

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

PUD-1959

~~May 31, 2023~~

~~July 18, 2023~~

August 2, 2023

PREPARED FOR:

**SYCO, LLC
11926 SW 15th Terrace
Yukon, OK 73099**

PREPARED BY:

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SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of eight acres and is located in the Southwest Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma. The subject property is located on the north side of SW 29th Street, approximately one-half mile east of Mustang Road.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The developer and owner of this property is SYCO, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: AA/residence

East: AA/residence

South: PUD-1350/residential neighborhood

West: AA/residence

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1287 feet along the westerly boundary to 1276 feet along the east. The property is slightly higher in the west and southwest and drains southeasterly and northeasterly across the site. There is scattered tree cover along the exterior boundaries of the property. This property is in the North Canadian River drainage basin.

SECTION 6.0 CONCEPT

The concept for this PUD is a personal storage facility on a majority of the property with limited office and commercial uses along SW 29th Street.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the I-1 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

Several commercial and industrial uses are eliminated as permitted uses.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts SW 29th Street, a two lane major arterial street with a paving width of 22 feet and no curb and gutter.

7.2 SANITARY SEWER

Public sanitary sewer is located along the south boundary of SW 29th Street.

7.3 WATER

Public water is available from the existing public water line located along SW 29th Street.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 33 located at 11630 SW 15th Street.

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

Public transportation is unavailable to this site.

7.7 DRAINAGE

The subject property is not adjacent to or within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

PlanOKC designates this area as Urban Low Intensity. 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 this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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, 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 the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

The following uses shall be the only uses permitted within the south 500 feet of the site, measuring from the north right-of-way line of SW 29th Street:

1. Administrative and Professional Offices (8300.1)
2. Agricultural Supplies and Services (8300.4)
3. Alcoholic Beverage Retail Sales (8300.5)
4. Animal Sales and Services: Grooming (8300.8)
5. Animal Sales and Services: Kennels and Veterinary, General (8300.10)
6. Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
7. Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
8. Building Maintenance Services (8300.23)
9. Business Support Services (8300.24)
10. Child Care Centers (8300.25)
11. Communications Services: Limited (8300.29)
12. Convenience Sales and Personal Services (8300.32)
13. Cultural Exhibits (8250.5)
14. Custom Manufacturing (8350.3)
15. Eating Establishments: Fast Food (8300.35)
16. Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
17. Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
18. Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
19. Food and Beverage Retail Sales (8300.41)
20. Greenhouse (8150.6.3)
21. Industrial, Light (8350.8)
22. Laundry Services (8300.48)
23. Light Public Protection and Utility: General (8250.12)
24. Light Public Protection and Utility: Restricted (8250.13)
25. Medical Services: General (8300.52)
26. Medical Services: Restricted (8300.53)
27. Participant Recreation and Entertainment: Indoor (8300.55)
28. Personal Services: General (8300.58)
29. Personal Services: Restricted (8300.59)
30. Personal Storage (8300.60)
 - a. No wholesale or retail sales shall be permitted from personal storage units.
 - b. No maintenance, repair or mechanical work shall be permitted from personal storage units.
 - c. A single living quarters for caretakers and/or security personnel is permitted.
 - d. Outdoor storage of recreational vehicles, boats and vehicles is permitted and must be screened from view from all property lines.

31. Repair Services: Consumer (8300.61)
32. Research and Development (8350.10)
33. Research Services: Restricted (8300.62)
34. Retail Sales and Services: General (8300.63)
35. Wholesaling, Storage and Distribution: Restricted (8350.16)

The following use shall be the only use permitted within the north 770 feet of the site:

1. Personal Storage (8300.60)
 - a. No wholesale or retail sales shall be permitted from personal storage units.
 - b. No maintenance, repair or mechanical work shall be permitted from personal storage units.
 - c. A single living quarters for caretakers and/or security personnel is permitted.

