

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

PUD-1945

MASTER DESIGN STATEMENT FOR

OnCue RE, LLC

March 16, 2023

April 21, 2023

April 28, 2023

PREPARED FOR:

OnCue RE, LLC
916 N. Main St.
Stillwater, OK 74075

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
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Oklahoma City, OK 73102
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of OnCue RE, LLC, consisting of 7.313 acres, is located within the Northwest Quarter (NW/4) of Section 25, Township 14 N, Range 4 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 developer of this property described in Section 2.0 is OnCue RE, LLC, an Oklahoma limited liability company.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned under PUD-1111. Surrounding properties are zoned and used for:

- North: AA and PUD-1686 District and used for Boling Farms, residential structure, outside storage.
- East: PUD-1111 District and used for Grove Valley Elementary School.
- South: PUD-1111 District and used for a residential development.
- West: N. Portland Ave. and PUD-1535 District and is currently undeveloped.

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 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing PUD-1111 base zoning to a C-3 Community Commercial District base zoning that will permit development for gasoline and retail sales.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 192nd St. The nearest street to the east is Bloomfield Pl. The nearest street to the south is NW 178th St. The nearest street to the west is N. Portland 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 37 located at 16820 N. Pennsylvania Ave. It is approximately 7.5 miles from this PUD development.

7.5GAS, 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 unavailable adjacent to this site.

7.7COMPREHENSIVE 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

There shall be two (2) tracts within this PUD. The use and development regulations of the C-3 Community Commercial District shall govern both tracts, except as herein modified.

The following uses shall be permitted:

- 8300.1 Administrative & Professional Offices
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8250.3 Community Recreation: Property Owners Association
- 8300.32 Convenience Sales and Personal Services
- 8300.54 Outdoor Sales and Display and Outdoor Storage [shall only be permitted as an accessory use]
- 8300.35 Eating Establishments: Fast Food [shall include seasonal snow cone stands and food trucks]
- 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.41 Food & Beverage Retail Sales
- 8300.45 Gasoline Sales: Large
- 8300.47 Gasoline Sales: Truck Stop
- 8300.58 Personal Services: General
- 8300.63 Retail Sales and Services: General

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD, and nothing contained within this PUD shall in anyway limit any allowable development within PUD-1111:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% structural brick veneer, split or smooth face integral color concrete masonry block unit veneer, rock or stone masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. However, the use of steel canopies/covers to provide coverage of parking and service areas shall be permitted in this PUD.

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. A 20-foot landscape buffer shall be provided along the southern boundary of this PUD.

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

The existing 6-foot wooden screening fence shall be permitted to remain and deemed to conform to applicable regulations.

9.5 PLATTING REGULATIONS

Platting shall not be required.

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

There shall be three (3) access points from NW 192nd St. and one (1) access point from N. Portland Ave. in this PUD. Each drive shall be permitted to maintain a width of 35 feet.

9.9 PARKING REGULATIONS

The number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X, Table 10600.2 – Parking Requirements for Retail Use Categories, of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Tract 1: Signage regulations shall be in accordance with Exhibit “C”.

Tract 2: Freestanding accessory signs and attached signs shall be in accordance with the base zoning district.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations. Developer shall pay a fee in lieu of constructing the sidewalks along SH-74/N. Portland Avenue within frontage of Tract 1.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

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 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 not be required for Tract 1. A Specific Plan shall be required for development within Tract 2 and all signage within Tract 2 shall be reviewed and approved by the Planning Commission during the specific plan process.

