

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

**PUD-1962**

**MASTER DESIGN STATEMENT FOR**

**6800 Miramar Blvd.**

June 23, 2023  
August 4, 2023

**PREPARED FOR:**

Stiner Brothers, LLC  
3200 W. Reno Ave.  
Oklahoma City, OK 73107

**PREPARED BY:**

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of 6800 Miramar Blvd., consisting of 18.8394 acres, is located within the Northeast Quarter (NE/4) of Section One (1), Township Twelve (12) N, Range Three (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**

The owner of this property is Stiner Brothers, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for AA. Surrounding properties are zoned and used for:

North: R-1 District and is undeveloped.  
East: R-1 District and is undeveloped.  
South: C-3 and I-1 Districts and used for commercial.  
West: R-1, C-3, and C-4 Districts and is 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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently used for an equestrian farm.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to change the existing AA base zoning to a C-3 base zoning that will permit a commercial development.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is E. Wilshire Blvd. The nearest street to the east is Miramar Blvd. The nearest street to the south is E. I-44 Service Rd. 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 18 located at 4116 N. Prospect Ave. It is approximately 3 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 unavailable 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 Employment Reserve 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 C-3 Community Commercial District shall govern this PUD, except as herein modified.

### **The following uses shall be permitted:**

8300.1	Administrative and Professional Offices
8150.5	Animal Raising: Personal
8300.9	Animal Sales and Services: Horse Stables
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.10	Animal Sales and Services: Kennel and Veterinary, General
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
8300.21	Automotive and Equipment: Storage
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8150.6.3	Greenhouse
8150.6.5	Hoop House
8350.8	Industrial, Light
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted

8300.63	Retail Sales and Services: General, subject to the Healthy Neighborhoods Overlay District regulations
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage and Distribution: Restricted

## **9.0.....SPECIAL CONDITIONS**

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

### **9.1.....FAÇADE REGULATIONS**

The existing structures are permitted to remain and deemed to conform to applicable façade regulations. In the event of a new structure, exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted.

### **9.2 ..... LANDSCAPING REGULATIONS**

The existing landscaping is permitted to remain and deemed to conform to applicable landscaping regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

### **9.3 ..... LIGHTING REGULATIONS**

The existing lighting is permitted to remain and deemed to conform to applicable lighting regulations. In the event of a new structure, 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 screening shall be permitted to remain and deemed to conform to applicable screening regulations. In the event of a new structure, no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood.

### **9.5 ..... PLATTING REGULATIONS**

Platting shall be per the Subdivision Regulations.

### **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

The existing dumpsters/trash facilities shall be permitted to remain and deemed to conform to applicable dumpster regulations. In the event of a new structure, 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 shall be taken from Miramar Blvd.

## 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

### 9.10.1 ..... FREESTANDING ACCESSORY SIGNS

The discussion on signage will occur at the Specific Plan stage with review authority and discretion over size and height granted to Planning Commission at that time.

### 9.10.2 ..... ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

### 9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited.

### 9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall be prohibited.

## 9.11 ..... ROOFING REGULATIONS

Existing roofing shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, every structure 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.

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 be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

