



The City of Oklahoma City  
**Planning Department, Subdivision and Zoning**  
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

Johnson & Associates on behalf of Greg McAlister

Name of Development or Applicant

1328 E Hefner Rd.

Address / Location of Property (Provide County name & parcel no. if unknown)

10.18 Acres

ReZoning Area (Acres or Square Feet)

To develop the property into a new commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only	2031
Case No.: PUD	
File Date:	8-15-24
Ward No.:	W7
Nbhd. Assoc.:	----
School District:	OKC
Extg Zoning:	R-1/PUD-285
Overlay:	

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

#### Property Owner Information (if other than Applicant):

Greg McAlister

Name

Mailing Address

City, State, Zip Code

(405) 361-2332

Phone

greg@wheelerdistrict.com

Email



Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK, 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Dewberry/Omni QCD

When recorded, return to:

Henry Dewberry

P.O. Box 13663

Oklahoma City, OK 73113

BOOK 7166 PAGE 1400

## QUIT CLAIM DEED

Know all men by these Presents:

That **Omni Land Corp.** party of the first part, in consideration of the sum of Ten dollars, in hand paid, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell and convey unto **Henry Dewberry**, party of the second part, the following described property and premises, situated in Oklahoma County, State of Oklahoma, to-wit:

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;

[This deed is given to clear title pursuant to court order in case #09-96-1149-01 styled United Companies Lending Corporation, plaintiff, v. Henry Dewberry et. al., defendants, entered on or about October 29, 1996, which vacated the judgment, sheriff's sale and all subsequent proceedings in the case.] **EXEMPTION DOCUMENTARY STATE TAXES, FEE, FEE FOR SECTION 320d PAR 3**

together with all the improvements thereon and the appurtenances thereto belonging.

To have and to hold said described premises unto the said party of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 7<sup>th</sup> day of September, 1997.

Omni Land Corp.

By:

Stephen A. Mattocks Vice-President and Secretary

Secretary

97041344

DOC NUMBER 97133185  
BOOK 7166  
PAGES 1400 - 1401  
TIME 3:02:30  
FEE 10.00  
10/07/1997  
Carolynn Caudill  
Oklahoma County Clerk  
RECORDED AND FILED

2/10

STATE OF OKLAHOMA )  
 )  
COUNTY OF OKLAHOMA )

SS:

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September, 1997 by  
Stephen A. Mattocks, Vice-President and Secretary of Omni Land Corp.

  
NOTARY PUBLIC

My Commission Expires:

7-18-99

BOOK 716 PAGE 1401

UNOFFICIAL

## LEGAL DESCRIPTION

1328 E Hefner Road

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.

**Henry Dewberry**  
**PO Box 13663**  
**Oklahoma City, OK, 73113**  
**PH: ( ) -**

August 12, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102


Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

 08/12/24  
\_\_\_\_\_  
Clydell Dewberry  
Executor of the Estate of Henry Dewberry

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:P-1000/PUD

August 15, 2024

City of Oklahoma City  
Development Services Department  
420 W Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

**RE: 1328 E Hefner Road.: PUD Submittal**

Dear Ms. Welch:

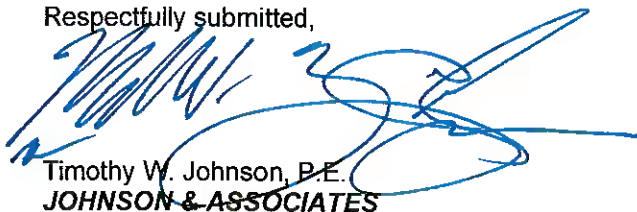
On behalf of the client, Greg McAlister, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1328 E Hefner Road in northeast Oklahoma City. The subject site is currently zoned as R-1, Single-Family Residential. The proposed PUD, totaling 10.18 acres, will consist of a commercial development to serve the neighboring communities. The proximity to Broadway Extension makes a commercial development appropriate for this area in northeast Oklahoma City.

