

**APPROVED**  
04-08-2025

BY THE CITY COUNCIL  
*Wynne H. Simpson* CITY CLERK

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

**PUD-2052**

**MASTER DESIGN STATEMENT FOR**  
**NORTHWEST EXPRESSWAY DEVELOPMENT PARK**

December 31, 2024  
Updated: January 30, 2025

**PREPARED FOR:**

Salazar Commercial Properties, LLC  
209 E Main Street  
Yukon, OK 73099  
405.350.6558

**PREPARED BY:**

Wallace Design Collective, PC  
Purvi Patel  
410 N Walnut Ave, Suite 200  
Oklahoma City, OK 73104  
405.536.2032  
[Purvi.Patel@wallace.design](mailto:Purvi.Patel@wallace.design)

## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
STREETS .....	7.1
SANITARY SEWER .....	7.2
WATER .....	7.3
FIRE PROTECTION .....	7.4
GAS, ELECTRIC, AND TELEPHONE .....	7.5
PUBLIC TRANSPORTATION .....	7.6
DRAINAGE .....	7.7
COMPREHENSIVE PLAN .....	7.8
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5

DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13
SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN .....	9.17
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

## **SECTION 1.0 INTRODUCTION**

The Planned Unit Development (PUD) of Northwest Expressway Development Park, consisting of 5.21 acres are located within the NE/4 of Section 25, Township 13 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at 9130 and 9140 NW Expressway.

## **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 Salazar Commercial Properties, LLC.

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

The undeveloped subject property is currently zoned as C-3 “Community Commercial” District and O-2 “General Office” District. Surrounding properties are zoned and used for:

North: R-1 “Single-Family Residential” District and Planned Unit Development District (PUD-1063). Both northern parcels are currently used for commercial development.

East: Planned Unit Development District (PUD-116). This current use of this parcel is commercial development.

South: R-1 “Single-Family Residential” District. The parcels are developed as single-family structures, included in the Idlewyld Plat.

West: C-3 “Community Commercial” District. The parcel is developed with a single-family structure.

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The elevation of the subject property is 1242-1258 and generally slopes towards the north. The tree cover on the property is approximately 25% and is located mainly along the eastern and western property lines. The entirety of the property is located with FEMA Flood Zone X; furthermore, there are no wetlands on the subject property.

## **SECTION 6.0 CONCEPT**

The concept for this PUD is to modify certain use and regulations within the base zoning district and to allow for an office and warehouse park development.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The nearest street to the subject site is NW Expressway (State Highway 3), which abuts the subject site on the north.

### **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**

Public 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 34 located at 8617 N Council Road. Approximately 1.75 miles from this PUD development. Anticipated response times are of Urban service levels.

### **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 Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban-Low Intensity 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 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:

The following are the only permitted uses within the PUD:

- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Administrative and Professional Office (8300.1)
- Animal Sales and Services: Grooming (8300.8)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Custom Manufacturing (8350.3)
- Industrial Light (8350.8)
- Wholesaling Storage & Distribution: General (8350.15)
- Wholesaling Storage & Distribution: Restricted (8350.16)

## **9.1 FAÇADE REGULATIONS**

The northern most buildings shall have wall finish of 100 percent brick, exclusive of windows and doors. The remaining buildings shall have a minimum of 4-foot brick wainscot on the front walls. Brick veneer, rock or stone masonry. EIFS, stucco, wood, concrete-board, exposed metal, exposed concrete block, or similar finish shall be permitted on the remainder of the building finish.

## **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, except as otherwise noted.

A 25-foot landscape buffer shall be provided along the southern boundary of this development as shown on the Conceptual Master Development Plan. In addition, no less than a six-foot and no greater than an eight-foot-high wood fence shall be provided along the southern boundary.

## **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 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**

No less than a six-foot and no greater than an eight-foot-high wood fence shall be provided along the southern boundary of this development.

## **9.5 SUBDIVISION REGULATIONS**

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

## **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 the southern property line.

## **9.8 ACCESS REGULATIONS**

There shall be one access point from NW Expressway (State Highway 3) in this PUD.

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.

## **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**

The design and number of all signage within this PUD shall be in accordance with Chapter 59, Article 16 of the Oklahoma City Municipal Code, as amended.

### **9.10.1 ATTACHED SIGNS**

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

### **9.10.2 OFF PREMISE/BILLBOARD SIGNS**

Off-Premise signs will be in accordance with the base zoning district regulations.

### **9.10.3 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

## **9.11 ROOFING REGULATIONS**

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

## **9.12 SIDEWALK REGULATIONS**

Sidewalks shall be subject to Public Works regulations, policies and procedures.

## **9.13 HEIGHT REGULATIONS**

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

#### **9.14 SETBACK REGULATIONS**

Yard requirements in this PUD shall be the same as the base-zoning district, except:

Northern boundary of PUD	25 feet
Southern boundary of PUD	25 feet
Eastern boundary of PUD	5 feet
Western boundary of PUD	5 feet

#### **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, private drainage easements, and islands / medians 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 this PUD.

