

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD - 2015

MASTER DESIGN STATEMENT FOR

8100 S Santa Fe Avenue

May 2, 2024
May 28, 2024
June 13, 2024

PREPARED FOR:
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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 8100 S Santa Fe Avenue consisting of +/-19.94 acres are located within the Northwest Quarter (NW/4) of Section (34), Township (11) N, Range (3) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 8100 & 8200 S Santa Fe Avenue.

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 South Santa Fe, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 8100 S Santa Fe Avenue. The property is currently zoned as R-1 Single-Family Residential District and PUD-597 with a base zoning of I-1, "Light Industrial" District. The subject property is currently developed as industrial/commercial uses.

North: North of the subject site is zoned as I-2, "Moderate Industrial", R-1, "Single-Family Residential", I-1, "Light Industrial", and O-2, "General Office" Districts. Said property is largely undeveloped with the exception of the personal storage development at the southeast corner of Santa Fe Avenue & SE 79th Street.

East: East of the subject site is zoned as R-MH-2, "Manufactured (Mobile) Home Park" District and is developed as multi-family residential.

South: South of the subject site is zoned as R-1, "Single-Family Residential" District and is developed as a Church and as single-family residential.

West: Immediately west of the subject site is S Santa Fe Avenue. Beyond is zoned as R-1, "Single-Family Residential" District, developed with single-family homes, and AA, "Agricultural" District and is undeveloped.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is between 1268-1284. The subject property has minimal tree cover. A small portion in the northeast corner of the property is within the FEMA 100-Year Floodplain. There is one USGS Blue Line running from the northeast corner along the east portion of the north property boundary.

6.0 CONCEPT:

The businesses on this property have been in existence for over 20 years. It is the developer's intent to maintain and grow the existing industrial and commercial operations on the subject property. Given the buffers, existing trees and proposed planting, the industrial development seeks to continuing screening and operating in a hidden and discreet manner.

Given the abutting developments and the continued operations of the existing business, we believe this proposed PUD will complement the surrounding 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-2, “Moderate Industrial” base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6250.2: Industrial Districts Bulk Standards
 - Setbacks
 - Table 6250.2 outlines setbacks per building locations. This PUD proposes setbacks to the PUD boundaries. In addition, internal setbacks are not required within this PUD except those required by Building and Fire Codes.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the west is S Santa Fe Avenue which has a right-of-way width of approx. 90 feet and is paved to Oklahoma City standards.

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 16 located at 405 SE 66th Street. Approximately 1.5 miles northeast of this PUD development. Anticipated response times are of urban service 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 proposed in this Planned Unit Development. There is an existing bus stop on the east side of S Santa Fe Avenue in front of the subject property. This stop is along the S Western/SW 104th route and the S Walker route.

7.7 DRAINAGE

A small portion of the property within this Planned Unit Development is within the FEMA 100-year floodplain. The general location of the FEMA 100-year floodplain is delineated on the Master Development Plan.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low Intensity (UL) land use topology area. The Urban Low typology applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation. UL development primarily consists of single family homes, with some apartment complexes, auto-oriented retail centers, and suburban office parks. This PUD is in conformance with the Comprehensive Plan.

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 **I-2, "Moderate Industrial" 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 shall be the only uses permitted:

- Administrative and Professional Offices (8300.1)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment Cleaning and Repairs, Light Equipment (8300.14)*
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
- Automotive and Equipment: Storage (8300.21)*
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Industrial, Light (8350.8)*
- Laundry Services (8300.48)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Outdoor Sales and Display, and Outdoor Storage (8300.54)*
- 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)
- Wholesaling, Storage and Distribution: Restricted (8350.16)*

*These uses shall be located a minimum of 130 feet from all property lines adjacent to property developed as residential.

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 type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

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

The existing structures shall be permitted and 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.

The existing 50-foot greenbelt shall be maintained and replanted along the south PUD boundary.

Within the greenbelt (where abutting single family residential) evergreen trees shall be planted and spaced in a manner to provide an impervious visual barrier. Trees shall be a minimum of 6 feet in height at the time of planting.

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

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries developed as residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, and/or any combination thereof and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Subdivision of land 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 zoning district or use.

9.8 VEHICULAR ACCESS REGULATIONS

There shall be a maximum of four (4) access points from S Santa Fe Avenue permitted in this PUD. The four (4) existing drives shall be permitted.

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.

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 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.

The existing 125 parking spaces shall be deemed in conformance and shall meet the parking requirement.

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 within this PUD shall be per the base zoning district regulations, except as otherwise noted.

The existing signs shall be allowed to remain and deemed to conform to the sign regulations. In the event the sign is removed or destroyed, it shall meet the sign regulations in effect at the time of permitting.

Non-accessory signs/billboards shall not be permitted.

Electronic Message Display (EMD) signs shall not be permitted.

9.11 ROOFING REGULATIONS

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

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Should the subject property be redeveloped, five-foot wide sidewalks shall be constructed along S Santa Fe Avenue 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.

Sidewalks, if required, 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 base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

The PUD boundary setbacks shall be as follows:

North: 25 feet

East: 15 feet

West: 25 feet

South: 25 feet; For the specified use units noted above by an asterisk where abutting property developed as residential: 130 feet

There shall be no internal setbacks except those required by Building and Fire Codes.