Please find attached the following submittal documents for the above referenced project:

- PUD Application
- Letter of Authorization
- Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual site Plan
- Filing Fee of \$2,700.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **September 26, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.  
**JOHNSON & ASSOCIATES**

TWJ/rw  
Attachment(s)  
cc: Mark W. Zitzow, AICP, J&A  
[5901 000 / PUD]

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R134932525** and is a **300-foot** radius from the outside of the polygon.

**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

**The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.**

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.



*Trinity B. ...*

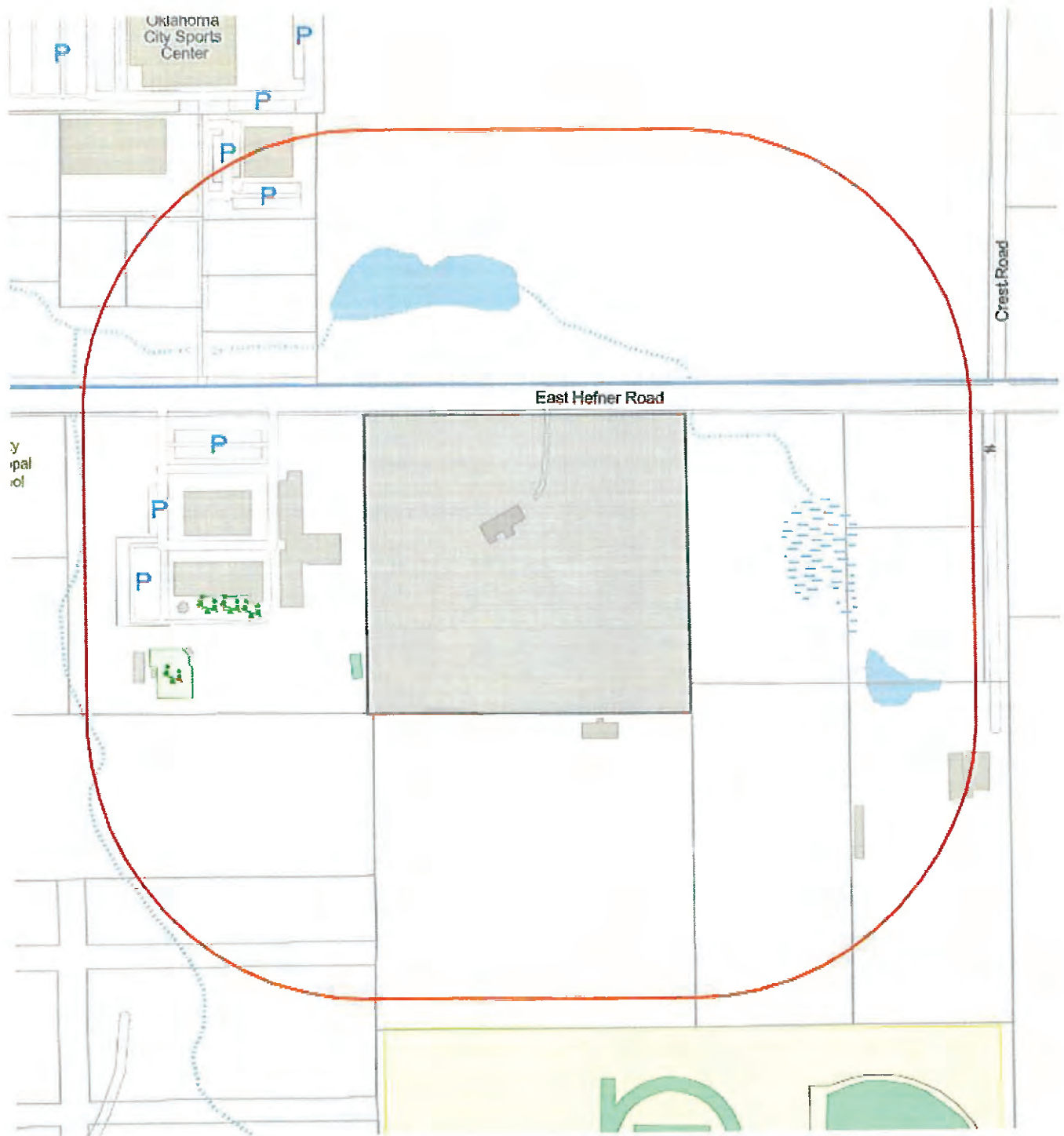
STATE OF OKLAHOMA }  
COUNTY OF OKLA. }

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of Booft + Pakeup

Filed in the office of the County Assessor  
on the 24 day of Aug, 2024

Given under my hand and official seal this  
24 day of Aug, 2024

[Signature]  
County Assessor



Oklahoma County Assessor's  
600ft Radius Report  
8/15/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R134932530	FIVE ACRES LLC	No Data	No Data	4999 W CHARTER OAK RD	EDMOND	OK	73025-1923	UNPLTD PT SEC 26 13N 3W		0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEING S/2 OF W/2 NE4 NW4	0 UNKNOWN OKLAHOMA CITY
R134933000	YNY PROPERTIES LLC	No Data	No Data	3425 HIDDEN LEAF DR	EDMOND	OK	73012-5300	UNPLTD PT SEC 26 13N 3W		0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEING N/2 OF S/2 OF NW4 OF NW4 SUBJ TO ESMTS OF RECORD	10620 N KELLEY AVE OKLAHOMA CITY
R134932540	FIVE ACRES LLC	No Data	No Data	4999 W CHARTER OAK RD	EDMOND	OK	73025-1923	UNPLTD PT SEC 26 13N 3W		0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEG 330.25FT W & 597FT S OF NE/C NW4 TH S722.31FT W333.54FT N722.81FT E333.35FT TO BEG CONT 5.53ACRS MORE OR LESS	UNKNOWN
