

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2054

MASTER DESIGN STATEMENT FOR

S. Walker Ave. & SW 83rd St.

January 15, 2025
February 7, 2025
March 19, 2025
March 28, 2025

PREPARED FOR:

Draper Park Christian Park Church, Inc.
8500 S. Walker Ave.
Oklahoma City, Oklahoma 73109

PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of S. Walker Ave. & SW 83rd St., consisting of 8.31 acres, is located within the Southeast Quarter (SE/4) of Section 33, Township 11 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 8612 S. Walker 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 of this property is Draper Park Christian Park Church, Inc.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North:	R-1 District and used for residential development.
East:	R-1 District and is currently undeveloped.
South:	R-1 District and is used for residential development
West:	PUD-213 and R-2 District and used for commercial and residential 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 is currently undeveloped. The elevation of Tract 1 ranges from 1270' to 1268'. The property generally slopes from the east to the west toward Walker Avenue. The Tract 1 is currently covered with mowed grass and sparse trees. The property is in the Lightning Creek drainage basin.

The elevation of Tract 2 ranges from 1276' to 1260'. The property has a north-south ridge that bisects it. The western portion generally slopes from the east to the west toward Tract 1. The eastern portion generally slopes from the southwest to the northeast. The Tract 2 is currently covered with mowed grass and sparse trees. The western portion of Tract 2 is in the Lightning Creek drainage basin. The eastern portion of Tract 2 is in the Lightning Creek Tributary 3 drainage basin. None of the property is in the 50- or 100-year flood plain.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit a commercial and residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 83rd St. The nearest street to the east is S Santa Fe Ave. The nearest street to the south is SW 87th St. The nearest street to the west is S Walker 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 19 located at 940 SW 44th St. It is approximately 3 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 not within a FEMA flood plain.

7.8COMPREHENSIVE 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

There shall be two (2) tracts within this PUD in accordance with Exhibit D, attached.

The use and development regulations of the C-3 Community Commercial District shall govern Tract 1, except as herein modified.

The following uses shall be permitted:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
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
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.35	Eating Establishments: Fast Food
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
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
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted
8200.14	Single-Family Residential

The use and development regulations of the R-2 Medium-Low Density Residential District shall govern Tract 2, except as herein modified.

All uses within the R-2 District shall be permitted within this PUD.

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. No more than 30% EIFS (Exterior Insulation Finish System) 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.

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.

9.4 SCREENING REGULATIONS

Screening shall be in accordance with the base zoning district. Said screening shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque. Screening shall not be required along the east PUD boundary line and shall not be required along the south PUD boundary line where adjacent to Common Area as depicted on Exhibit B.

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 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 for both Tract 1 and Tract 2 shall be taken from S. Walker Ave.

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 SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 OFF-PREMISE / BILLBOARD SIGNS

Off-Premise signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

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.

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, 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 be required for commercial development.

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:

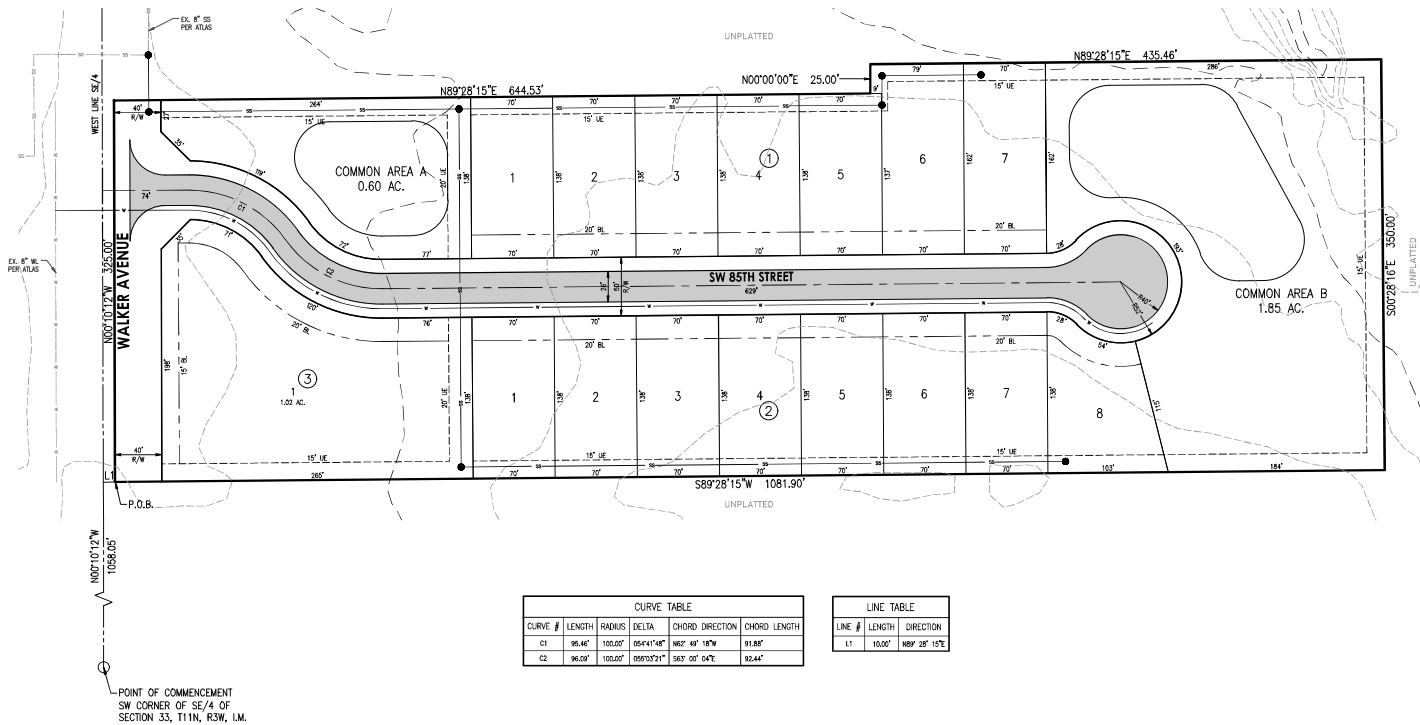
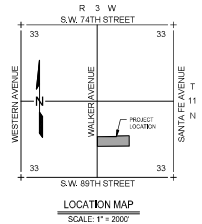
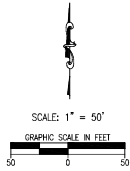
- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D - Tract Map