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

**11.0 ..... EXHIBITS**

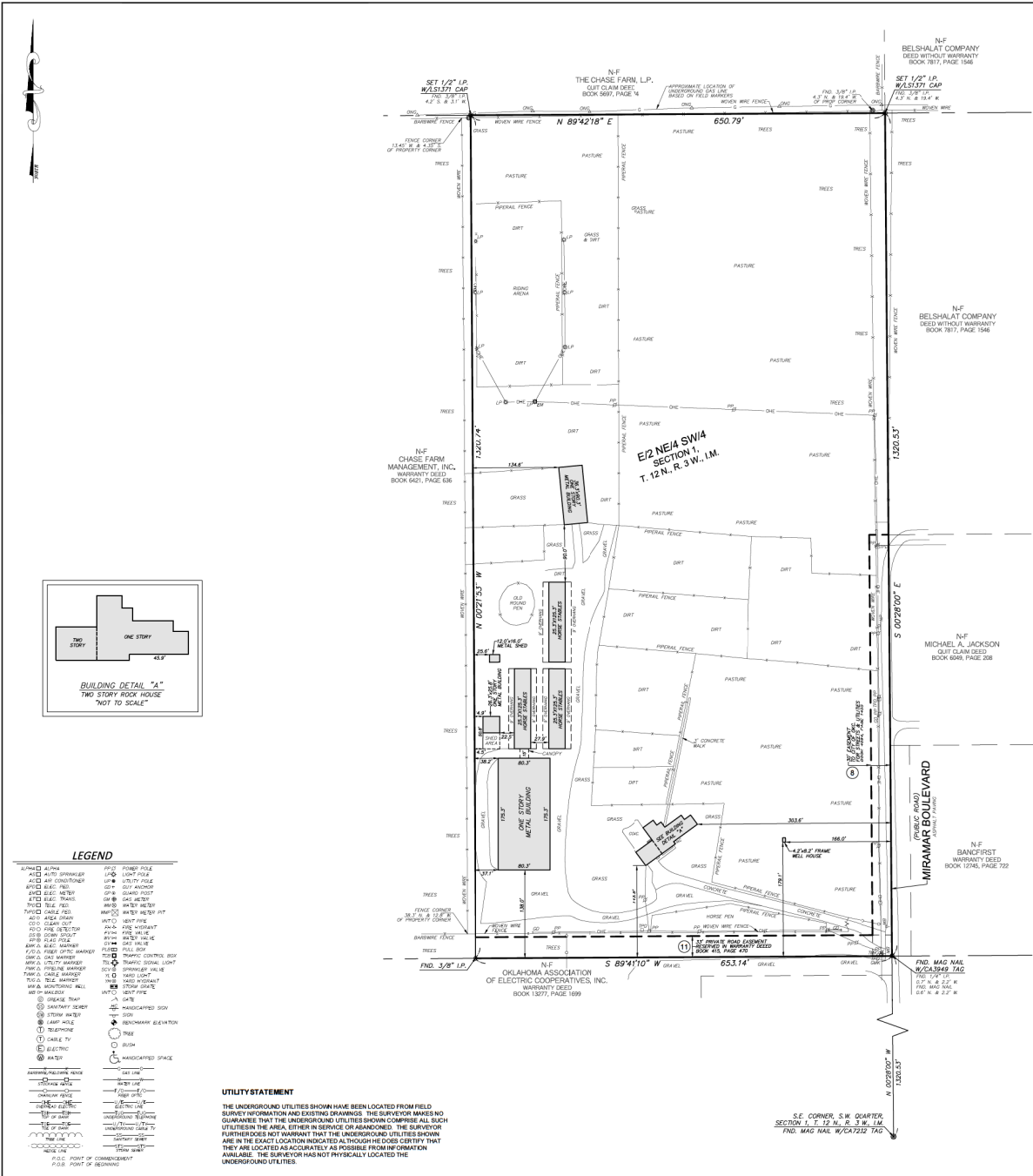
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

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

Exhibit A  
Legal Description

6800 Miramar Blvd

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.



SURVEYOR'S CERTIFICATE

To: ELIJAH T. STINER  
ALSTETH-WALKER PROPERTIES, L.L.C.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 7(a)(b)(1), 8, 9, 13, 16, and 17 of Table A. I certify that the survey was completed on April 3, 2022.

Joe A. Covey, Professional Land Surveyor No. 1371  
Date of Plat of Map: May 21, 2022  
Date of Signature: May 22, 2022



GENERAL SURVEY NOTES:

- This plat and map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The property described herein is the same as the property described by Old Republic National Title Insurance Company in Commitment No. 21265501 with an effective date of March 30, 2022 (Revision No. 4 - April 29, 2022) and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "X" (Unshaded) (Non Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0104H, with a date of identification of December 18, 2009, for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Miramar Boulevard, a dedicated public street.
- The total number of striped parking spaces on the subject property is 0.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to the best of my knowledge.
- There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The assumed bearing of North 00°28'00" West, along the east line of the Southwest Quarter of Section 1, Township 12 North, Range 3 West of the Indian Meridian and as shown hereon was used as the basis of bearings for this survey.

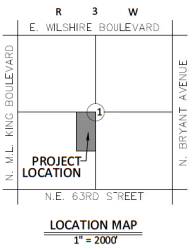
RECORD DESCRIPTION:

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

Said described tract of land contains a gross area of 861,007 square feet or 19.7660 acres and a net area (less public and private street rights of way) of 820,844 square feet or 18.8394 acres, more or less.

TITLE COMMITMENT EXCEPTION NOTES:

- EASEMENT in favor of the City of Oklahoma City, for streets and utilities, recorded in Book 4094, Page 1455 affects subject property and is shown hereon.
- Private Road Easement reserved in WARRANTY DEED to Marquand and Jean Huddins recorded in Book 415, Page 470 affects subject property and is shown hereon.



**JOE COVEY, PLS**  
2805 Northwest 24th Street  
Newcastle, Oklahoma 73055  
Cell: 405-980-0223 Phone: 405-392-6624

PROJECT: ELIJAH T. STINER PROPERTY  
6800 MIRAMAR BOULEVARD  
OKLAHOMA CITY, OKLAHOMA

DATE: MAY 21, 2022 SCALE: 1"=80' SHEET: 1 of 1  
CHECKED BY: JAC DRAWN BY: JST  
FILENAME: 01-2024-0000-ALSTETH-WALKER-PROPERTIES-MAJOR-SURVEY-2-20-22-000



