

**PLANNED UNIT DEVELOPMENT**

**DESIGN STATEMENT**

**RED PLAINS**

**PUD-1988**

~~November 21, 2023~~

**January 16, 2024**

**PREPARED FOR:**

**Steve and Angela Thurmond  
P. O. Box 30336  
Midwest City, OK 73140**

**PREPARED BY:**

**Grubbs Consulting LLC  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.com)**

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**EXHIBIT A – Legal Description (attached hereto and made a part hereof)**

**EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)**

## **SECTION 1.0 INTRODUCTION**

This Planned Unit Development consists of 5.02 acres and is located in the Northeast Quarter of Section 17, Township 11 North, Range 1 West of the Indian Meridian in Oklahoma County, Oklahoma. The site is on the south side of SE 29<sup>th</sup> Street, west of Anderson 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 developers of this property are Steve and Angela Thurmond.

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

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

North: AA/vacant

East: C-3/vacant

South: AA/residence

West: AA/residence

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The elevation of the property is higher in the western portion, draining to the east. The subject property has a predominant soil type of Nash-Iron mound Complex, which is well drained silt sandy loam, and is currently covered by a mixture of blackjack trees.

## **SECTION 6.0 CONCEPT**

The concept for this PUD is to provide for commercial development.

### **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

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

- **Section 59-6200.2 Table 6200.1** The Construction Sales and Services use (8300.31) is allowed as a permitted use, subject to restrictions incorporated herein.
- **Section 59-11250.C, E and I** The landscape requirements for a commercial use unit and streetscape buffer are modified.
- **Section 59-10600** The parking requirements for the Construction Sales and Services use are modified.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The property abuts and will take access from SE 29<sup>th</sup> Street, a rural arterial street.

### **7.2 SANITARY SEWER**

Public sanitary sewer is not available to the property. Sanitary sewer will be provided by private septic and/or aerobic systems.

### **7.3 WATER**

Public water lines are not available to the property. Domestic water will be provided by private water wells.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is Station 28 located at 7101 S. Anderson Road.

### **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 property within this Planned Unit Development drains to the east.

### **7.8 COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Rural Medium Intensity area.

## **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

The PUD permits development in accordance with the use and development regulations of the RC Rural Commercial District, except as otherwise amended herein.

## 8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **RC Rural Commercial District** shall govern the property except as herein modified.

- a. The following use unit shall be an additional use permitted on the property:
  - 1. Construction Sales and Services (8300.31) with related outdoor parking and storage of related company vehicles and products.

## 8.2 LANDSCAPE & SCREENING REGULATIONS

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 herein.

- a. In lieu of a sight proof fence along the west property line, the existing trees and vegetation shall be retained within a greenbelt, minimum 20 feet wide. Should the trees and vegetation be removed, a sight proof fence shall be provided along the property line.
- b. Security fencing in the form of barbed wire, razor wire or similar type fencing shall be permitted around the perimeter of the property, but not extending beyond the front wall of a primary building.
- c. Except as noted, all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development shall apply. Outdoor storage areas shall be screened per Code.
- d. The existing trees and vegetation along the south boundary shall be retained within a greenbelt, minimum 20 feet wide. A sight proof fence shall be provided along the north side of said greenbelt.

## 8.3 ACCESS REGULATIONS

- a. There shall be no more than two driveways permitted from SE 29<sup>th</sup> Street.
- b. Minimum driveway separation shall be 150 feet, measuring centerline to centerline.

## 8.4 SIGN REGULATIONS

- a. Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.

## 1. FREESTANDING ACCESSORY SIGNS

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

## 2. ATTACHED SIGNS

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

## 3. NON-ACCESSORY SIGNS

- i. Non-Accessory signs are prohibited.

## 4. ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

- i. Electronic Message Display signs are prohibited.

## 8.5 PARKING REGULATIONS

- a. Parking shall comply with Chapter 59 of the OKC Municipal Code, except as otherwise noted herein.
- b. For the use Construction Sales and Services, no more than ten parking spaces shall be required for a building 8500 square feet or smaller. One additional parking space shall be provided for every 1000 square feet of office/warehouse space above 8500 square feet. Parking for outdoor storage lot shall not be required.
- c. Outdoor parking and storage of company vehicles and related company products shall be permitted on a gravel surface. Approaches to overhead doors shall be permitted to be a gravel surface.

## 8.6 COMMON AREA REGULATIONS

- a. Maintenance of private drives, 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. A Specific Plan shall be required.
- b. Platting is not required for the division of three parcels or less, otherwise, platting requirements shall comply with current Oklahoma City Subdivision Regulation requirements.

## 8.8 FAÇADE/ARCHITECTURAL REGULATONS

- a. Façade/Architectural regulations shall comply with Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended.

## 8.9 LIGHTING REGULATIONS

- a. 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.

## 8.10 DRAINAGE REGULATIONS

- a. Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is developed with drainage areas confined to common areas or private drainage easements. Such drainageways 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.

## 8.11 DUMPSTER REGULATIONS

- a. Trash collection facilities shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

## 8.12 ROOFING REGULATIONS

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

## 8.13 SIDEWALK REGULATIONS

- a. A sidewalk shall not be required along SE 29<sup>th</sup> Street.

## 8.14 HEIGHT REGULATIONS

- a. The base zoning district regulations shall regulate heights of structures unless otherwise noted herein.

