

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD - 2031

MASTER DESIGN STATEMENT

August 15, 2024
Revised September 17, 2024
Revised September 26, 2024

PREPARED FOR:

Greg McAlister
(405) 361-2332
greg@wheelerdistrict.com

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 LEGAL DESCRIPTION.....	1
3.0 OWNER/DEVELOPER.....	1
4.0 SITE AND SURROUNDING AREA	1
5.0 PHYSICAL CHARACTERISTICS.....	1
6.0 CONCEPT	1
7.0 SERVICE AVAILABILITY	2
8.0 SPECIAL DEVELOPMENT REGULATIONS	3
8.1 USE AND DEVELOPMENT REGULATIONS	4
9.0 SPECIAL CONDITIONS	4
9.1 ARCHITECTURAL REGULATIONS	5
9.2 LANDSCAPING REGULATIONS	5
9.3 LIGHTING REGULATIONS	6
9.4 SCREENING REGULATIONS	6
9.5 SUBDIVISION REGULATIONS.....	6
9.6 DRAINAGE REGULATIONS.....	6
9.7 DUMPSTER REGULATIONS	6
9.8 VEHICULAR ACCESS REGULATIONS	6
9.9 PARKING REGULATIONS.....	7
9.10 SIGNAGE REGULATIONS	7
9.11 ROOFING REGULATIONS.....	7
9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS	7

9.13 HEIGHT REGULATIONS.....	7
9.14 SETBACK REGULATIONS	8
9.15 PUBLIC IMPROVEMENTS	8
9.16 COMMON AREAS	8
9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES	8
9.18 SPECIFIC PLAN AND FINAL PLAT.....	8
10.0 DEVELOPMENT SEQUENCE	8
11.0 EXHIBITS.....	9

1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 1328 E Hefner Rd., consisting of +/-10.18 acres, is located within the NW/4 of Section 26, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 1328 E Hefner Rd.

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 Greg McAlister. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 1328 E Hefner Rd. The property is currently zoned as R-1, Single-Family Residential. The subject property is developed as a single-family residence.

North: North of the subject site is E Hefner Rd. Beyond E Hefner Rd. is PUD-1443 with a base zoning of O-1, "General Office" district.

East: Immediately east of the subject site is PUD-1268 with a base zonings of O-1, "Limited Office" and AA, "Agricultural" districts.

South: South of the subject site is zoned as R-1, "Single-Family Residential" District.

West: West of the subject site is zoned as PUD-285 with a base zoning of R-1, "Single-Family Residential" District.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1148-1188 and the slope analysis reveals that the property runs downhill from south to north. The subject site is not within the FEMA floodplain, nor are there any USGS Blue Line Streams on the property.

6.0 CONCEPT:

It is the developer's intent to develop the subject property with commercial and office uses to serve the surrounding community. This area of east Oklahoma City has seen an uptick in residential and commercial developments recently. 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 area.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the C-3, “Community Commercial” base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Chapter 59, Section 6200, Table 6200.2: Office and Commercial District Bulk Standards
 - Height:
 - Table 6200.2 requires a maximum height of 20 ft and 1 story for structures abutting R-1 zoning districts. This PUD proposes a maximum building height of 45 feet.
 - Setbacks:
 - Table 6200.2 requires the following setbacks for this PUD:
 - Front: 25 feet
 - Side Yard: None
 - Except where abutting an AA, RA, R-1, R-1ZL, R-2, R- 3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft
 - Where abutting other residential districts: building line setback 15 ft
 - Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater
 - Other: 15 feet
 - Rear Yard: None
 - Except where a rear lot line abuts a residential district: 15 ft
 - Where abutting an AA, RA, R-1, R-1ZL, R-2, R- 3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft
 - This PUD proposes the following setbacks from the PUD boundaries and does not require internal setbacks except as required by building and fire code.
 - North PUD Boundary: 25 feet
 - East PUD Boundary: 10 feet
 - South PUD Boundary: 10 feet
 - West PUD Boundary: 10 feet

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the north is E Hefner Road which has a right-of-way width of 70 feet and is paved to City standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains. An 8” sewer line exists just northwest of the property on E Hefner Rd.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains. There is a 12” water line along E Hefner Rd.

7.4 FIRE PROTECTION

Fire protection for the site shall be provided through the City of Oklahoma City Fire Department. The nearest fire station to this property is station number 2 located at 2917 E Britton Rd. approximately 2.6 miles from this PUD development.

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.

7.7 DRAINAGE

The proposed property will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

The comprehensive plan projects this parcel to be in the Urban Low land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low area standards.

The Urban Low section of planokc calls for auto-oriented retail centers and suburban style office parks. It is the lowest level of intensity that receives urban services.

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** 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 only Permitted Use(s) are:

- 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)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Bingo Parlors (8300.22)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)

- Eating Establishments: Drive-In (8300.34), call boxes shall be located at least 150 feet from a residential use.
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36), call boxes shall be located at least 150 feet from a residential use.
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- 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)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)
- Spectator Sports and Entertainment: Restricted (8300.69)

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.

Buildings shall be oriented such that the backs of buildings are not facing towards East Hefner Road.

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.

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 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 SUBDIVISION REGULATIONS

Subdivision shall conform to the City of Oklahoma City 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 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 or use.

9.8 VEHICULAR ACCESS REGULATIONS

A maximum of two (2) access points shall be permitted from E Hefner Road.

Lots within this PUD will not be required to have frontage on an approved public 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.

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.

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.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to accessibility requirements, and 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 6-inch-thick, 12-inch-wide, hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required and shall be completed by the owner.

9.10 SIGNAGE REGULATIONS

Signage shall be per the base zoning district.

9.11 ROOFING REGULATIONS

Roofing for all structures in this PUD shall conform to adopted Building code.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks currently exist along E Hefner Rd. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repaid/reinstall said sidewalk.

Any new sidewalk or repair/replacement of existing sidewalk 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 maximum building height for structures within this PUD shall be 45 feet.

9.14 SETBACK REGULATIONS

North PUD Boundary:	25 feet
East PUD Boundary:	10 feet
South PUD Boundary:	10 feet
West PUD Boundary:	10 feet

There shall be no internal setbacks except as required by building and fire code.

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 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 Building Permit stage.

9.18 SPECIFIC PLAN

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150.D of the Oklahoma City Municipal Code, 2020, as amended, has 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: Conceptual Site Plan

PUD-2031 Exhibit A – Legal Description

The North Half (N/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 26, Township 13 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma as described in Book 7166, Page 1400, Oklahoma County, Oklahoma.



PUD-2031
1328 E Hefner Rd

Exhibit 'B'
Conceptual Site Plan
+/-10.18 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
918.576.1111 FAX 918.576.1112

ENGINEERS SURVEYORS PLANNERS
8/15/24

Conceptual site plan showing feasible option
permitted under proposed rezoning