

APPROVED

3-11-2025

BY THE CITY COUNCIL

Angie K. Simpson CITY CLERK

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

PUD - 2045

MASTER DESIGN STATEMENT FOR

N Coltrane Rd & NE 23rd St

November 1, 2024

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REVISED: January 7, 2025

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PREPARED FOR:

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of N Coltrane Rd. and NE 23rd St. consisting of +/-20.78 acres are located within the SW/4 of Section 20, Township 12 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is located at 4301 NE 23rd St, northeast of N Coltrane Rd and NE 23rd St.

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 Cypress Farm Holdings, Inc. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 4301 NE 23rd St at the northeast corner of NE 23rd Street and N Coltrane Rd. The property is currently zoned as R-1, Single-Family Residential, R-2, Medium-Low Density Residential and I-2, Moderate Industrial District. The subject property is largely undeveloped with the southwest corner of the site developed with a vacant structure.

North: North of the subject site is zoned as R-1 and developed as Single-Family Residential.

East: Immediately east of the subject site, one parcel is zoned as PUD-1773 with a base zoning of R-2, Medium-Low Density Residential and is currently undeveloped, and one parcel is zoned as I-2 and is undeveloped.

South: Directly south of the site is NE 23rd Street. Beyond NE 23rd Street is a mix of C-3 and C-4 parcels which are currently undeveloped.

West: West of the subject site is N Coltrane Rd. Beyond N Coltrane Rd is PUD-1558 with a base zoning of R-4, General Residential District and is currently undeveloped.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1210-1238 and the slope analysis reveals that the property runs downhill from the south to the north. The subject property is not located in the floodplain.

6.0 CONCEPT:

It is the developer's intent to rezone the property to accommodate a variety of commercial uses for the area.

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 **I-1, "Light Industrial"** base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Chapter 59, Section 6250, Table 6250.2: Industrial Districts Bulk Standards
 - Minimum Lot Size
 - Table 6250.2 requires a minimum lot size of 12,000 square feet for rezoning. This PUD proposes a minimum lot size of 11,500 square feet.
 - Front Yard
 - Table 6250.2 establishes a front yard setback of 25 feet. This PUD proposes an exterior PUD boundary of 10 feet with no interior setbacks.
 - Side Yard
 - Table 6250.2 establishes a side yard setback of 15 feet where abutting certain uses. This PUD proposes an exterior PUD boundary setback of 10 feet.
 - Rear Yard
 - Table 6250.2 establishes a rear yard setback of 15 feet where abutting certain uses. This PUD proposes an exterior PUD boundary setback of 10 feet.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest streets to the property are N Coltrane Rd to the West with a right-of-way width of 65 feet and NE 23rd Street to the South with a right-of-way width of 100-feet.

Proposed streets in this Planned Unit Development shall be public and shall have right-of-way widths of 50 feet be to City standards.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 12, located at 2121 N Martin Luther King Ave. Approximately 2.2 miles from 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. The 002 and 019 lines run past the subject property and there are stops for each line within 0.5 mile from the subject property.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA (100-year) floodplain.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban: Low Intensity (UL) land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban: Low intensity area standards.

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 **I-1 “Light Industrial” District and R-4, General Residential”** 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:

I-1 shall govern all non-residential uses and R-4 shall govern all residential uses.

The following uses are the only uses permitted in this PUD;

- Dwelling Units and Mixed Uses (8200.2)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four- Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- 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 Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)

- Communication Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32) shall not be located within 150 feet of a residential district.
- Eating Establishments: Drive-In (8300.34) shall not be located within 150 feet of a residential district.
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36) shall not be located within 150 feet of a residential district.
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Family Day Care Homes (8300.40)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56), shall not permit outdoor concerts or outdoor events, except for sports facilities and sport related activities.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Spectator Sports and Entertainment: Restricted (8300.69), shall not permit outdoor concerts or outdoor events, except for sports facilities and sport related activities.
- Custom Manufacturing (8350.3)
- Industrial, Light (8350.8)
- Research and Development (8350.10)
- Wholesaling, Storage and Distribution: Restricted (8350.16)
- Temporary Security Trailers are permitted for 24-hour on-site security

Should this PUD be developed as residential, the density shall be per the base zoning district.