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 are 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

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: Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

8100 S Santa Fe Avenue

A part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, State of Oklahoma, according to the Government Survey thereof and being more particularly described as follows:

Commencing at a point on the South line of said Northwest Quarter (NW/4), which point is 310.85 feet East of the Southwest Corner of the Northwest Quarter (NW/4) of said Section 34;

Thence continuing North 90°00'00" East along the South line a distance of 1063.15 feet;

Thence North 00°03'49" East a distance of 320.00 feet;

Thence North 90°00'00" East a distance of 65.00 feet;

Thence North 00°03'49" East a distance of 32.00 feet;

Thence North 90°00'00" East a distance of 71.00 feet;

Thence North 00°03'49" East a distance of 268.00 feet;

Thence South 90°00'00" West a distance of 1510.00 feet to a point on the West line of said Southwest Quarter (SW/4);

Thence South 00°03'49" West along the West line a distance of 300.00 feet;

Thence North 90°00'00" East a distance of 310.85 feet;

Thence South 00°03'49" West a distance of 320.00 feet to the point of beginning. Also known as a part of Tracts 38, 39 and 40, GARDEN ACRES, an unrecorded plat.

Said described tract contains 18.16 acres, more or less.

As recorded in Book 6992, Page 153, Oklahoma County, Oklahoma.

AND

A part of the Northwest Quarter (NW/4) of Section THIRTY-FOUR (34), Township ELEVEN (11) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at the Southwest corner of the said NW/4;

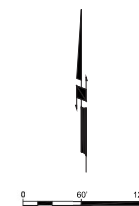
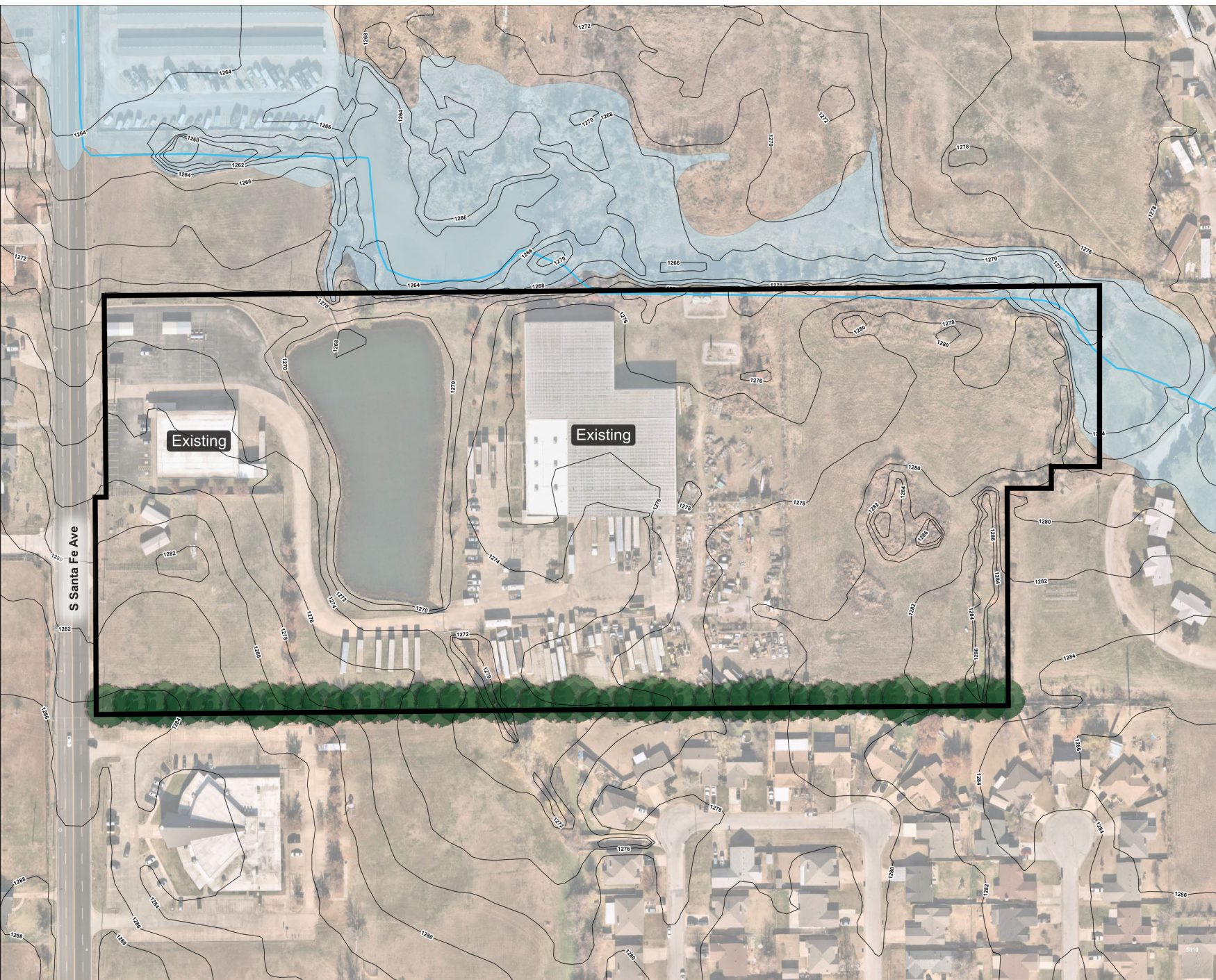
Thence North 0°13'00" West a distance of 320.00 feet;

Thence North 89°43'11" East a distance of 310.85 feet;

Thence South 0°13'00" East a distance of 320.00 feet;

Thence South 89°43'11" West a distance of 310.85 feet to the POINT OR PLACE OF BEGINNING.

As recorded in Book 12579, Page 1216, Oklahoma County, Oklahoma.



PUD-2015
8100 S Santa Fe Ave

Exhibit B
Master Development Plan

+/-19.94 Acres



Johnson & Associates
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Oklahoma City, OK 73104
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ENGINEERS SURVEYORS PLANNERS

5/2/24
Conceptual site plan showing feasible option
permitted under proposed rezoning