

**APPROVED**

8-16-2022

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD – 1901**

**MASTER DESIGN STATEMENT**  
**FOR**

**TUSCANA BUSINESS PARK**

Near the Northeast Corner of North May Avenue and Watermark Boulevard

**June 28, 2022**

**PREPARED FOR:**

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**Industrial (I-1 PUD)**

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

The Planned Unit Development (PUD) of Tuscana Business Park consisting of 4.9361 acres, is located within the NW/4 of Section 7, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located near the Northeast corner of the intersection of N. May Avenue and Watermark Boulevard.

## **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 of this property is Quail Springs Land Development, LLC. The developer of this property will be Charlie Iman Properties, LLC.

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

The subject property is presently zoned for O-2, PUD-1577. Surrounding properties are zoned and used for:

North:	PUD-32 (St. Elijah Antiochian Orthodox Christian Church)
East:	PUD-1281 (Watermark at Quail North Apartments)
South:	PUD-1281 (Undeveloped Tract)
West:	PUD-32 (St. Augustine of Canterbury Episcopal Church, Smith-Kernke Funeral Directors)

The Subject Property is currently vacant land. It is part of an existing Planned Unit Development, PUD-1577 and identified as part of Tract 3. It is identified for use and development as O-2 “General Office” District within PUD-1577. Surrounding properties include apartments, car wash, religious facilities, vacant tracts and funeral services. This PUD District zoning modification application, includes I-1 “Light Industrial” District uses, many of which are partly permitted within the surrounding districts.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The elevation of the subject property is 1140 to 1130 and the slope analysis reveals 1.4%. The subject property has sandy-loam soils characteristics and the tree cover on the property is 0.5%. This property is in the Bluff Creek drainage basin and there are 5 acres in the drainage area. 0% of the subject property is in the 50 or 100 year flood plain.

There will be common open space areas in this Planned Unit Development.

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

The concept for this PUD is to modify/change, 4.9361 acres, of the overall 27.72 acres identified as Tract 3, PUD-1577 from O-2 “General Office” District to allow for listed use categories associated with I-1 “Light Industrial” District, shown in Section 9.0.

### **6.1 ..... DEVELOPMENT AND SUBDIVISION VARIATIONS**

No variances are requested, at this time to the current OKC zoning, subdivision or site development standards.

Any variance request for deviation from OKC zoning, subdivision or site development standards will be made at the time of site plan submittal and prior to Occupancy Permit receipt.

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

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

The nearest street to the north is NW 149<sup>th</sup> Street which has a right-of-way width of 50 feet. NW 149<sup>th</sup> Street is improved to a point in close proximity to the northwest corner of the Subject Property. The improved section of NW 149<sup>th</sup> Street is paved to OKC standards. The remaining alignment of NW 149<sup>th</sup> Street, across the entirety of the Subject Property and extending to the northwest exit point for the Watermark at Quail North Apartments is an unimproved gravel road. The nearest street to the south is Watermark Boulevard, which has a right-of-way width of 80 feet, paved to OKC standards, and a typical section at 32 feet wide. The nearest street to the west is North May Avenue, with right-of-way in excess of 100’ and a multi-lane, concrete paved typical section. Both NW 149<sup>th</sup> Street and Watermark Boulevard intersect to N. May Avenue with non-signalized ingress/egress drive lanes.

Proposed streets/drives in this Planned Unit Development shall be private.

### **7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer collection lines are located on the north side of Watermark Boulevard, along the entire Subject Property. Sanitary sewer services will be provided from this public main and be located within dedicated utility easements

### **7.3 ..... WATER**

Water facilities for this property are available. Water distribution lines are available along the south edge of NW 149<sup>th</sup> Street and running beneath the pavement of Watermark Boulevard. Both lines rung the full extent of the Subject Property boundary. Water services will be provided from public mains located within dedicated utility easements.

#### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is OKC Fire Station #15, located at 2817 NW 122<sup>nd</sup> Street. Approximately 1.91 miles from this PUD development. Anticipated response times are of rapid levels.

#### 7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be performed for this development.

#### 7.6 ..... PUBLIC TRANSPORTATION

There are zero bus stops in this Planned Unit Development.

#### 7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year 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 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.

- 8.1.1 No use regulation shall be allowed, within the Tuscana Business Park Planned Unit Development that allows for the growing, manufacture, sale or distribution of products related to or containing THC or CBD or its by-products, Vaping equipment or tools and or the growth, handling or distribution of marijuana and any of its secondary products.
- 8.1.2 Building setbacks shall be a minimum of 25 feet along N.W. 149<sup>th</sup> Street and Watermark Boulevard.
- 8.1.3 Parking and drives are permitted within the setbacks.

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

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

### **Permitted Use(s):**

Use Unit 8300.1	Administrative and Professional Offices
Use Unit 8300.4	Agricultural Supplies and Services
Use Unit 8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
Use Unit 8300.21	Automotive and Equipment: Storage (Outdoor Storage is Prohibited)
Use Unit 8300.23	Building Maintenance Services
Use Unit 8300.24	Business Support Services
Use Unit 8300.29	Communication Services: Limited
Use Unit 8300.31	Construction Sales and Services (Outside Sales or Display Prohibited)
Use Unit 8300.52	Medical Services: General
Use Unit 8300.53	Medical Services: Restricted
Use Unit 8300.55	Participant Recreation and Entertainment: Indoor
Use Unit 8300.58	Personal Services: General
Use Unit 8300.59	Personal Services: Restricted
Use Unit 8300.61	Repair Services: Consumer
Use Unit 8300.62	Research Services: Restricted
Use Unit 8300.63	Retail Sales and Services: General
Use Unit 8250.12	Light Public Protection and Utility: General
Use Unit 8250.13	Light Public Protection and Utility: Restricted
Use Unit 8350.3	Custom Manufacturing
Use Unit 8350.8	Industrial: Light
Use Unit 8350.10	Research and Development
Use Unit 8350.16	Wholesaling, Storage and Distribution: Restricted

Any and all other “C” Conditional Uses, “SE” Special Exception Uses or “SP” Special Permit Uses, if desired, will follow the requirements set forth by the City of Oklahoma City Zoning and Planning, Development Services Division, for document submittal and Commission and Council hearing approval or denial.

#### 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted, at no greater than 30%. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any public street.

Plan Sheet 1 depicts the preliminary building(s) footprints in the 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.

Special landscape requirements shall be met for PUD-1901's eastern boundary, where it abuts the Watermark at Tuscana existing multi-family residential tract. No less than 2" caliber evergreen and deciduous tree types shall be planted, along the bounding border at no greater than 25' on-center. Trees shall be installed prior to issuance of Occupancy Permits and during the dormant growing period (October-February).

**Existing healthy, mature trees shall be protected in this PUD and shall be included in the subsequent Specific Plan.**

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

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, (2020), as amended.

To minimize light spillover on residential uses, outdoor lights within the Subject Property will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

**A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted as a part of the subsequent Specific Plan.**

#### 9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high fence/wall shall be required along the boundary of this parcel where it is adjacent to residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20'centers and shall be solid and opaque.



Sight-proof screening may consist of the side of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

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

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

#### 9.6 ..... DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

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 25 feet from all property lines adjacent to residential zoning district or use.

#### 9.8 ..... ACCESS REGULATIONS

There shall be one (1) access point from NW 149<sup>th</sup> Street and one (1) access point from Watermark Boulevard in this PUD.

Driveways within and adjacent to this Tract/parcel shall meet all City design standards.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

## 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

There shall be no EMD and/or non-accessory signs or billboards allowed within this PUD.

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

There shall be two (2) freestanding accessory signs in this PUD.

All freestanding accessory signs within this PUD shall be ground (monument) signs with the maximum size being eight (8) feet high and two hundred (200) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve. No pole signs will be allowed.