8.2 LANDSCAPE & SCREENING REGULATIONS

- 1) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted:
 - a. In lieu sight proof screening required by Ordinance, a landscape buffer, minimum of 10 feet wide, shall be permitted along the east, west and north property lines of the PUD, unless buildings associated with the use unit Personal Storage, as noted in section 8.2.1.b. below, are provided within 10 feet of said property lines. Trees that grow to a height of at least six feet shall be planted within the buffer on maximum 20-foot centers, or existing trees shall be retained if applicable.
 - b. Also, in lieu of a sight proof fence required by Ordinance, buildings associated with the use unit Personal Storage shall be permitted to act as screening whether constructed directly upon a property line or inside of said property line. Landscape buffer, as stated in section 8.2.1.a., shall not be required if Personal Storage buildings are within 10 feet of east, west, and/or north property lines.
 - c. A security fence, between six to eight feet in height, shall be permitted around the perimeter of the PUD property. Any of the following shall be permitted along the west, north and east property boundaries:
 1. A six to eight foot security fence if building façade adjacent to the property boundary is masonry.
 2. A six to eight foot security fence with an undisturbed greenbelt 20 feet wide along the west, north and east property boundaries.
 3. A six to eight foot security fence with a landscaped greenbelt 20 feet wide planted with evergreen trees on maximum 20 foot centers.
 - d. Sight proof screening, security fence, and/or landscape buffer shall be permitted to be completed in phases adjacent to the portion of development being constructed.

8.3 ACCESS REGULATIONS

- a) Access shall be from SW 29th Street. The number of access points and/or driveways shall be in accordance with the Municipal Code. Shared access and driveways are permitted, subject to agreement between property owners.
- b) All access drives shall meet the requirements of the Subdivision Regulations and Oklahoma City municipal ordinances in place at the time of development.

8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.
- b) FREESTANDING ACCESSORY SIGNS

There shall be one free-standing monument type sign permitted within the PUD. Said sign shall have a maximum height of eight feet with a maximum display area of 100 square feet. Pole signs are prohibited.

- c) ATTACHED SIGNS

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

- d) NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

- e) ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs are prohibited.

8.5 PARKING REGULATIONS

- a) The design and number of all parking facilities shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, as amended, except parking requirements for the Personal Storage use unit shall only be calculated based on the floor area of the office associated with said use.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Any platting of property shall comply with the Subdivision Regulations.

- b) A Specific Plan shall be required with the Commission reserving the right to review screening and traffic flow, including fire.

8.8 FAÇADE/ARCHITECTURAL REGULATONS

- a) Exterior building wall finish, on walls facing SW 29th, and within 100 feet of SW 29th Street, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted on said structure.
- b) Building wall sections used as fencing at the perimeter of the site (as provided in Section 8.2) shall be brick, stone, masonry or concrete. Metal facades, interior to the development shall be screened from view from beyond the property line.

8.9 LIGHTING REGULATIONS

- a) The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
- b) Lights shall not be located closer than twenty feet to any property line that adjoins a single-family residential development or zoning. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward 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 if required at the building permit stage.

8.10 DRAINAGE REGULATIONS

- a) Drainage improvements will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

8.11 DUMPSTER REGULATIONS

- a) Trash collection facilities shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
- b) 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 a residential zoning district, outside the boundaries of the PUD.

8.12 ROOFING REGULATIONS

- a) Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

- a) Sidewalks shall be in accordance with the City of Oklahoma City Municipal Code requirements, as amended.

8.14 HEIGHT REGULATIONS

- a) The base zoning district regulations shall regulate heights of structures.

8.15 SETBACK REGULATIONS

- a) Unless modified herein, yard requirements shall be the same as the base-zoning district except there shall be a zero setback requirement along the east, west and north property lines for the Personal Storage use unit.

8.16 PUBLIC IMPROVEMENTS

- a) 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.

8.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- a) 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 building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