### **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:

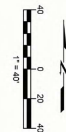
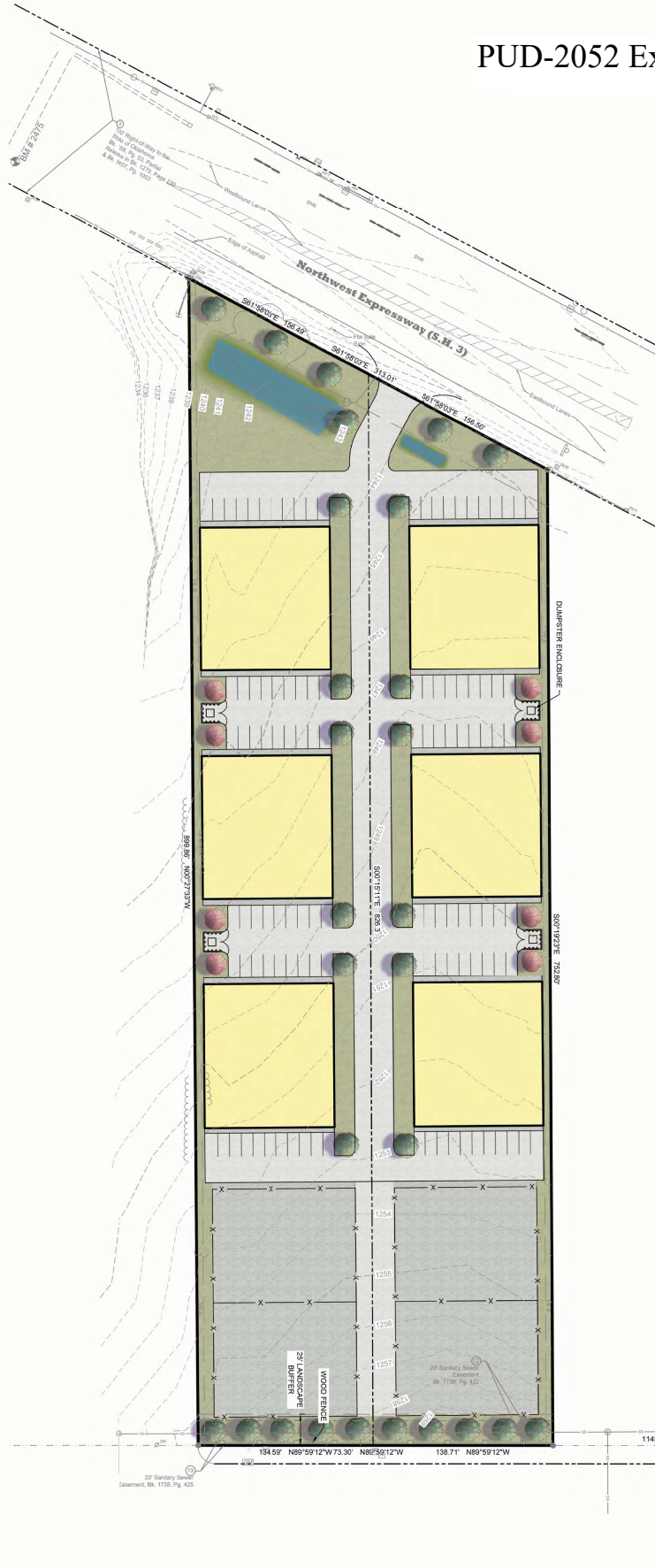
Exhibit A - Legal Description

Exhibit B – Conceptual Master Development Plan

## PUD-2052 Exhibit A – Legal Description

Tract 1; Beginning at a point on the South line of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, 1,419.00 feet West (North 89°59'12" West measured) of the Southeast Corner of said Quarter: Thence North 898.8 feet to the South line of Highway No. 3 (Northwest Highway) (North 00°27'33" West a distance of 899.86 feet measured); Thence in a Southeasterly direction along the South right of way line of said Highway a distance of 156.27 feet (South 61°58'03" East a distance of 156.49 feet measured); Thence in a Southwesterly direction 825.89 feet to a point on the South line of said Quarter 1,284.43 feet West of the Southeast Corner of said Quarter (South 00°15'11" East a distance of 826.31 feet measured); Thence West 134.59 feet (North 89°59'12" West a distance of 134.59 feet measured) to the Point of Beginning. **AND** Tract 2; Part of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma: Beginning at a point 1,145.7 feet West of the Southeast corner of said NE/4 of Section 25 (North 89°59'12" West a distance of 1,145.70 feet measured); Thence North 752.8 feet to the South line of Highway No. 3 (Northwest Highway) (North 00°19'23" West a distance of 752.80 feet measured); Thence in a Northwesterly direction along said right-of-way line 156.27 feet (North 61°58'03" West a distance of 156.50 feet measured); Thence in a Southwesterly direction 825.89 feet to a point on the South line of said NE/4 1,284.43 feet West of the Southeast corner of said NE/4 (South 00°15'11" East a distance of 826.31 feet measured); Thence East 148.73 feet (South 89°59'12" East a distance of 138.71 feet measured) to the Point of Beginning.

PUD-2052 Exhibit B



**811**  
Know what's below.  
Call before you dig.

**CAUTION**  
NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION  
OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORDS OF THE VARIOUS UTILITY  
COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE  
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION  
AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.  
IF THE CONTRACTOR WISHES TO CALL THE LOCAL UTILITY  
TO LOCATE ANY UTILITIES, THEY SHOULD CALL THE UTILITY  
NUMBER LISTED ON THE UTILITY RECORDS.

REV	DATE	DESCRIPTION	DATE
1	2024.10.31	CONCEPTUAL MASTER DEVELOPMENT PLAN	
C1.0			

9140 NW EXPRESSWAY  
SALAZAR HOMES  
OKLAHOMA CITY, OKLAHOMA