been two (2) years since N. Kelley Avenue was widened, and the City has yet to correct the grade of the ingress and egress points adjacent to my property along N. Kelley Avenue, directly across from the proposed PUD.
2. Based on my prior experience with the developer of PUD-1693 (located at the northeast corner of N. Kelley Avenue and E. Britton Road), a detailed site plan for each development tract should be provided to area stakeholders.
3. Certain uses that are incompatible with the surrounding development should be explicitly excluded and identified as such within the PUD. These excluded uses should include:
 - 8300.22 Bingo Parlors
 - 8150.6.1 Community Garden
 - 8150.6.2 Composting
 - 8150.6.3 Greenhouse
 - 8150.6.4 Home Garden
 - 8150.6.5 Hoop House
 - 8150.7 Horticulture



M&M Energy Supply Co.
The Leader in Supply Since 1948
www.mmsupply.com

- 8250.18 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug and Alcohol Treatment Centers
- 8150.7.2 Roof Garden
- 8250.19 Transitional Mental Health Residential Facilities
- 8150.9 Urban Farm
- 8250.6 Domestic Violence Shelters

4. For several reasons, I do not believe People's Church intends to operate an industrial facility or a high-density residential complex. However, because the Church is requesting a zoning change from R-1 to I-1 and R-4, along with various mixed-use designations that may ultimately be developed by a subsequent owner, it is critical to protect my property from incompatible uses that could diminish the value and utility of the surrounding area. Accordingly, I request that the City require clarification of the Church's future role and legal interest in the property.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Randy Trachtenberg', is written over a light blue horizontal line.

Randy Trachtenberg, Owner and CEO

M&M Energy Supply Co

Howard, Gabriel J

From: Mark Lester <>
Sent: Wednesday, March 11, 2026 10:42 AM
To: CHRISTOPHER HARRISON SR; Ward7; PL, Subdivision and Zoning
Cc: Karen Langley; Geoff Stallings
Subject: RE: PUD-2133 - Objection Due to Insufficient Notice
Attachments: Notice of Proposed PUD-2133.pdf

Importance: High

Mr. Harrison,

Thank you for emailing us. GoBop, LLC and other stakeholders in the area will likely object to proposed PUD-2133 for various substantive reasons. In the meantime, please accept this email as an objection regarding insufficient notice unless there is evidence that may prove otherwise. It is our contention that because Section 8.1 of the proposed PUD states:

“The use and development regulation of R-4 General Residential District and I-1 Light Industrial shall govern this PUD, except as herein modified, **including conditional, special permit, special exceptions** alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable, unless otherwise noted herein.”

The description above would include the following uses:

8250.19	Transitional Mental Health Residential Facility
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers

According to Title 11, Section 43-104 through Section 106 of the Oklahoma Statutes, an applicant for a PUD is required to provide written notice of 30 days to all real property owners within one-quarter (1/4) of a mile of the area covered by a proposed PUD that provides for use of treatment facilities, multiple family facilities, transitional living facilities, halfway houses and any housing or facility that may be used for medical or nonmedical detoxification. GoBop, LLC did not receive 30-day notice regarding PUD-2133. The notice we received is attached and post marked March 7, 2026, for a March 26, 2026, meeting. Considering the uses requested in the PUD, we believe the notice provided is insufficient in both time and scope.

If you have any questions, please contact me by email or at (405) 607-3988.

Thank you,
Mark Lester

From: CHRISTOPHER HARRISON SR
Sent: Tuesday, March 10, 2026 5:34 PM
To: Ward7

Cc: Mark Lester ; Karen Langley

Subject: Re: PUD-2133

Mr. Lester,

Thank you for reaching out regarding PUD-2133. I appreciate Debi copying me here.

Best regards,
Christopher J. Harrison, Sr.

On Tue, Mar 10, 2026 at 4:50 PM Ward7 <> wrote:

Mr. Harrison is copied on this email for your convenience. Thank you.

