

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

**PUD - 2019**

**MASTER DESIGN STATEMENT FOR**

**501 E I-44 Service Road**

May 14, 2024  
Revised May 31, 2024  
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**PREPARED FOR:**

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of 501 E I-44 Service Road, consisting of +/-9.5 acres are located within the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) N, Range Three (3) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 501 E I-44 Service Road.

## **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.

## **3.0 OWNER/DEVELOPER:**

The Developer of the property described in Section 2.0 is Fudge Family Ranch, LLC. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 501 E I-44 Service Road. The property is currently zoned as R-1, "Single-Family Residential" District, PUD-1228 and PUD-1842. The subject property is developed as single-family residential.

North: North of the subject site is zoned as PUD-1842 with base zonings of R-4, "General Residential" District and C-3, "Community Commercial" District. The property is undeveloped.

East: East of the subject site is zoned as O-2, "General Office" District and is undeveloped.

South: Immediately south of the subject site is E I-44 Service Road and Interstate 44. Beyond I-44 is zoned as AA, "Agricultural" District and PUD-1670.

West: West of the subject site is zoned as PUD-1842 with base zonings of R-4, "General Residential" District and C-3, "Community Commercial" District. The property is undeveloped.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property ranges from 1100-1156 and generally slopes to the southeast. Tree cover on the property is approximately 40%. The subject site is not within the FEMA floodplain, nor are there any USGS Blue Line Streams.

## **6.0 CONCEPT:**

It is the developer's intent to maintain the existing single family home on the property while adding to the subject property a wedding and event venue. The existing trees and vegetation on the south side of the property will be maintained to the greatest extent possible. An additional parking area will be provided to accommodate venue guests. The proximity to I-44 allows for quick access to the site. This use will complement the surrounding developments and will provide a new venue option for this area of Oklahoma City.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

## **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the C-3, "Community Commercial" base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6200.2: Office and Commercial District Bulk Standards
  - Setbacks: The yard setbacks for the C-3 zoning district are below.
    - Front Yard: 25 feet
    - Side Yard: None
      - Except where abutting an AA, RA, R-1, R-1ZL, R-2, R- 3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft
      - Where abutting other residential districts: building line setback 15 ft
      - Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater
      - Other: 15 feet
    - Rear: None
      - Except where a rear lot line abuts a residential district: 15 ft
      - Where abutting an AA, RA, R-1, R-1ZL, R-2, R- 3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft
  - This PUD proposes building setbacks from the PUD boundary lines as follows:
    - North Boundary: 15 feet with a 5-foot landscaped buffer strip
    - East Boundary: 5 feet
    - South Boundary: 50 feet
    - West Boundary: 10 feet which includes a 5-foot landscaped buffer strip

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to the south is E I-44 Service Road and beyond is I-44. There are no proposed public streets within this PUD. The PUD is accessed via the existing private drive.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains currently serving the property.

### **7.3 WATER**

Water facilities for this property are available. Water services will be provided from public mains currently serving the property.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 18 located at 4116 N Prospect Ave. Approximately 2.8 miles southeast of this PUD development. Anticipated response times are of urban levels.

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

Proper coordination with the various utility companies will be made in conjunction with this development.

### **7.6 PUBLIC TRANSPORTATION**

There are no bus stops in this Planned Unit Development.

### **7.7 DRAINAGE**

The property within this Planned Unit Development is not within the FEMA floodplain.

### **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Urban Low (UL) Intensity land use typology area. UL development primarily consists of single-family homes, with some apartment complexes, auto oriented retail centers and suburban office parks. It is the lowest level of intensity that receives urban services such as water and sewer. The uses proposed in this Planned Unit Development are consistent and in compliance with the UL area standards. It should be noted that south of the subject site, just beyond I-44 is designated as Urban Medium Intensity land use typology.

### **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, 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.

## **9.0 SPECIAL CONDITIONS:**

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

### Permitted Use(s):

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Cultural Exhibits (8250.5)
- Dwelling Units and Mixed Uses (8200.2)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Library Services and Community Centers (8250.11)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Home Sharing (8300.51)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Participant Recreation and Entertainment: Indoor (8300.55), further restricted to an event/wedding venue shall permit a caretaker unit for onsite living quarters to ensure compliance with all regulations within this PUD.
- Participant Recreation and Entertainment: Outdoor (8300.56), further restricted to an event/wedding venue shall permit a caretaker unit for onsite living quarters to ensure compliance with all regulations within this PUD.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Single-Family Residential (8200.14)

### **Outdoor Activities:**

- **For use units 8300.55 and 8300.56 amplified outdoor music shall be prohibited.**
- **Outdoor music shall be permitted for procession and recession only and shall cease following the ceremony.**
- **No outdoor music shall be permitted for receptions and furthermore, outdoor dancefloors shall be expressly prohibited**
- **No outdoor music shall be permitted after 9pm.**

### **Indoor Activities:**

- **all music shall cease by 11pm.**

## **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar long-lasting materials not listed. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.