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 – Site Plan

Exhibit C – Signage

Exhibit D – Topography Map

EXHIBIT A

OnCue PARCEL

NW 19ND & N. PORTLAND
OKLAHOMA CITY, OKLAHOMA COUNTY, OK

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter, also being the northwest corner of that certain tract of land described in Warranty Deed to the State of Oklahoma recorded in Book 8136, Page 1670;

THENCE North 89°16'26" East, along the north line of said Northwest Quarter and said Deed, passing at a distance of 105.67 feet the northeast corner of said Deed and continuing along the north line of said Northwest Quarter and the north line of that certain tract of land described as Parcel 18 in Journal Entry of Judgement On Jury Verdict Case No. CJ-2007-10110 in the District Court of Oklahoma County recorded in Book 13073, Page 923 for a total distance of 1217.00 feet to the northwest corner of that certain tract of land described in Warranty Deed recorded in Book 10557, Page 1830;

THENCE South 00°43'35" East, along the west line of said Warranty Deed, a distance of 62.49 feet to a point on the south right of way line of N.W. 192nd Street as established in said Journal Entry of Judgement and being the POINT OF BEGINNING;

THENCE continuing South 00°43'35" East, along the west line of said Warranty Deed, a distance of 254.56 feet to a point on the north line of Block 71, THE GROVE PHASE XIV recorded in Book 80 of Plats, Page 57;

THENCE along the north line of said Block 71, the following Three (3) courses:

1. South 89°16'26" West a distance of 353.08 feet;
2. South 30°13'56" West a distance of 178.42 feet;
3. South 89°16'26" West a distance of 505.94 feet to a point on the easterly right of way line of N. Portland Avenue (State Highway 74) as established by said Journal Entry of Judgement;

THENCE along said easterly right of way line and the southerly right of way line of said N. W. 192nd Street as established by said Journal Entry of Judgement, the following Four (4) courses:

1. North 00°12'00" West a distance of 359.37 feet;
2. North 44°29'29" East a distance of 57.78 feet;
3. North 89°16'26" East a distance of 700.00 feet;
4. North 87°11'28" East a distance of 206.63 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 318,543 square feet or 7.3127 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of North 89°16'26" East on the north line of the Northwest Quarter of Section 25, Township 14 North, Range 4 West of the Indian Meridian.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson-Thompson-Mansfield PLLC
20 N.E. 38th Street - OKC, OK 73105
January 23, 2023

LEGAL DESCRIPTION OVERALL TRACT

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter, also being the northwest corner of that certain tract of land described in Warranty Deed to the State of Oklahoma recorded in Book 8136, Page 1670;

THENCE North 89°16'26" East, along the north line of said Northwest Quarter and said Deed, passing at a distance of 105.67 feet the northeast corner of said Deed and continuing along the north line of said Northwest Quarter and the north line of that certain tract of land described as Parcel 18 in Journal Entry of Judgement On Jury Verdict Case No. CJ-2007-10110 in the District Court of Oklahoma County recorded in Book 13073, Page 923 for a total distance of 1217.00 feet to the northwest corner of that certain tract of land described in Warranty Deed recorded in Book 10557, Page 1830;

THENCE South 00°43'35" East, along the west line of said Warranty Deed, a distance of 62.49 feet to a point on the south right of way line of N.W. 192nd Street as established in said Journal Entry of Judgement and being the POINT OF BEGINNING;

THENCE continuing South 00°43'35" East, along the west line of said Warranty Deed, a distance of 254.56 feet to a point on the north line of Block 71, THE GROVE PHASE XIV recorded in Book 80 of Plats, Page 57;

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1. South 89°16'26" West a distance of 353.08 feet;
2. South 30°13'56" West a distance of 178.42 feet;

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1. North 00°12'00" West a distance of 359.37 feet;
2. North 44°29'29" East a distance of 57.78 feet;
3. North 89°16'26" East a distance of 700.00 feet;
4. North 87°11'28" East a distance of 206.63 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 318,543 square feet or 7.313 acres, more or less.

