

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-1918

MASTER DESIGN STATEMENT FOR

Avallon Senior Resorts

2001 East Reno Ave.

October 17, 2022
December 2, 2022
December 9, 2022

PREPARED FOR:

Avallon Senior Resorts, LLC
7585 Warren Vista Ave.
Yucca Valley, CA 92284
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Avallon Senior Resorts, consisting of 5.89 acres, is located within the Southwest Quarter (SW/4) of Section 36, Township 12 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 2001 East Reno Ave.

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 Avallon Senior Resorts, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned C-3 Community Commercial District. Surrounding properties are zoned and used for:

North: PUD-297 and used for commercial development.
East: PUD-297 and used for commercial development.
South: I-3 District and used for highway.
West: I-1 and I-3 District and used for commercial development.

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 was used for a hotel.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing C-3 base zoning to a permit an assisted living facility.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. California Ave. The nearest street to the east is I-35 Service Rd. The nearest street to the south is Reno Ave. The nearest street to the west is N. Martin Luther King 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 6 located at 21 N. Lincoln Blvd. It is approximately 2 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.

7.7 DRAINAGE

The property within this Planned Unit Development is within a FEMA flood plain. It is designated Zone X, which is an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is outside the 500-year flood and protected by levee from 100-year flood.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Medium 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 C-3 Community Commercial District shall govern this PUD, except as herein modified.

In addition to all uses permitted under C-3, the following uses shall be permitted:

8200.1 Congregate Care Housing and Convalescent Homes

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. Buildings finished with a maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not 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.

Street trees on 40-foot centers shall be provided along Reno Avenue.

9.3 LIGHTING REGULATIONS

All existing lighting shall be deemed to conform to any applicable regulations. In the event of additional lighting, it shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

Sight proof screening shall not be required. However, it is contemplated that a screening wall shall be utilized to create a garden like setting between the building and that parking area as depicted on the master development plan map. A masonry wall shall be provided around new courtyard areas on the exterior of the building.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

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 one (1) access point from N. Martin Luther King Ave. and one (1) access point from E. California Ave. in this PUD.

9.9 PARKING REGULATIONS

All existing parking shall be deemed to conform to any applicable regulations.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

All existing signage shall be deemed to conform to any applicable regulations. In the event of an additional freestanding accessory signs, it will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

All existing signage shall be deemed to conform to any applicable regulations. In the event of an additional attached sign, it will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, 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

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the height.

9.14 SETBACK REGULATIONS

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, unless modified herein, yard requirements shall be in accordance with the base-zoning district.

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 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.

9.17 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.

9.18 SPECIFIC PLAN

A specific plan shall not be required for renovation of the current building but in the event the building is demolished or substantially damaged, a specific plan shall be required for new construction.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

