

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2008

MASTER DESIGN STATEMENT FOR

6205 S. Post Rd.

March 28, 2024

April 26, 2024

May 10, 2024

PREPARED FOR:

TJK Investments, LLC
15500 SE 71st St.
Choctaw, OK 73020
(405) 664-7910
tjkinvestmentsllc@gmail.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 6205 S. Post Rd., consisting of approximately 93 acres, is located within the Northeast Quarter (NE/4) and Southeast Quarter (SE/4) of Section 25, Township 11 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 6205 S. Post Rd.

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 TJK Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1. Surrounding properties are zoned and used for:

North: R-1 District and used for residential development.
East: R-1 District and used for residential/Tinker Communication Facility/undeveloped.
South: R-1 District and used for residential/undeveloped.
West: R-1 District and used for Tinker AFB.

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 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a I-1 base zoning that will permit a commercial development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SE 59th St. The nearest street to the east is S. Post Rd. The nearest street to the south is SE 74th St. The nearest street to the west is S. Douglas Blvd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic / aerobic.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 3 located at 7101 S. Anderson Rd. It is approximately 3 miles from this PUD development.

7.5GAS, 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.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Heavy Industrial / 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 use and development regulations of the I-1 Light Industrial District shall govern this PUD, except as herein modified.

The following uses shall be permitted and shall be subject to all applicable conditional use, special use and specific use standards in Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
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
8300.21	Automotive and Equipment: Storage
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8150.6.2	Composting
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8300.34	Eating Establishments: Drive-In*
8300.35	Eating Establishments: Fast Food*
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window*
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Alcohol Permitted
8300.39	Eating Establishments: Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large*
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8450.1	Mining and Processing: Minerals and Raw Materials
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports and Entertainment: Restricted

*These uses shall be located a minimum of 150 feet from any residential use.

The Mining and Processing: Minerals and Raw Materials shall not be permitted within 200 feet of a habitable dwelling, provided that a caretaker's or watchman's house shall be exempt from this restriction.

No excavation, stockpiling of material, or accessory or incidental use of a mining operation shall be permitted within 70 feet of any property line, street right-of-way line, or drainage or utility easement.

The Mining and Processing: Minerals and Raw Materials use shall require a restoration plan be submitted prior to issuance of building permits and shall include the following: (1) Final proposed topography of the site after all proposed restoration is completed. (2) Proposed depth of topsoil, and a vegetation and landscaping plan. (3) A drainage plan showing the direction of all drainage during excavation and after restoration.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS shall 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.

Existing, healthy tree cover and native understory will be preserved to the greatest extent possible throughout the site.

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

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall be required within this PUD.

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.

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

Access may be taken from S. Post Rd. and SE 59th St. All driveways shall maintain a 200-foot separation.

9.9 PARKING REGULATIONS

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 NON-ACCESSORY SIGNS

Non-Accessory signs shall not be permitted.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall not be permitted.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as 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 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.

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 - Legal Description
Exhibit B - Conceptual Master Development Plan
Exhibit C - Topography Plan

PUD-2008 Exhibit A - Legal Description

A part of the East 40 acres of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Northeast corner of said NE/4; Thence South 00°02'55" West as the basis of bearing on the East line of said NE/4 a distance of 590.12 feet to the Point of Beginning; Thence continuing South 00°02'55" West on the East line of said NE/4 a distance of 663.40 feet to the Southwest corner of said East 40 acres; Thence North 00°02'55" East on the West line of said East 40 acres and parallel to the East line of said NE/4 a distance of 2016.41 feet; Thence North 88°42'43" East a distance of 663.53 feet to the Point of Beginning. **AND** A part of the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the East line of said SE/4, said point being 1066.44 feet; Thence West 605.64 feet; Thence North 1464.45 feet; Thence East 1523.86 feet to the Northeast corner of said SE/4; Thence South 1565.56 feet to the Point of Beginning. **AND** A part of the East 40 acres of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on April 4, 2024, with metes and bounds as follows: Beginning at the Northeast corner of said NE/4; Thence South 00°02'55" West as the basis of bearing on the East line of said NE/4 a distance of 590.12 feet; Thence South 88°42'43" West a distance of 663.53 feet to a point on the West line of the East 40 acres of said NE/4; Thence North 00°02'55" East on the West line of said East 40 acres and parallel to the East line of said NE/4 a distance of 606.94 feet to the Northwest corner of said East 40 acres; Thence South 89°50'08" East on the North line of said NE/4 a distance of 663.35 feet to the Point of Beginning.

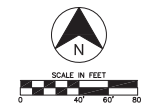
STRIP CENTER

OVERALL SITE CONCEPT

SE 59TH STREET & S. POST RD
OKLAHOMA CITY, OK

PUD-2008

Exhibit B



DRAWING PREPARED MARCH 20, 2024

ORIGINAL PAPER SIZE 24X36

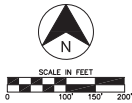




STORAGE UNIT PLAN 1

OVERALL SITE CONCEPT
SE 59TH STREET & S. POST RD
OKLAHOMA CITY, OK

PUD-2008
Exhibit B



DRAWING PREPARED MARCH 20, 2024
ORIGINAL PAPER SIZE 24X36



STORAGE UNIT PLAN 2

OVERALL SITE CONCEPT
SE 59TH STREET & S. POST RD
OKLAHOMA CITY, OK

PUD-2008
Exhibit B



DRAWING PREPARED MARCH 20, 2024
ORIGINAL PAPER SIZE 24X36



SE 59th St

SE 59th St

PUD-2008 Exhibit C

Hilltop Rd

6205 S POST RD
(Click for more information)

S Post Rd

PUD-2008 Exhibit C

S Post Rd

S Post Rd