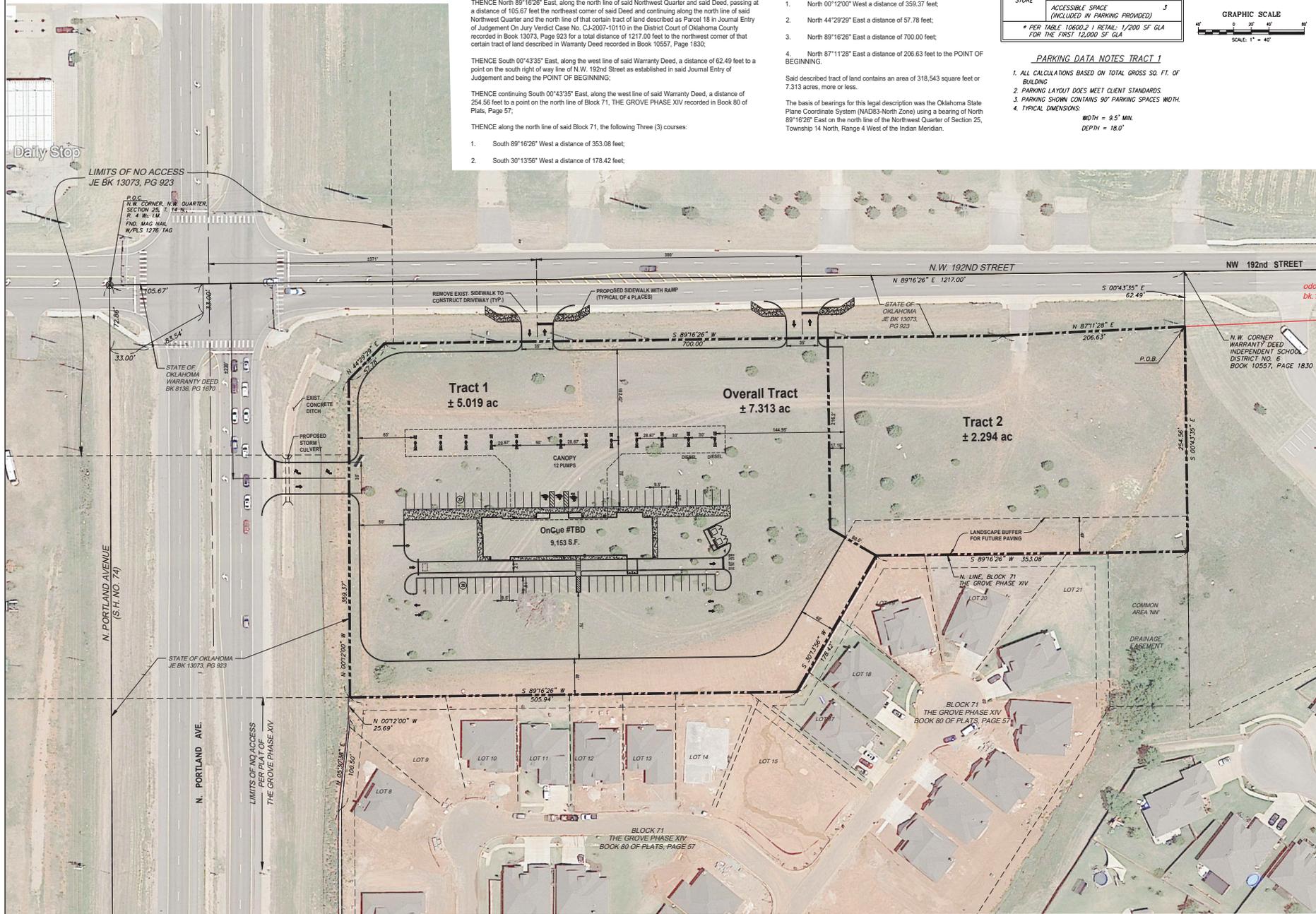
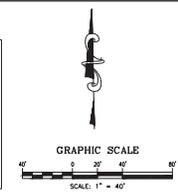
The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of North 89°16'26" East on the north line of the Northwest Quarter of Section 25, Township 14 North, Range 4 West of the Indian Meridian.