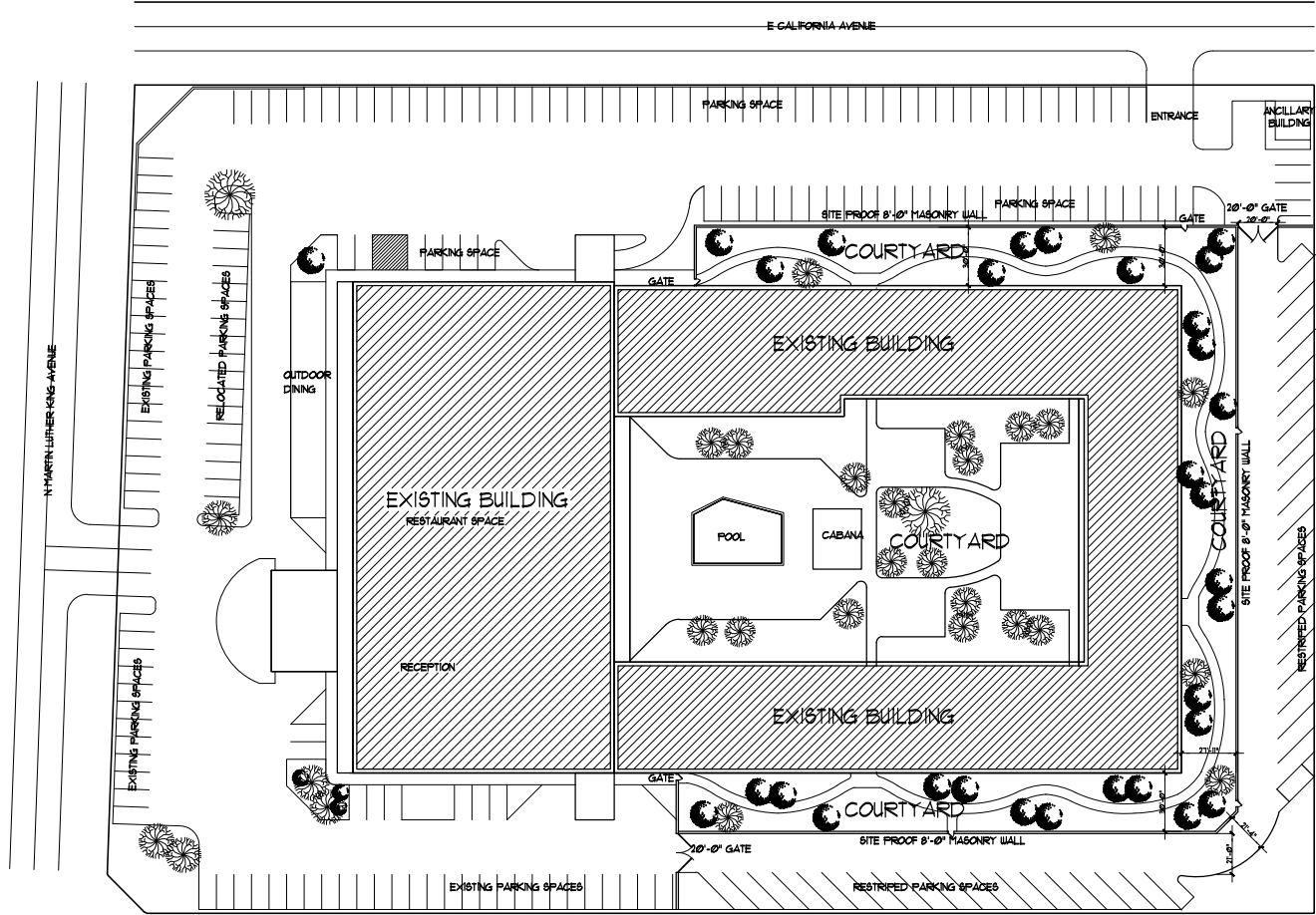
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

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

Exhibit A
Legal Description

Owner Name 1:	ASHTA LAKSHMI INC
Billing Address:	2001 E RENO AVE
City, State, Zip	OKLAHOMA CITY, OK 73117

Full Legal Description: UNPLTD PT SEC 36 12N 3W 000 000 PT SW4 SEC 36 12N 3W BEG SW/C SW4 TH N225FT E50FT N250FT E605.12FT S425FT W380.12FT S50FT W275FT TO BEG EX BEG 50FT E & 33FT N OF SW/C SW4 TH E225FT N17FT W205.02FT NW28.30FT S37FT TO BEG & EX BEG 445.82FT N & 50FT E OF SW/C SW4 TH N30FT E30FT SW42.77FT TO BEG SUBJ TO ESMTS ON W & S



1 SITE PLAN
ALL SCALE: 1"=30'-0"

PHYSICAL ADDRESS:
3001 E RENO AVE,
OKLAHOMA CITY, OK 73111

LEGAL DESCRIPTION:
UNPLTD PT SEC 16 DN 34 000 000 PT BLK SEC 16
ON 34 BESS BLK BLK TH N20PT E20PT N20PT
S20PT N20PT S20PT N20PT W20PT TO BESS EX
DEG S20PT E 4 30PT N OF BLK BLK TH E20PT N20PT
W20PT N20PT S20PT TO BESS 4 EX DEG 4000PT
N 4 30PT E OF BLK BLK TH N20PT E20PT BLK TH TO
DEG SUBJ TO E20PT ON W 4 6

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE
ADDRESS
ADDRESS

SAM GRESHAM
ARCHITECTURE
400 NW 23rd St., Suite 100
Oklahoma City, Oklahoma 73103
405.842.2998



SITE PLAN

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PROJECT #:
DATE: 05/27/20
DRAWING NO.

A1.1

