

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT DISTRICT

**PUD-2034**

**MASTER DESIGN STATEMENT**

September 10, 2024  
November 8, 2024  
November 19, 2024

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of W. Hefner Rd. & Lake Hefner Parkway, consisting of approximately 9.7 acres, is located within the Southwest quarter (SW/4) of Section 24, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **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 TB Holdings, LLC.

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

The subject property is presently zoned PUD-490, SPUD-558, SPUD-1046, R-4 District, and CUP-58. Surrounding properties are zoned and used for:

North: R-4 District and used for multi-family development.  
East: R-4 District and used for multi-family development.  
South: R-1 District and is currently undeveloped.  
West: R-4 District and used for multi-family development and Lake Hefner Parkway.

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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently developed and used for the Oklahoma Athletic Center.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit additional commercial uses.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is NW 112<sup>th</sup> Terr. The nearest street to the east is Springhollow Rd. The nearest street to the south is W. Hefner Rd. The nearest street to the west is Lake Hefner Parkway.

### **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 15 located at 2817 NW 122<sup>nd</sup> St. It is approximately 1.8 miles from this PUD development.

### 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 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 and Lake Hefner Parkway Scenic Corridor shall govern this PUD, except as herein modified.

**The following uses shall be the only uses permitted by right within this PUD:**

8300.1	Administrative and Professional Offices
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
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Uses
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8250.11	Library Services and Community Centers
8250.14	Low Impact Institutional: Neighborhood-Related
8200.5	Low Impact Institutional: Residential-Oriented
8300.52	Medical Services: General
8200.12	Multiple-Family Residential
8300.55	Participant Recreation and Entertainment: Indoor
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports and Entertainment: Restricted

**In addition to the uses permitted above, the following uses shall also be permitted by right within Tract 2, described in the attached Exhibit A-1, only:**

8300.54	Outdoor Sales and Display, and Outdoor Storage [limited to food truck court]
8300.56	Participant Recreation and Entertainment: Outdoor

## 9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

### 9.1.....FAÇADE REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, stucco, or

wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. 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

Per the base zoning district.

## 9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall be in accordance with the 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 in accordance with the Oklahoma City Municipal Code, 2020, as amended, and shall be placed no closer than 50 feet from all property lines abutting or 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

Existing access, consisting of ingress and egress drives off of W. Hefner Rd. and one (1) access drive off of NW 112<sup>th</sup> Terr., shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new access drive, said drive shall conform to applicable regulations.

## 9.9 ..... PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 ACCESSORY 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 SIGNS

Off-Premise / Billboard signs are prohibited.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ..... ROOFING REGULATIONS

Roofing shall conform to the adopted building code at the time of development for Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

The existing sidewalk along W. Hefner Rd. shall be permitted to remain and deemed to conform to applicable regulations. Any repair or replacement of existing 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 height within this PUD.

9.14 ..... SETBACK REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements shall conform to 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.

9.18 ..... OTHER

The following conditions shall apply to Tract 2 within this PUD:

Access: All access shall be through the existing Health Center Parking Lot. The north gate of the property shall be closed from 7:00 pm – 1 hour after the daily closing of the Beach Bar and the Quail Creek HOA that allows for different hours in which the gate is closed.

Hours of Operation: Sunday thru Wednesday 8:00 am to 11:00 pm, Thursday thru Saturday 8:00 am to 1:00 am.

Music Level: All music shall be in accordance with the City of Oklahoma City noise regulations Chapter 34 of the Oklahoma City Municipal Code, 2020, as amended. With the intent to restrict the music exposure to the boundaries of the Health Center Property. All music shall adhere to the hours of operation described above.

Generators: The use of generators shall not be permitted.

**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 – Overall Legal Description

Exhibit A-1 – Tract 2 Legal Description

Exhibit B – Conceptual Master Development Plan

Exhibit C – Topography Plan

PUD-2034 Exhibit A – Legal Description

TRACT A: All of Block “B” in SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** TRACT A-2: A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of Block “B”, SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence South  $09^{\circ}27'01''$  West along the West line of said Block “B” a distance of 343.90 feet to the most Westerly corner of said Block “B”; Thence Southeasterly on a curve to the right having a radius of 700.00 feet and along the Southwesterly line of said Block “B” (chord bearing  $S\ 54^{\circ}22'34''\ E$ , chord distance = 199.15 feet) for an arc distance of 199.83 feet to the POINT OF BEGINNING; Thence South  $00^{\circ}06'44''$  East and parallel to the East line of said Block “B” a distance of 84.55 feet; Thence North  $89^{\circ}33'31''$  East and parallel to the South line of said Section 24 a distance of 74.39 feet to the Southwesterly line of said Block “B”; Thence Northwesterly on a curve to the left having a radius of 700.00 feet (chord bearing  $N\ 41^{\circ}35'50''\ W$ , chord distance = 112.29 feet) and along the Southwesterly line of Block “B” an arc distance of 112.42 feet to the POINT OF BEGINNING. **AND** TRACT B: A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 24; Thence  $S\ 89^{\circ}33'31''\ W$  along the South line of said SW/4 a distance of 630.03 feet; Thence North  $00^{\circ}26'29''\ W$  for a distance of 33.00 feet; Thence along a curve to the left having a radius of 700.00 feet (chord bearing  $N\ 01^{\circ}31'44''\ W$ , chord distance = 27.00 feet) for an arc distance of 27.00 feet to the point or PLACE OF BEGINNING; said point being on the Southwesterly line of Block “B” in Quail Creek, Section 24, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; thence Northwesterly (along the Southwesterly line of said Block “B”) along a curve and to the left having a radius of 700.00 feet (chord bearing  $N\ 19^{\circ}48'24''\ W$ , chord distance = 413.36 feet) for an arc distance of 419.61 feet; Thence South  $89^{\circ}33'31''\ W$  a for a distance of 74.39 feet; Thence  $N\ 00^{\circ}06'44''\ W$  for a distance of 84.55 feet to a point on a curve; said point also being on the Southwesterly line of said Block “B”; Thence Northwesterly (along the Southwesterly line of said Block “B”) along a curve and to the left having a radius of 700.00 feet (chord bearing  $N\ 54^{\circ}22'34''\ W$ ; chord distance = 199.15 feet) for an arc distance of 199.83 feet; Thence  $S\ 09^{\circ}27'01''\ W$  for a distance of 120.00 feet; Thence  $S\ 56^{\circ}40'00''\ E$  for a distance of 190.00 feet; Thence  $S\ 23^{\circ}12'12''\ E$  for a distance of 322.92 feet; Thence  $S\ 00^{\circ}06'44''\ E$  for a distance of 46.00 feet; Thence  $S\ 78^{\circ}05'25''\ E$  for a distance of 112.68 feet to the point or PLACE OF BEGINNING. **AND** TRACT C: Block Seven (7) of SPRINGHOLLOW, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PUD-2034 Exhibit A-1 – Tract 2 Legal Description

A portion of Block B in Section 24, Quail Creek, an Addition to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of said Block B of Quail Creek, Section 24 to Oklahoma City, Oklahoma County, Oklahoma; Thence South  $7^{\circ}28'11''$  East along the East line of said Block B a distance of 275.96 feet; Thence South  $00^{\circ}06'44''$  East along the East line of said Block B a distance of 65 feet; Thence West a distance of 268 feet; Thence North to a point on the North line of said Block B; thence North  $88^{\circ}40'02''$  East along the north line of said Block B to the Northeast corner of said Block B to the point of beginning.