ONCUE PARKING DATA - TRACT 1

PARKING SUMMARY			
GAS STATION WITH CONVENIENCE STORE	BLDG. AREA SQ. FT.	PARKING REQUIRED	PARKING PROVIDED
	9,153 SF RETAIL	46*	72
ACCESSIBLE SPACE (INCLUDED IN PARKING PROVIDED)		3	
* PER TABLE 10600.2.1 RETAIL: 1/200 SF GLA FOR THE FIRST 12,000 SF GLA			

PARKING DATA NOTES TRACT 1

1. ALL CALCULATIONS BASED ON TOTAL GROSS SQ. FT. OF BUILDING
2. PARKING LAYOUT DOES MEET CLIENT STANDARDS.
3. PARKING SHOWN CONTAINS 90' PARKING SPACES WIDTH.
4. TYPICAL DIMENSIONS:
 - WIDTH = 9.5' MIN.
 - DEPTH = 18.0'



SMC CONSULTING ENGINEERS, P.C. ALL PROJECTS MUST BE APPROVED BY THE CLIENT AND NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

EXHIBIT B

NO USE OF ORIGINATOR

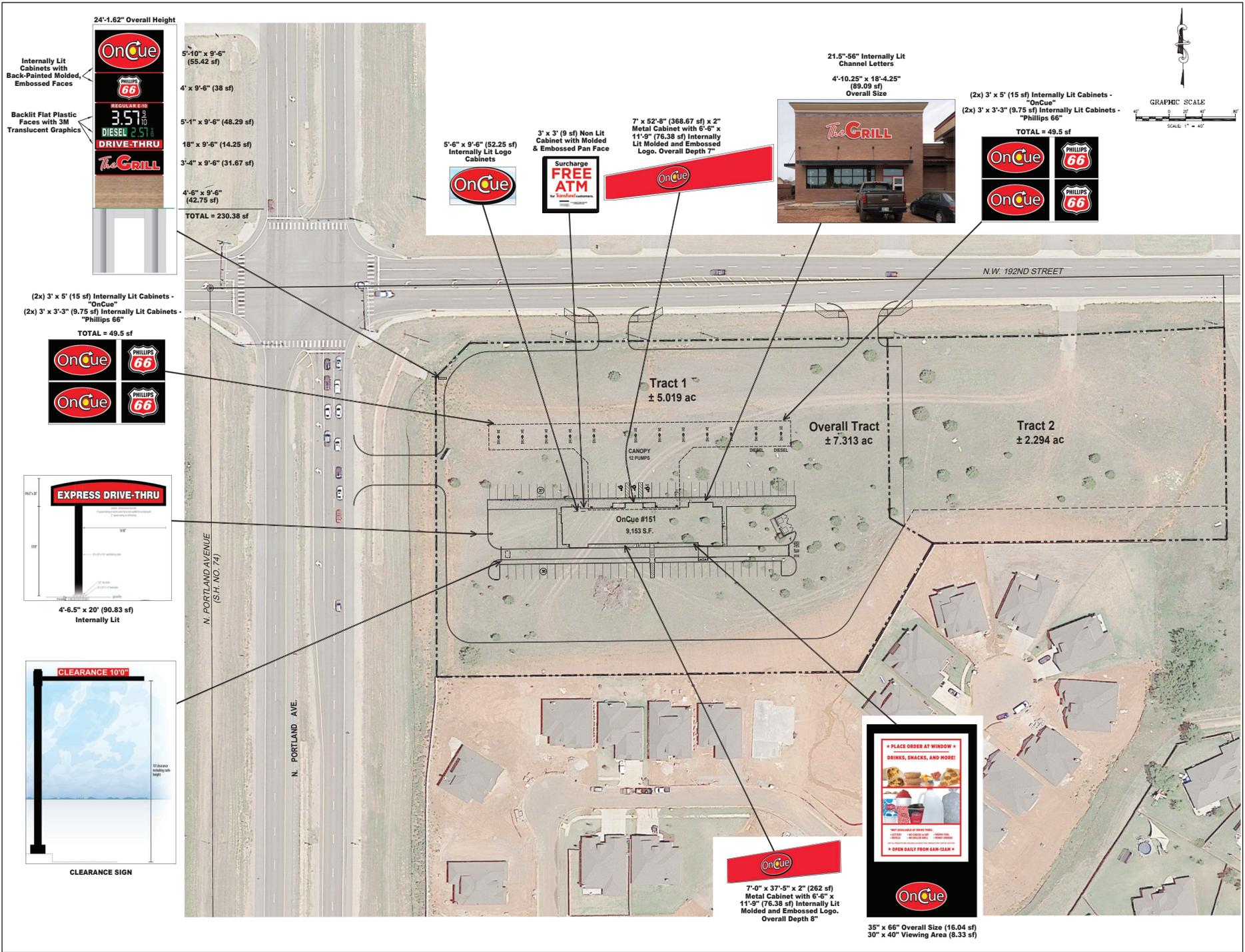
ONCUE #TBD

NW 192nd ST. & N. PORTLAND AVE.
OKLAHOMA CITY, OKLAHOMA

SMC Consulting Engineers, P.C.
DATE: 02/15/2023
SCALE: AS SHOWN
DRAWN BY: TP
PROJECT: BARRINGER A. PUGH
P.L. NUMBER: 18318

CONCEPTUAL SITE PLAN (SE CORNER)

SHEET NO. C1



- 24'-1.62" Overall Height**
- 5'-10" x 9'-6" (55.42 sf)
 - 4' x 9'-6" (38 sf)
 - 5'-1" x 9'-6" (48.29 sf)