## 8.15 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.

## 8.16 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

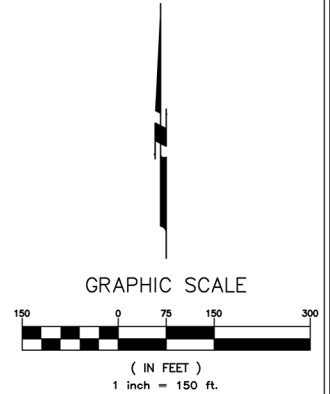
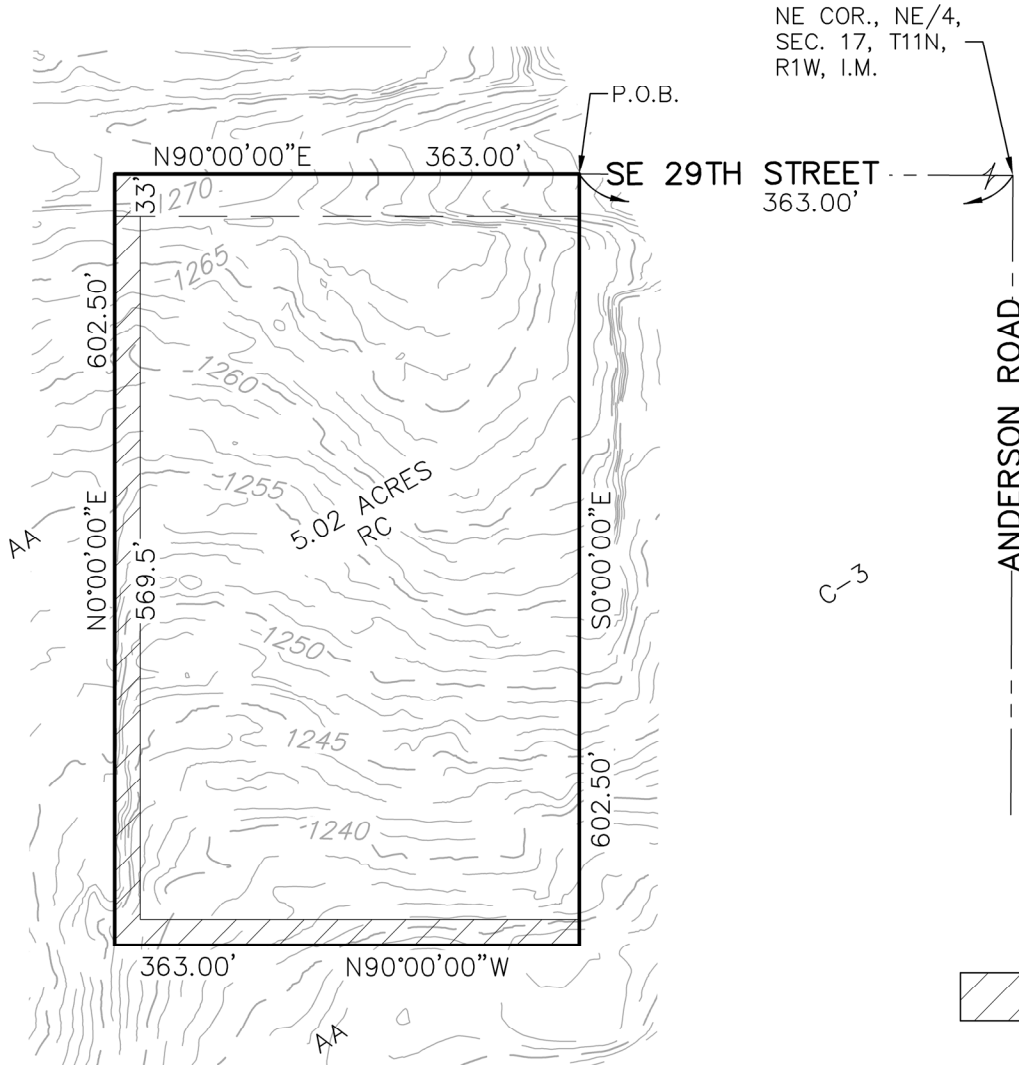
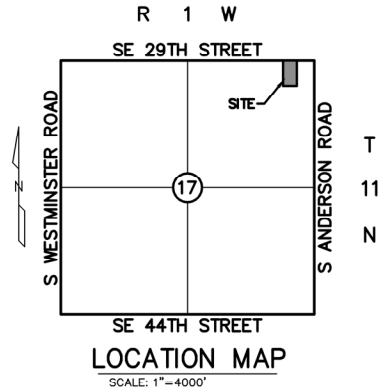
EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

PUD-1988 Exhibit A – Legal Description

A part of the Northeast Quarter (NE/4) of Section 17, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: **Beginning** 363 feet West of the Northeast Corner of said Section; Thence South 602.5 feet; Thence West 363 feet; Thence North 602.5 feet; Thence East 363 feet to the point or place of beginning.

# EXHIBIT B

## MASTER DEVELOPMENT PLAN



### NOTE:

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

Proj. No.: 23-066  
Date: 1/16/2024  
Scale: (Horiz.) 1"=150'  
(Vert.) N/A  
Drawn By: KLTP  
Checked By: TM  
Approved By: MCG

### RED PLAINS

SE 29TH STREET & S ANDERSON ROAD  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
MASTER DEVELOPMENT PLAN



RUBBS CONSULTING, LLC  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0640

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

EXH  
B