Exposed/untreated metal or exposed concrete block buildings shall not be permitted.

The existing structures shall be deemed in conformance with this PUD.

## **9.2 LANDSCAPING REGULATIONS**

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

## **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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts 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.

## **9.4 SCREENING REGULATIONS**

Where trees exist along a boundary line sight-proof screening shall not be required. Where trees do not exist no less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

## **9.5 PLATTING REGULATIONS**

Platting shall be per the City of Oklahoma City 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**

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 use.

## **9.8 VEHICULAR ACCESS REGULATIONS**

There shall be a maximum of two (2) access points from E I-44 Service Road permitted via private drives. All driveways shall maintain a 200-foot separation.

The existing 20-foot drive shall be permitted to be used as the primary access to the property, subject to final approval by the Fire Marshal's office.

Lots within this PUD will not be required to have frontage on an approved public 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.

## **9.9 PARKING REGULATIONS**

The design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

A minimum of 100 parking spaces shall be required for any change of use or permit for the event venue use and shall satisfy the parking requirements.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas.

Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

## **9.10 SIGNAGE REGULATIONS**

Signage shall be per the City of Oklahoma City sign ordinance.

## **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

## **9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Internal pedestrian pathways may be constructed within this PUD. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

### **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be 35 feet, per the R-1, “Single-Family Residential” allowed height.

### **9.14 SETBACK REGULATIONS**

North Boundary: 15 feet with a 5-foot landscaped buffer strip  
East Boundary: 5 feet  
South Boundary: 50 feet  
West Boundary: 10 feet which includes a 5-foot landscaped buffer strip

The existing structures shall be deemed in conformance with this PUD.

### **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 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 apply but shall not supersede any regulation set forth in this Design Statement.

### **9.18 SPECIFIC PLAN**

A specific plan shall not be required for this PUD.

## **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City’s Traffic Division.

**11.0 EXHIBITS:**

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

- A: Legal Description
- B: Conceptual Site Plan

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**501 E I-44 Service Road**

Part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the NW corner of said NE/4;

Thence South 00°12'30" West along the West line of said NE/4 a distance of 1646.40 feet to the point or place of beginning;

Thence South 00°12'30" West along the West line of said NE/4 a distance of 578.00 feet to a point on the North right-of-way line of Northeast Highway as shown in Book 575, Page 533, in the office of the District Court Clerk, and recorded in Book 2077, Page 195, in the office of the county Clerk of Oklahoma County, Oklahoma;

Thence North 74°23'50" East along said North right-of-way line a distance of 309.03 feet;

Thence North 70°19'28" East along said Northerly right-of-way line a distance of 300.04 feet;

Thence North 67°27'37" East along said Northerly right-of-way line a distance of 87.31 feet to a point 660.00 feet East of the West line of said NE/4;

Thence North 00°12'30" East and parallel to and 660.00 feet East of the West line of said NE/4 a distance of 359.52 feet to a point 1646.40 feet South of the North line of said NE/4;

Thence North 89°55'28" West and parallel to and 1646.40 feet South of the North line of said NE/4 a distance of 660.00 feet to the point or place of beginning.

As recorded in Book 15100, Page 1074, Oklahoma County, Oklahoma.

AND

A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said NE/4;

THENCE South 00°03'16" West (South 00°12'30" West record 2), along and with the West line of said NE/4, a distance of 1,486.40 feet to the POINT OF BEGINNING;

THENCE North 89°55'18" East, departing said West line, a distance of 660.00 feet to a point on the East line of a tract of land recorded in Book 15437, Page 1239 (Corridor Tract);

THENCE South 00°03'16" West (South 00°07'18" West record 1), along and with the East line of said Corridor Tract and, a distance of 160.00 feet to the Northeast (NE) Corner of a tract of land recorded in Book 15100, Page 1074 (Fudge Tract);

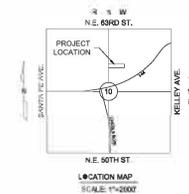
THENCE South 89°55'18" West (South 89°57'52" West record 1) (North 89°55'28" West record 2), along and with the North line of said Fudge Tract, a distance of 660.00 feet (659.60 feet record 1) to the Northwest (NW) Corner of said Fudge Tract, said corner lying on the West line of said NE/4;

THENCE North 00°03'16" East (North 00°12'30" East record 2), along and with the West line of said NE/4, a distance of 160.00 feet to the POINT OF BEGINNING.

Containing 105,600 square feet or 2.4242 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

Note: Record 1 refers to bearings and distances described in Book 15437, Page 1239 (Corridor Tract) and Record 2 refers to bearings and distances described in Book 15100, Page 1074 (Fudge Tract).



**PUD-2019**  
**501 E I-44 Service Rd.**

Exhibit B  
 Boundary Exhibit

+/-9.5 Acres



Johnson & Associates  
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ENGINEERS SURVEYORS PLANNERS  
 4/9/24