R134932535	FIVE ACRES LLC	No Data	No Data	4999 W CHARTER OAK RD	EDMOND	OK	73025-1923	UNPLTD PT SEC 26 13N 3W		0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEG 330.25FT W OF NE/C NW4 TH S597FT W333.35FT N597FT E333.19FT TO BEG CONT 4.57ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R134932525	DEWBERRY HENRY	No Data	No Data	PO BOX 13663	OKLAHOMA CITY	OK	73113-1663	UNPLTD PT SEC 26 13N 3W		0	UNPLTD PT NW4 SEC 26 13N 3W BEING N/2 OF W/2 NE4 NW4 PLUS A TR BEG 1331.55FT W OF NE/C NW4 TH S661.73FT W13.02FT N661.73FT E10.17FT TO BEG	1328 E HEFNER RD OKLAHOMA CITY
R134932500	THE ACADEMY OF CLASSICAL CHRISTIAN	STUDIES INC	No Data	1120 E HEFNER RD	OKLAHOMA CITY	OK	73131-1600	UNPLTD PT SEC 26 13N 3W		0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEING NE4 OF NW4 NW4 EX A TR BEG 1331.55FT W OF NE/C NW4 TH S661.73FT W13.02FT N661.73FT E10.17FT TO BEG	1120 E HEFNER RD OKLAHOMA CITY
R214071090	KALIDY LLC	No Data	No Data	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK		0	HEFNER WOODS OFFICE PARK 000 000 COMMON AREAS A & B	1121A-B E HEFNER RD OKLAHOMA CITY
R214071090	KALIDY LLC	No Data	No Data	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK		0	HEFNER WOODS OFFICE PARK 000 000 COMMON AREAS A & B	1121A-B E HEFNER RD OKLAHOMA CITY
R214071020	KALIDY LLC	No Data	No Data	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK		1	HEFNER WOODS OFFICE PARK 001 003	1201 E HEFNER RD OKLAHOMA CITY
R214071010	LINKSUS LLC	No Data	No Data	PO BOX 2103	OKLAHOMA CITY	OK	73156	HEFNER WOODS OFFICE PARK		1	HEFNER WOODS OFFICE PARK 001 002	1209 E HEFNER RD OKLAHOMA CITY
R214071080	KALIDY LLC	No Data	No Data	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK		2	HEFNER WOODS OFFICE PARK 002 006	1133 E HEFNER RD OKLAHOMA CITY
R214071070	KALIDY LLC	No Data	No Data	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK		2	HEFNER WOODS OFFICE PARK 002 005	1125 E HEFNER RD OKLAHOMA CITY