Debi Martin

City Council Chief of Staff



City Council Office

200 N. Walker Ave. 3rd Floor

Oklahoma City, OK 73102

Office: (405) 297-2569

Cell: (405) 818-8672

From: Mark Lester <> **Sent:** Monday, March 9, 2026

4:42 PM

To: Ward7 <

Cc: Karen Langley <>

Subject: PUD-2133

Debi,

We received notice of a PUD for the property located at 800 E Britton Road. We have attempted to locate the email address of Chris Harrison but cannot locate it on the City's website. Can you provide us some direction?

Thank you,

Mark Lester, JD , QKA

COO and General Counsel

Pension Solutions, Inc.

9116 N. Kelley Ave.

Oklahoma City, OK 73131

Direct: (405) 607-3988

PENSION SOLUTIONS IS CLOSED FRIDAY, APRIL 3, 2026.

I will be attending classes April 13-15, 2026.

[Schedule a meeting](#)

Office Hours:

Monday - Thursday 8:00 am -5:00 pm

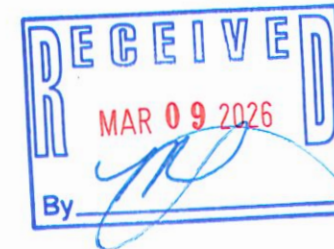
Friday 8:00 am – 3:00 pm

I will be out of the office July 1 – 7, 2026.

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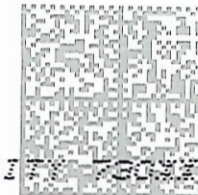
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The City of
OKLAHOMA CITY
PLANNING DEPARTMENT
Subdivision & Zoning Office
420 West Main Street, Suite 910
Oklahoma City, OK 73102

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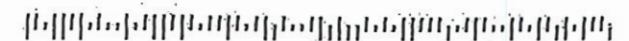
XXOKLA CITY 73102

US POSTAGE

PUD-2133
GO BOP LLC
9116 N KELLEY AVE
OKLAHOMA CITY, OK 73131-2418

2400406

BMHCNAB 73131



NOTICE OF HEARING

CASE NUMBER: PUD-2133

DATE OF HEARING: March 26, 2026

NOTICE IS HEREBY GIVEN that **Edmond**People's Church, Inc** have filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit www.okc.gov/districts.

ADDRESS: 800 East Britton Road

CURRENT ZONING: R-1 Single-Family Residential District

PROPOSED USE: The purpose of this request is to allow light industrial and/or multi-family residential use and development.

LEGAL DESCRIPTION: See attached Exhibit A – Legal Description

Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. The Planning Commission will hold a public hearing on the date shown above. Letters in support or opposition of this application should be submitted to the city staff via mail or email by **noon on Friday, March 20, 2026**, in order to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, March 26, 2026, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