 - 18" x 9'-6" (14.25 sf)
 - 3'-4" x 9'-6" (31.67 sf)
 - 4'-6" x 9'-6" (42.75 sf)
 - TOTAL = 230.38 sf**

Internally Lit Cabinets with Back-Painted Molded Embossed Faces

Backlit Flat Plastic Faces with 3M Translucent Graphics



21.5'-56" Internally Lit Channel Letters

4'-10.25" x 19'-4.25" (89.09 sf)
Overall Size



(2x) 3' x 5' (15 sf) Internally Lit Cabinets - "OnCue"

(2x) 3' x 3'-3" (9.75 sf) Internally Lit Cabinets - "Phillips 66"

TOTAL = 49.5 sf

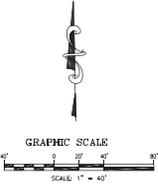
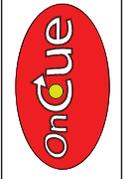


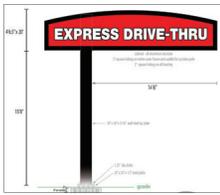
EXHIBIT C



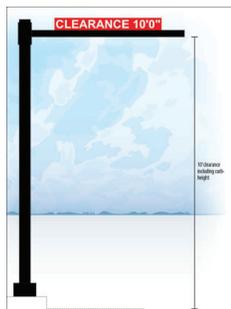
(2x) 3' x 5' (15 sf) Internally Lit Cabinets - "OnCue"

(2x) 3' x 3'-3" (9.75 sf) Internally Lit Cabinets - "Phillips 66"

TOTAL = 49.5 sf



4'-6.5" x 20' (90.83 sf)
Internally Lit

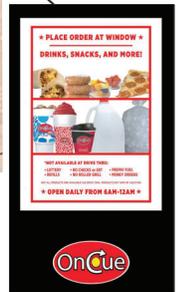


CLEARANCE SIGN

SEE PAGE FOR OVERVIEW

PHOTO SOURCE: THE BUREAU

ONCUE #151
 NW 192nd ST. & N. PORTLAND AVE.
 OKLAHOMA CITY, OKLAHOMA



35" x 66" Overall Size (16.04 sf)
 30" x 40" Viewing Area (8.33 sf)