PUD-2054 Exhibit A – Legal Description

A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SE/4; thence N00°10'12"W a distance of 1058.05 feet; thence N89°28'15"E a distance of 10.00 feet to the POINT OF BEGINNING; thence N00°10'12"W a distance of 325.00 feet; thence N89°28'15"E a distance of 303.92 feet; thence S00°21'35"E a distance of 325.00 feet; thence S89°28'15"W a distance of 305.00 feet to the POINT OF BEGINNING. **AND** A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SE/4; thence N00°10'12"W a distance of 1058.05 feet; thence N89°28'15"E a distance of 315.00 feet to the POINT OF BEGINNING; thence N00°21'35"W a distance of 325.00 feet; thence N89°28'15"E a distance of 340.61 feet; thence N00°00'00"E a distance of 25.00 feet; thence N89°28'15"E a distance of 435.46 feet; thence S00°28'16"E a distance of 350.00 feet; thence S89°28'15"W a distance of 776.90 feet to the POINT OF BEGINNING.

PRELIMINARY PLAT
OF
WALKER & SW 83RD
A PART OF THE SE/4 OF SECTION 33, T11N, R3W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

PUD-2054 Exhibit B



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	95.46'	100.00'	05°41'48"	N87°48'18"W	91.88'
C2	96.08'	100.00'	08°03'21"	S87°03'04"E	92.44'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.00'	N87°28'15"E

LEGEND	
P.O.B.	POINT OF BEGINNING
EX.	EXISTING
BL.	BUILDING LIMIT LINE
UE.	UTILITY EASEMENT
DE.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

COMMON AREAS:	
C/A 'A' (DR.)	0.60 ACRES
C/A 'B' (DR.)	1.85 ACRES
TOTAL C/A (SITE)	
2.45 ACRES	

LOT COUNT:	
TWO-FAMILY RESIDENTIAL	15 LOTS (30 UNITS)
TWO-FAMILY RESIDENTIAL	7.30 ACRES
RESIDENTIAL DENSITY	4.11 (DU./AC.) - 0.24 (AC./DU)
COMMERCIAL	1 LOT
COMMERCIAL	1.02 ACRES

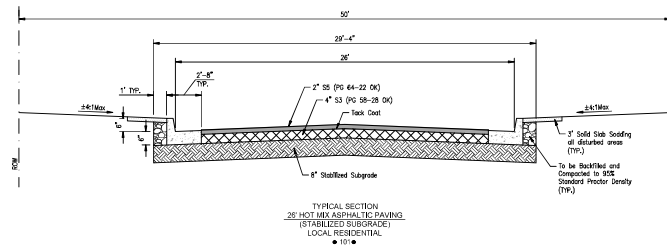
- NOTES**
- Maintenance of the Common Areas and/or Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the Drainage Related Common Areas and/or Drainage Areas shown. Certain amenities such as, but not limited to, walks, benches, picnic and disks, shall be permitted if installed in a manner to meet the requirements specified above.
 - A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
 - Sidewalks along Common Areas are the responsibility of the developer and must be installed prior to the issuance of any occupancy permits. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
 - If the garage front is designed so that the garage door extends beyond the front wall of the dwelling, screening would be provided by planting either one 3 inch caliper deciduous tree or two 1.5 inch caliper trees in the front yard, prior to the issuance of a Certificate of Occupancy for the affected lot.
 - All existing and proposed easements tied to lot corners on final plats.

LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said SE/4; thence N07°10'12"W a distance of 1058.05 feet; thence N87°28'15"E a distance of 10.00 feet to the POINT OF BEGINNING; thence N07°10'12"W a distance of 325.00 feet; thence N87°28'15"E a distance of 644.53 feet; thence N07°00'00"E a distance of 25.00 feet; thence N87°28'15"E a distance of 435.46 feet; thence S07°28'16"E a distance of 350.00 feet; thence S87°28'15"W a distance of 1081.90 feet to the POINT OF BEGINNING.

Said tract contains 362,231 Sq Ft or 8.32 Acres, more or less.



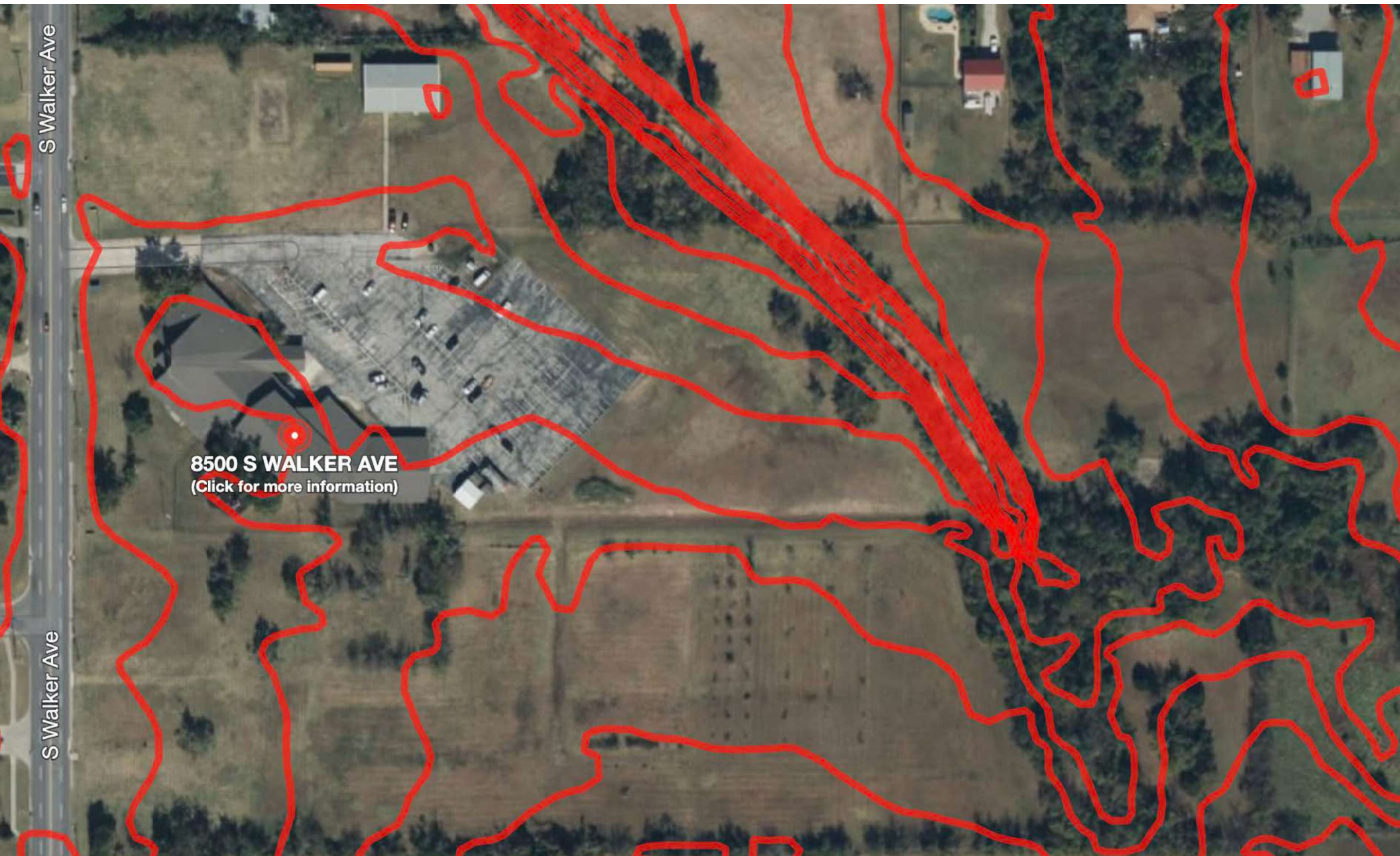
PROJECT OWNER AND DEVELOPER:
CubR Development Group, LLC
PO Box 891714
Oklahoma City, OK
73189
EMAIL: justin_rhodes@hotmail.com