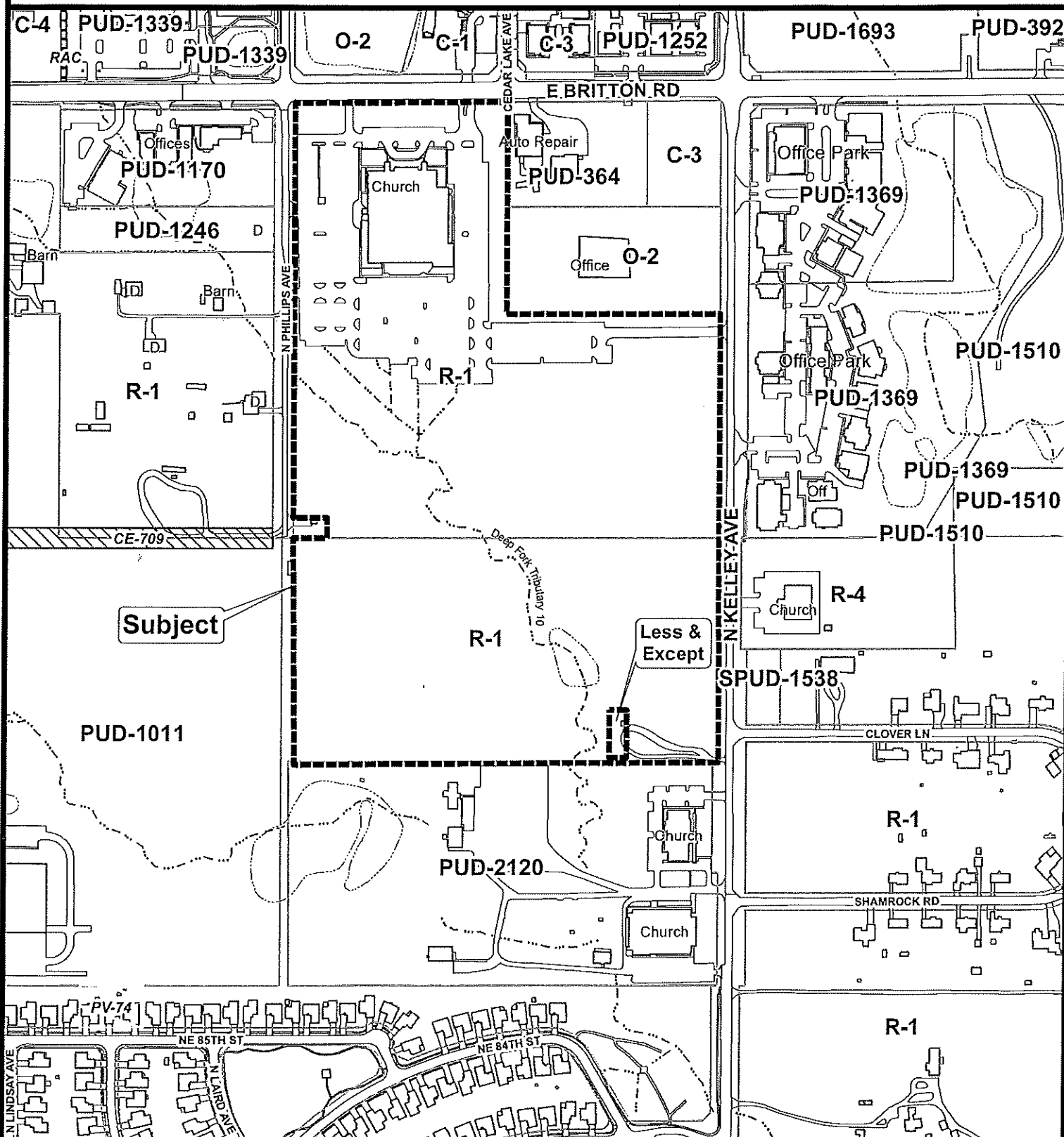
City of Oklahoma City Planning Department
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102
Email: subdivisionandzoning@okc.gov
Ph: (405) 297-2623 *Para asistencia en Español, favor de llamar al (405) 297-3533.*

Case No: PUD-2133

Applicant: Edmond**People's Church, Inc.

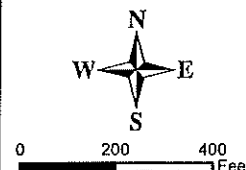
Existing Zoning: R-1

Location: 800 E. Britton Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



PUD-2133 Exhibit A – Legal Description

ALL OF BLOCKS 2, 7, 9, 10, 15 AND 16 IN ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11. LESS AND EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF NICHOLS HILLS BY SPECIAL WARRANTY DEED RECORDED IN BOOK 12099, PAGE 1850, SAID TRACT BEING DESCRIBED AS FOLLOWS: A PART OF BLOCK 15, ADAM'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE NORTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'19" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°11'53" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, LESS AND EXCEPT A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE I.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 305 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING. AND MAGNOLIA AVENUE LOCATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF PHILLIPS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF KELLEY AVENUE SOUTH OF BLOCKS 15 AND 16 OF ADAM'S ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN. SAID PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 11, AS VACATED BY THE DECREE IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA CASE NO. 0-200468001 RECORDED IN BOOK 9488, PAGE 424.