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

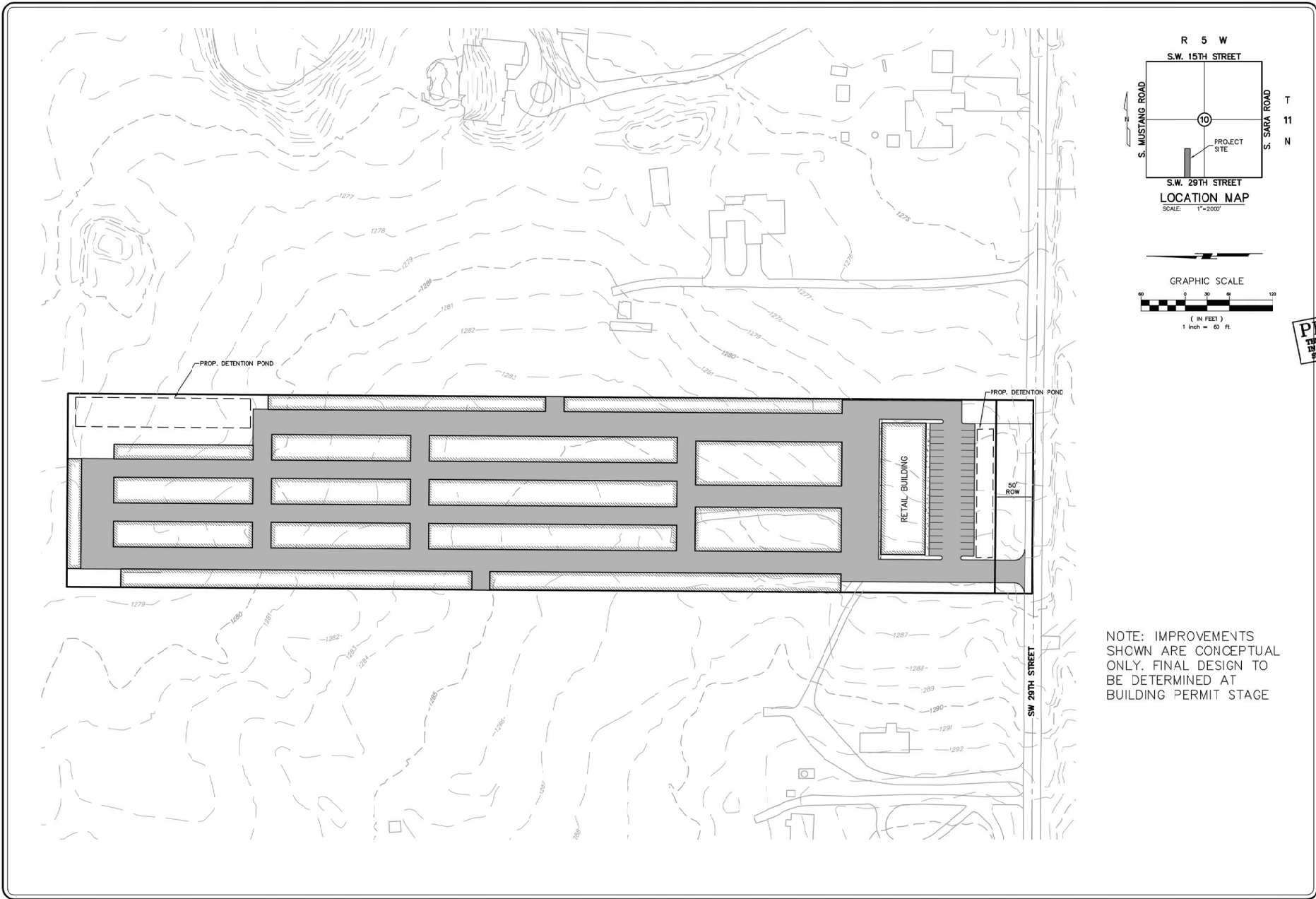
SECTION 10.0 EXHIBITS

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

- EXHIBIT A: LEGAL DESCRIPTION
- EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT A
LEGAL DESCRIPTION FOR
11301 (11121) SW 29TH STREET

The East Half (E/2) of the East Four-Fifths (E 4/5) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma.



NOTE: IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT BUILDING PERMIT STAGE

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11301 SW 29TH ST
SW 29TH STREET
OKLAHOMA CITY, OK
MASTER DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE
1	1	11/11/2021	11/11/2021
2	2	11/11/2021	11/11/2021
3	3	11/11/2021	11/11/2021
4	4	11/11/2021	11/11/2021
5	5	11/11/2021	11/11/2021
6	6	11/11/2021	11/11/2021
7	7	11/11/2021	11/11/2021
8	8	11/11/2021	11/11/2021
9	9	11/11/2021	11/11/2021
10	10	11/11/2021	11/11/2021

SHEET NUMBER
MDP