All freestanding accessory signs shall provide a Landscaped Area containing one (1) point of landscaping per two (2) square feet of sign or fraction thereof located within ten (10) feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking point landscaping requirements. Turf grasses shall not be used to satisfy this requirement.

A sign that contains the name of any business and/or any multi-family development located within this PUD is deemed accessory, even if the sign is not installed on the same parcel where the business and/or multi-family development is located, as long as both the business and/or multi-family development, and the sign, are located in this PUD.

### 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 will not be allowed

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

Electronic Message Display signs will not be allowed.

## 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.

Interior pedestrian pathways and bikeways are made part of this Planned Unit Development and shall connect residential tracts to adjacent common area(s) as shown on the Master Development Plan.

#### 9.13 ..... HEIGHT REGULATIONS

Buildings within this PUD will be limited to no more than two-stories of no greater than 35 feet in combined height.

Any building facing to the boundary of residential property shall be designed so that the wall facing residential properties contains either elevated window(s) with opaque glass, or no elevated window(s).

The base zoning district regulations shall regulate heights of all other 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. Parking and drives shall be allowed within the yard setbacks.

#### 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 ..... GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

#### 9.19 ..... SPECIFIC PLAN AND FINAL PLAT

No occupancy permits shall be issued in this PUD until a Specific Plan and Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, (2020), as amended shall have been approved by the Planning Commission.

#### 10.0 ..... DEVELOPMENT SEQUENCE

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

#### 11.0 ..... PLANNED USES

<b>Total Dwelling Units</b>	<b>Non-Residential (acres)</b>
N/A	5.0

#### 12.0 ..... 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 – Topographic Survey

EXHIBIT "A"

I-2 "Light Industrial" Rezoning Legal Description

Tuscana Business Park

A tract of land lying in the Northwest Quarter (NW/4) of Section 07, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows;

COMMENCING at the Northwest Corner (NW/C) of said Northwest Quarter (NW/4);

THENCE South 00° 00' 00" East, along the west line of said Northwest Quarter, a distance of 901.01 feet;

THENCE North 89° 59' 31" East, a distance of 660.00 feet to a POINT OF BEGINNING;

THENCE North 89° 59' 18" East, a distance of 300.00 feet;

THENCE South 00° 00' 00" East, a distance of 510.94 feet;

THENCE along a curve to the right, with a Radius of 240.00 feet, Length of 160.10 feet, Chord Bearing of South 63° 03' 45" East and a chord length of 157.15 feet;

THENCE South 07° 58' 51" East, a distance of 45.49 feet;

THENCE South 81° 59' 38" West, a distance of 132.00 feet;

THENCE South 82° 00' 00" West, a distance of 318.83 feet;

THENCE North 00° 00' 00" East, a distance of 689.88 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 215,007.50 square feet or 4.9359 acres, more or less.