From: Marks, Julie L <>
Sent: Friday, March 20, 2026 11:56 AM
To: PL, Subdivision and Zoning;
Subject: Objection to PUD-2133

You don't often get email from . [Learn why this is important](#)

On behalf of **Allison Marks, LLC and Marks & Associates**, a property owner and tenant in the Tower Lakes Office Park located at **9104 N. Kelley Ave.**, directly across N. Kelley Avenue from the proposed PUD-2133 site, I respectfully submit this objection to the proposed zoning change.

While we appreciate efforts to reinvest in and redevelop the property, the current proposal raises several material concerns that warrant further clarification and refinement before any approval is granted:

1. Lack of Specific Site Plans / Ambiguity of Use

The PUD, as presented, lacks sufficient specificity regarding site planning for each tract. Given the range of uses contemplated, we respectfully request that the City require a detailed site plan for each individual development tract prior to approval.

Absent this level of detail, there is a meaningful risk that uses could evolve beyond what is currently contemplated—particularly with respect to the distinction between **I-1 (Light Industrial)** and **I-2 (Moderate Industrial)** classifications—without adequate notice to surrounding stakeholders. The conceptual uses discussed during the rezoning process should not serve as a substitute for binding, clearly defined development parameters.

2. Unclear Nature of Proposed Industrial Use (Tract 1)

We request additional detail regarding the proposed light industrial development on Tract 1. We have been advised that this tract may be used for HVAC fabrication, which raises concerns regarding the handling of materials such as refrigerants and other potentially hazardous substances.

Moreover, based on the City's zoning definitions, HVAC fabrication appears more consistent with **I-2 (Moderate Industrial)** use rather than I-1. This distinction is important, as I-2 zoning permits outdoor operations and may introduce impacts (noise, odor, storage, etc.) that are inconsistent with nearby office and residential uses.

3. Traffic and Infrastructure Constraints (N. Kelley Avenue)

The current proposal indicates that the majority of ingress and egress for Tract 1, as well as all traffic associated with Tract 2, will be directed to N. Kelley Avenue.

In its current configuration, N. Kelley Avenue does not appear adequately equipped to handle the increased traffic volume associated with industrial activity and high-density residential development. At a minimum, we believe that additional infrastructure improvements—such as center turn lanes and dedicated right-turn lanes—should be required.

Further consideration should also be given to alternative access points, including potential connectivity to E. Britton Road, in order to mitigate congestion and improve traffic flow.

4. Lack of Clarity Regarding Residential Development (Tract 2)

The proposed R-4 zoning for Tract 2 lacks sufficient detail regarding the nature and quality of the

development. Area stakeholders have not been provided with meaningful information regarding the anticipated product type (e.g., Class A, B, C, or D), density, or how the residential component will integrate with adjacent uses within the PUD. Again, this underscores the need for tract-specific site plans to ensure compatibility, appropriate design standards, and alignment with surrounding development.

5. Uncertainty Regarding Ownership and Long-Term Intent

While we appreciate the Church's initiative in advancing redevelopment efforts, there remains uncertainty regarding its long-term role and legal interest in the project. It is unclear whether the Church intends to remain actively involved in the development and operation of the proposed uses or whether this effort is being undertaken in anticipation of a future sale or divestiture. We respectfully request clarification on this point, as it is relevant to understanding the ultimate character and stewardship of the development.

In closing, we are not opposed to thoughtful and well-planned redevelopment of this property. However, the current proposal lacks the level of specificity and certainty necessary to ensure compatibility with surrounding uses and to protect the interests of existing stakeholders.