PRELIMINARY PLAT
PRELIMINARY PLAT - WALKER & SW 83RD

3000 North Broadway, Suite
Tulsa, Oklahoma 74309

Crafton Tull
architectural engineering surveying
400 1st Street, Suite 100
Tulsa, Oklahoma 74309
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SHEET NO: 1 of 1
DATE: 01/24/25
PROJECT NO: 24610400



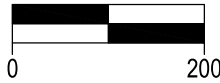
PUD-2054 Exhibit D

Line Table		
Line #	Direction	Length
L1	N89° 28' 15"E	10.00'

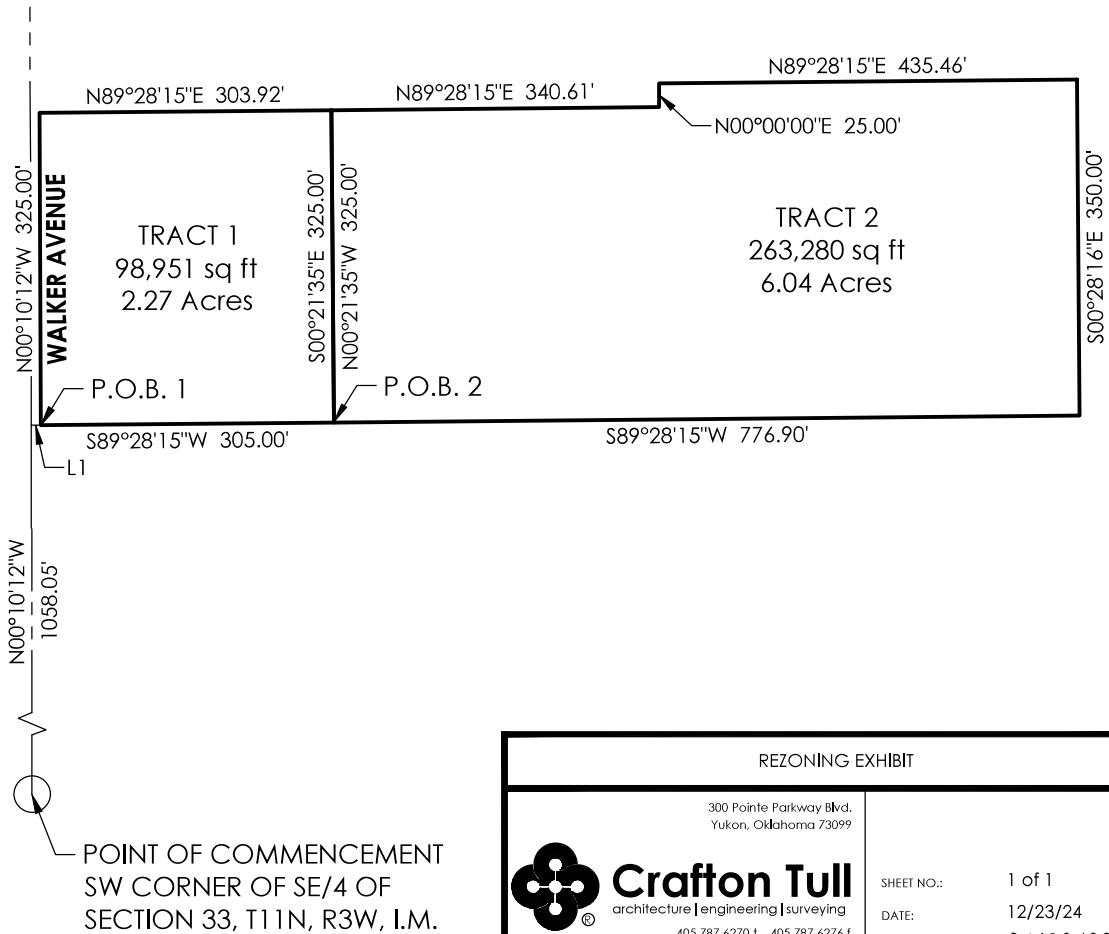
LEGEND

P.O.B. POINT OF BEGINNING

SCALE: 1" = 200'



BASIS OF BEARING = WEST LINE OF THE
SE/4 OF SECTION 33, T11N, R3W, I.M.
(N00°10'12"W)



REZONING EXHIBIT



Crafton Tull
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CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1
DATE: 12/23/24
PROJECT NO.: 24610400