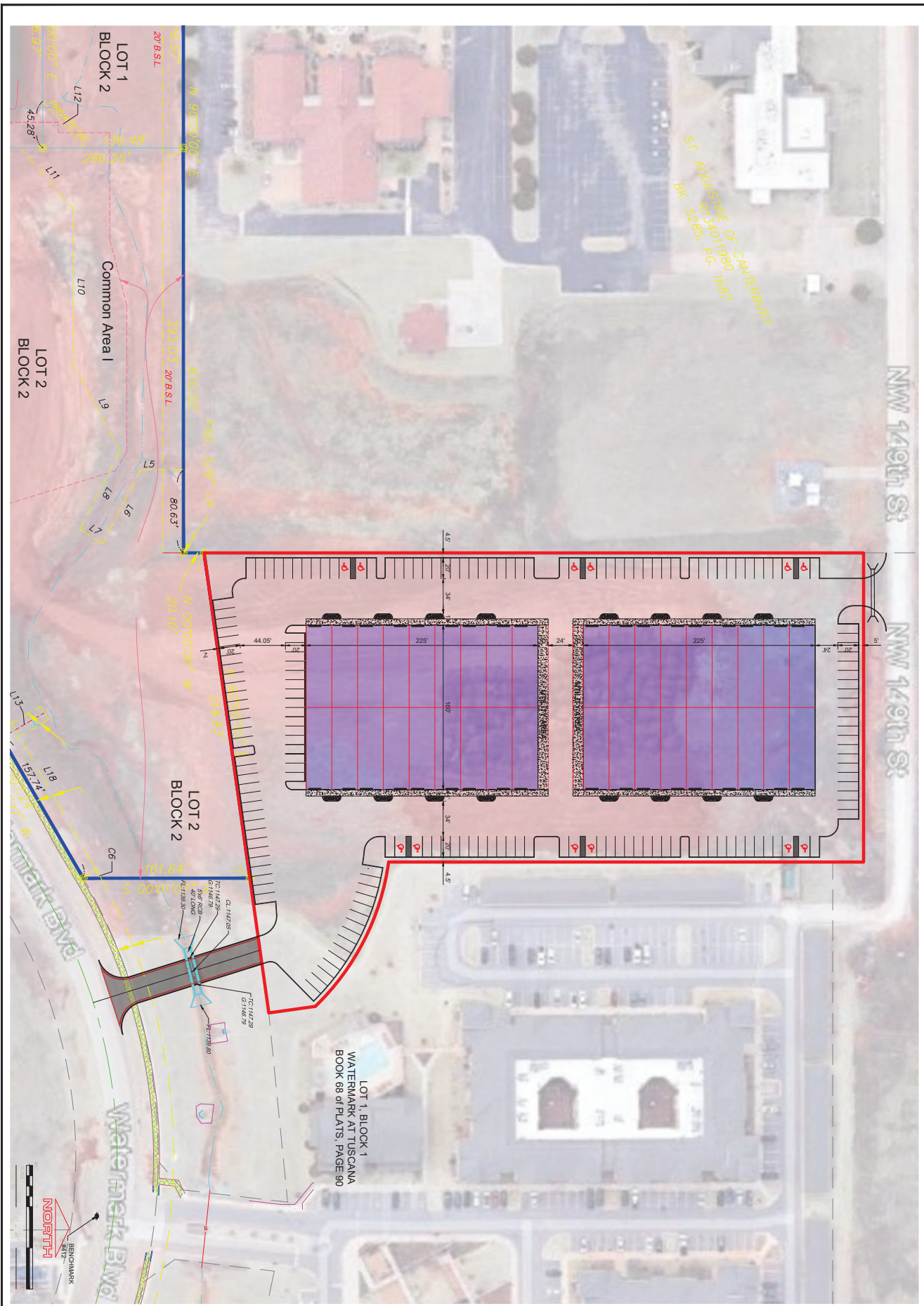


EXHIBIT B

SHEET  
SITE-1  
OF  
SHEETS

PROJECT NO:  
  
DATE:  
JAN. 19, 2022

CONSTRUCTION DOCUMENTS FOR:  
**ALI GHANIABADI TRACT  
TUSCANA PARK**

OKLAHOMA CITY

OKLAHOMA

**The Orion Group**

Engineers • Environmental • Planners  
104 E. 5th Street • Edmond, Oklahoma 73034 • 405.359.3136

PRELIMINARY BUILDING LAYOUT

ISSUES/REVISIONS.