We respectfully request that the City require additional detail, including tract-specific site plans and infrastructure considerations, prior to approving PUD-2133.

Thank you for your consideration.

Kind Regards,

Julie

P.S. Please visit our [website](#) to get updated Market Perspectives.



Julie L Marks, CFP®, CPA

Private Wealth Advisor

CA License # 4305889

Marks & Associates |

A private wealth advisory practice of Ameriprise Financial Services, LLC

An Ameriprise Private Wealth Advisory Practice

.....
Ameriprise Financial Services, LLC

CA License # 0684538

9104 N Kelley Ave

Oklahoma City, OK 73131

Office: 405.286.4300 x 304 | Fax: 405.286.4309

Business Mobile: 405.451.3711

[Visit my team website](#)

AR License #3795711



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Howard, Gabriel J

From: Geoff Stallings <>
Sent: Friday, March 20, 2026 10:49 AM
To: PL, Subdivision and Zoning; [REDACTED]
Subject: PUD-2133 OBJECTION

Importance: High

You don't often get email from . [Learn why this is important](#)

On behalf of Pension Solutions, Inc., a tenant in Tower Lakes Office Park, west across N. Kelley Avenue from the proposed PUD-2133, I object to the approval of the PUD for the following reasons:

1. The PUD does not provide a specific site plan, and due to the ambiguity of the PUD and the various uses, we are requesting the City to require a specific site plan for each development tract. Because of the industrial districts defined in the code, without a specific site plan for each tract, it is too easy to conflate "Light" and "Moderate" Industrial zoning districts. The conceptual uses presented and approved during the process to authorize a zoning change proposed through a PUD could too easily transform from an I-1 Light Industrial Use to an I-2 Moderate Industrial Use without noticing existing area stakeholders.
2. We would like the developer to provide more detail regarding the proposed light industrial development for Tract 1. We have been told that Tract 1 may serve as a fabricating facility for an HVAC related business, and there are concerns about possible chemicals such as freon. Further, if HVAC fabrication is the proposed use for Tract 1, according to the municipal code it seems the correct use classification is Moderate Industrial District. See definition below.

I-1 Light Industrial District. The I-1 District is intended to accommodate low impact industrial development and supporting commercial or public uses, in areas where little or no nuisance effects are generated. These industrial uses may require good accessibility to air, rail or street transportation routes, but the size and volume of the raw materials and finished products should not be as great as that produced by uses in the moderate and heavy industrial districts. No manufacturing, assembly, repair, work activity or storage, other than outside sales and display as permitted by this chapter, shall take place outside the confines of an enclosed building.

I-2 Moderate Industrial District. The I-2 District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operation and storage.

3. According to PUD-2133, the ingress and egress for a majority of the traffic from Tract 1 (Industrial Use) and all the traffic from Tract 2 (R-4 Use) will be restricted to N. Kelley Ave. The current infrastructure of N. Kelley Ave. is unable to accommodate the increased density and flow of

traffic. Although, N. Kelley Ave. has been improved, center turn lanes and right-hand turn lanes need to be installed to accommodate an R-4 high density development, especially if ingress and egress cannot be accommodated on E. Britton Road via the Church parking lot.

4. The proposed base zoning of R-4 for Tract 2 lacks sufficient detail and area stakeholders are unsure of the quality (Class A, Class B, Class C, or Class D), density, or how Tract 2 harmonizes and connects with the other development tracts in the PUD. This illustrates further reason why a specific site plan should be required for each development tract.
5. Although, I appreciate the Church's efforts to redevelop its property, we are not persuaded that a "steeple church" or a "Qualified Church-Controlled Organization" will be operating an industrial entity or high-density residential complex. We are asking for clarification of the Church's future role and legal interest in the property or if the Church's efforts are a condition of a pending sale or to position the property for a future divesture.

