

BRICKTOWN WEST EXTENDED
Major Amendment PUD -161G
Lot 3, Block 2, Bricktown West Extended

Bricktown West Extended was submitted as Planned Unit Development No. 161 and approved by the City Council on August 1, 2005, and thereafter platted as Bricktown West Extended (Plat #5907) PUD 161 established the permitted uses of Bricktown West as those uses permitted within a C-2 Commercial District and incorporated in part, the setback provisions of the C-2 Commercial District which includes a 50 foot building setback from adjoining residential properties.

The property situated at Lot 3, Block 2, (hereinafter the "Subject Property") is located at 3200 West Lansing and the Northerly boundary of the Subject Property is adjoining certain residential lots located within the residential subdivision known as "Bricktown".

This application for major amendment proposes that the 50 foot building setback from residential properties as applied to the Subject Property be amended to 23 feet, which is consistent with PUD 143A which adjoins the Subject Property along the Southerly lot line, subject to the following conditions:

1. The Easterly 23 feet of the Subject Property adjacent to the Bricktown Addition shall be limited to landscaped open space upon which there shall be planted and maintained trees, which may be Shumard Oak or large similar deciduous trees, planted 40 feet on center and having a caliper of not less than 2 inches at the time of planting. Any trees that fail to thrive shall be replaced in accordance with the Zoning Ordinance;
2. The building to be constructed on the Subject Property shall not exceed one story in height;
3. Restaurant use shall be prohibited;
4. The required screening fence along the East boundary shall be 8 foot in height;
5. There shall be no parking or drives behind the building;
6. Irrigation shall be provided in accordance with the Zoning Ordinance;
7. Except as modified above, the development standards of PUD 161 shall remain applicable.

The following exhibits are attached hereto for reference:

Exhibit A – Site Plan

Exhibit B – Plat of Survey for Bricktown West Extended