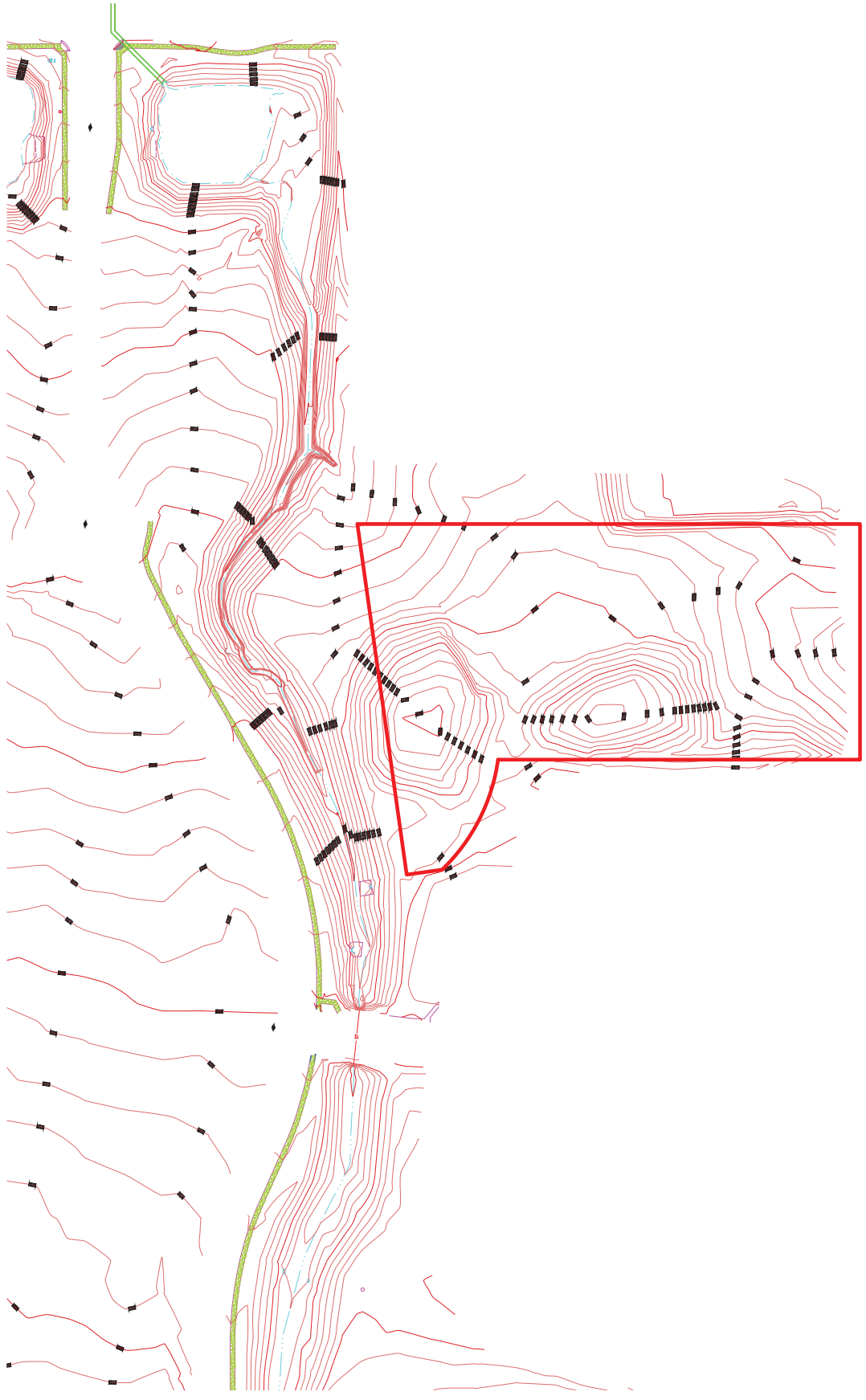


EXHIBIT C

SHEET: SITE-1 OF 5 SHEETS	PROJECT NO:  DATE: JAN. 19, 2022		CONSTRUCTION DOCUMENTS FOR: ALI GHANIABADI TRACT TUSCANA BUSINESS PARK  OKLAHOMA CITYOKLAHOMA	The Orion Group Engineers • Environmental • Planners 104 E. 5th Street • Edmond, Oklahoma 73034 • 405.359.3136  TOPOGRAPHIC SURVEY	ISSUES/REVISIONS:
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