Respectfully submitted,

Geoff Stallings, QKA®, QPA, ERPA, APA, APR
President



Office Hours:

Monday - Thursday 8am-5pm

Friday 8am-3pm

Pension Solutions, Inc.

9116 N. Kelley Ave.

Oklahoma City, OK 73131

Tel: (405) 478-4321

Website: www.pension-solutions.net

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Howard, Gabriel J

From: Randy Trachtenberg <>
Sent: Thursday, March 19, 2026 3:02 PM
To: PL, Subdivision and Zoning; [REDACTED]
Subject: PUD-2133 OBJECTION
Attachments: 07028150_Randy^acntenberg, Owner and CEO.pdf

You don't often get email from . [Learn why this is important](#)

To the Zoning Commission and Ward 7 Representatives,

Please find my written objection to PUD-2133 attached for your review.

It is my sincere hope that your organization will continue to protect and preserve the calm, stable, and thriving character of this area of Oklahoma City.

Thank you for your time and consideration.

Respectfully,



Randy Trachtenberg
CEO/President

M&M Energy Supply Co.

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Validity of Offer (January 2026):

Any material offered for sale is subject to M&M Energy Supply Co. Standard Terms and Conditions of Sale. Unless otherwise stated, all pricing is valid for 30 days from the date of quotation, except as noted below:

- Valves and Fittings – 7 days after receipt of quotation
- Pipe (steel or other) – 48 hours after receipt of quotation
- Poly Pipe – 48 hours after receipt of quotation

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Subject: PUD-2133 OBJECTION

On behalf of M&M Energy Supply Co., a tenant in Tower Lakes Office Park, located immediately across N. Kelley Avenue from the proposed PUD, I respectfully object to the approval of the PUD for the following reasons:

1. The PUD provides insufficient information regarding traffic ingress and egress for Tracts 1 and 2. It appears that N. Kelley Avenue will serve as the primary, if not the only, access point for both tracts. There are also concerns regarding how public transit will serve the PUD. Public bus service is currently located on the east side of N. Kelley Avenue, opposite the PUD, requiring pedestrians to cross N. Kelley Avenue to access transit. Safe crossing opportunities are largely limited to the intersection of N. Kelley Avenue and E. Britton Road, which will likely exacerbate unsafe pedestrian crossings. Additionally, necessary street improvements to support high-density development are absent along N. Kelley Avenue. It has been two (2) years since N. Kelley Avenue was widened, and the City has yet to correct the grade of the ingress and egress points adjacent to my property along N. Kelley Avenue, directly across from the proposed PUD.
2. Based on my prior experience with the developer of PUD-1693 (located at the northeast corner of N. Kelley Avenue and E. Britton Road), a detailed site plan for each development tract should be provided to area stakeholders.
3. Certain uses that are incompatible with the surrounding development should be explicitly excluded and identified as such within the PUD. These excluded uses should include:
 - 8300.22 Bingo Parlors
 - 8150.6.1 Community Garden
 - 8150.6.2 Composting
 - 8150.6.3 Greenhouse
 - 8150.6.4 Home Garden
 - 8150.6.5 Hoop House
 - 8150.7 Horticulture



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- 8250.18 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug and Alcohol Treatment Centers
- 8150.7.2 Roof Garden
- 8250.19 Transitional Mental Health Residential Facilities
- 8150.9 Urban Farm
- 8250.6 Domestic Violence Shelters

4. For several reasons, I do not believe People's Church intends to operate an industrial facility or a high-density residential complex. However, because the Church is requesting a zoning change from R-1 to I-1 and R-4, along with various mixed-use designations that may ultimately be developed by a subsequent owner, it is critical to protect my property from incompatible uses that could diminish the value and utility of the surrounding area. Accordingly, I request that the City require clarification of the Church's future role and legal interest in the property.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Randy Trachtenberg', is written over a light blue circular stamp.

Randy Trachtenberg, Owner and CEO

M&M Energy Supply Co