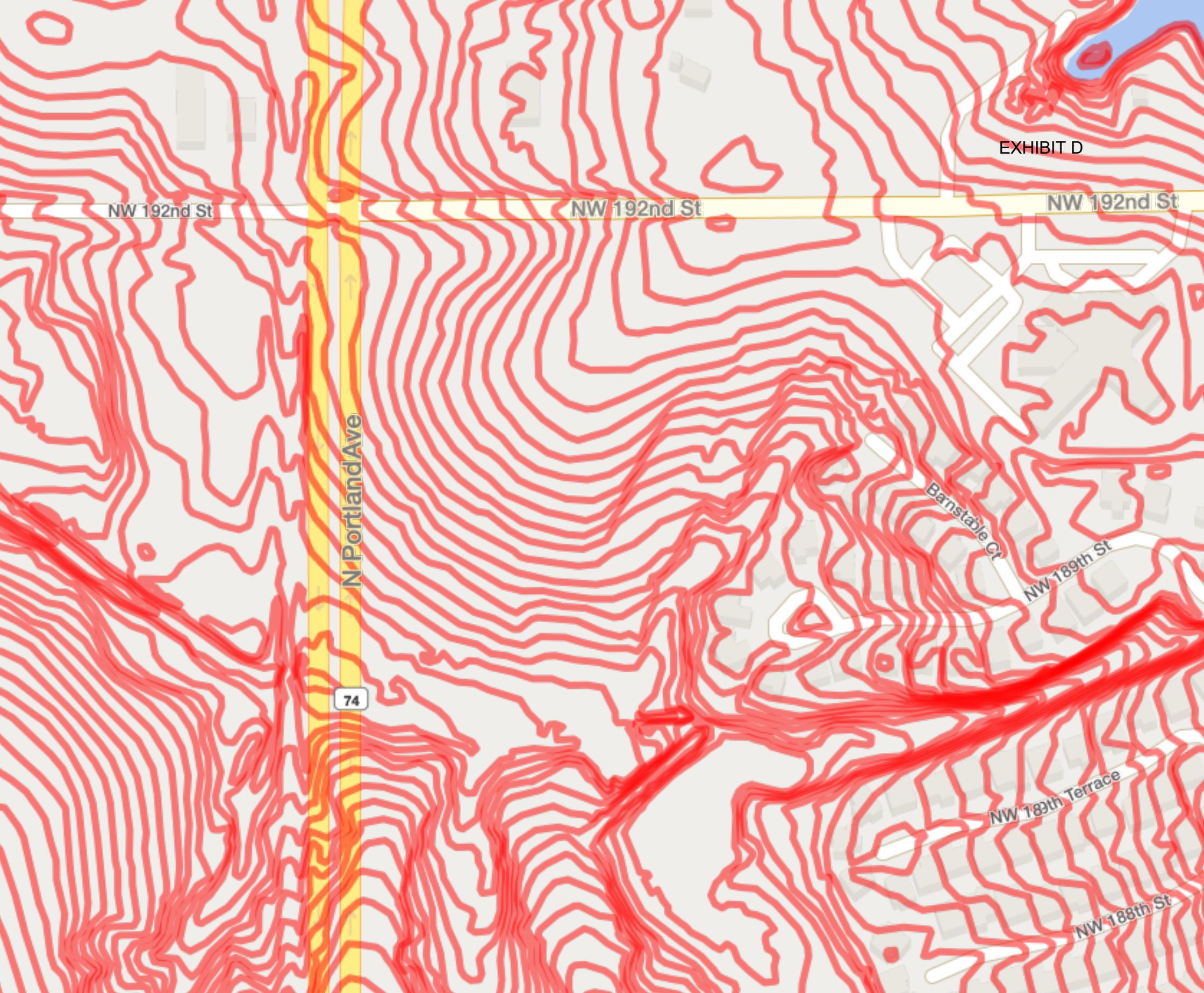
7'-0" x 37'-5" x 2" (262 sf)
 Metal Cabinet with 6'-6" x 11'-9" (76.38 sf) Internally Lit Molded and Embossed Logo.
 Overall Depth 8"

SMC
 SMC Consulting Engineers, P.C.
 1715 N.W. 22nd Street, Suite 100
 Oklahoma City, Oklahoma 73102
 P.E. NUMBER: 15118

PROJECT NO.: 228100
 DATE: 02/15/2023
 SCALE: AS SHOWN
 DRAWN BY: TH
 CHECKED: MICHAEL A. POOR
 P.E. NUMBER: 15118

SITE PLAN SIGNAGE EXHIBIT

SHEET NO.:
EXHIBIT A



NW 192nd St

NW 192nd St

NW 192nd St

EXHIBIT D

N Portland Ave

74

Banstable Ct

NW 189th St

NW 189th Terrace

NW 188th St