9.1 ARCHITECTURAL REGULATIONS

Exterior finish on all buildings shall be per the base zoning district. . However, the front façade of any metal building fronting a public street, exclusive of windows and doors, shall consist of a minimum 40% masonry material. No more than 60% EIFS (Exterior Insulation Finish System) shall be permitted.

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

Should the site be developed as residential the 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 type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.

The existing building shall be deemed in conformance with applicable sections of 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.

Should any sports facilities be constructed within this PUD, lighting will be reviewed at the specific plan stage.

9.4 SCREENING REGULATIONS

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 subdivision regulations.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private 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.

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.

9.8 VEHICULAR ACCESS REGULATIONS

There shall be a maximum of three (3) access points allowed from NE 23rd Street and four (4) access points allowed from N Coltrane Rd in this PUD. Separation between drives shall be per Public Works policy and regulations. Access shall be reviewed at the specific plan stage.

Future connection to planned stub streets shall be required; however, connection type will be determined at the specific plan stage.

Access to this PUD/Tract may be via a divided street with central landscaped medians.

Non-residential lots within this PUD will not be required to have frontage on an approved public street. Access to individual non-residential lots and multifamily development developed on one parcel or common ownership within the PUD may be permitted to be from a private drive, with a cross access agreement. 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 conform to Public Works policies, procedures, and regulation.

9.9 PARKING REGULATIONS

The number and 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.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off-street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

If development within this PUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

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 Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning district.

9.14 SETBACK REGULATIONS

The setback shall be 10-feet from all exterior PUD boundaries with no interior PUD setbacks except as required by building and fire codes.

A 10-foot landscape buffer shall be provided along the north and east PUD boundaries. Trees shall be preserved to the greatest extent possible within this buffer.

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 be required at the Specific Plan stage.

9.18 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued within this PUD until a specific plan and/or final plat, including all items listed in Section 59-14200 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. 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: Boundary Exhibit
- C: Conceptual Site Plan

PUD-2045 Exhibit A – Legal Description

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter (SW/4) of said Section Twenty (20); thence North $00^{\circ}32'59''$ West along the West line of said Southwest Quarter (SW/4) a distance of 600.00 feet to the point of beginning; Thence continuing North $00^{\circ}32'59''$ West along the West line of said Southwest Quarter (SW/4) a distance of 199.99 feet; Thence North $89^{\circ}43'14''$ East a distance of 600.01 feet; Thence North $00^{\circ}33'36''$ West a distance of 367.30 feet; Thence North $89^{\circ}43'16''$ East a distance of 225.00 feet; Thence North $00^{\circ}32'12''$ West a distance of 105.32 feet; Thence South $89^{\circ}43'44''$ East a distance of 127.43 feet; Thence South $00^{\circ}35'46''$ East a distance of 1271.27 feet to a point on the South line of said Southwest Quarter (SW/4); thence South $89^{\circ}42'49''$ West along the South line of said Southwest Quarter (SW/4) a distance of 508.42 feet; Thence North $00^{\circ}32'59''$ West a distance of 600.00 feet; Thence South $89^{\circ}42'49''$ West a distance of 445.00 feet to the point of beginning. **AND** A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter (SW/4) of said section Twenty (20); Thence North $00^{\circ}32'59''$ West along the West line of said Southwest Quarter (SW/4) a distance of 600.00 feet; Thence North $89^{\circ}42'49''$ East a distance of 445.00 feet; Thence South $00^{\circ}32'59''$ East a distance of 600 feet to a point on the South line of said Southwest Quarter (SW/4); Thence South $89^{\circ}42'49''$ West along the South line of said Southwest Quarter (SW/4) a distance of 445.00 feet to the point of beginning.





PUD- 2045
N Coltrane Rd & NE 23rd St

Exhibit C
 Conceptual Site Plan

+/- 160,400 Total Building SF
 402 Total Parking Spaces

+/-20.78 Acres



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ENGINEERS SURVEYORS PLANNERS

11/1/24

Conceptual site plan showing feasible option
 permitted under proposed rezoning