**Oklahoma County Assessor's  
600ft Radius Report  
8/15/2024**

R214071000	DANCE UNLIMITED BUILDING LLC	No Data	No Data	10612 PINEWOOD FOREST CIR	OKLAHOMA CITY	OK	73151	HEFNER WOODS OFFICE PARK	1	1	HEFNER WOODS OFFICE PARK 001 001	1217 E HEFNER RD OKLAHOMA CITY
R214071030	SJS PROPERTIES LLC	No Data	No Data	900 NW 16TH ST	OKLAHOMA CITY	OK	73106	HEFNER WOODS OFFICE PARK	2	1	HEFNER WOODS OFFICE PARK BLK 002 LOT 000 LOTS 1 & 2	1137 E HEFNER RD OKLAHOMA CITY
R168513700	KALIDY LLC	No Data	No Data	PO BOX 226	EDMOND	OK	73083-0226	BRITTON TOWNSHIP	0	0	BRITTON TOWNSHIP 000 000 PT SW4 SEC 23 13N 3W BEING SW4 EX A TR BEG 450FT E & 50FT N & CONT N554.08FT & 18FT E OF SW/C SW4 TH N197.80FT NE ON A CURVE 85.56FT NE89.84FT NELY ON A CURVE 118.83FT ELY89.60FT NELY ON A CURVE 213.36FT NELY ALONG A CURVE 119.40FT SE36.92FT SE ON A CURVE 15.41FT S327.49FT W732FT TO BEG & EX 10.40ACRS PLTD INTO HEFNER WOODS OFFICE PARK & EX 20.99ACRS PLTD INTO HEFNER WOODS ON THE LAKE PH 1 SUBJ TO ESMTS OF RECORD	0 UNKNOWN UNINCORPORATED
R134932550	RED DEVELOPMENT LLC	No Data	No Data	PO BOX 3850	EDMOND	OK	73083	UNPLTD PT SEC 26 13N 3W	0	0	UNPLTD PT NW4 SEC 26 13N 3W BEG 597FT S OF NE/C NW4 TH S721.81FT W330.25FT N722.31FT E330.25FT TO BEG SUBJ TO ESMTS OF RECORD	1400 E HEFNER RD OKLAHOMA CITY
R134710160	ROAR FAMILY TRUST	No Data	No Data	2516 NW 60TH ST	OKLAHOMA CITY	OK	73112-7113	FAIRVIEW HEIGHTS 2ND	0	0	FAIRVIEW HEIGHTS 2ND BLK 1 LOTS 1 THRU 19 & LOT 24 & ALL OF BLK 2 LOTS 1 THRU 25 & BLK 3 LOTS 1 THRU 5 & ALL OF BLK 4 LOTS 1 THRU 50 & ALL OF BLK 5 LOTS 1 THRU 24 & ALL OF BLK 6 LOTS 1 THRU 25 PLUS FAIRVIEW HEIGHTS 3RD ALL OF BLK 1 LOTS 1 THRU 25 & ALL OF BLK 4 LOTS 1 THRU 50 & ALL OF BLK 5 LOTS 1 THRU 25 & ALL OF BLK 6 LOTS 1 THRU 24	0 UNKNOWN OKLAHOMA CITY
R134932545	R GROUP INC	DBA UNITED TURF AND TRACK	No Data	PO BOX 565	ARCADIA	OK	73007-0565	UNPLTD PT SEC 26 13N 3W	0	0	UNPLTD PT NW4 SEC 26 13N 3W BEG 50FT W OF NE/C OF NW4 TH S240FT W280.25FT N240FT E280.25FT TO BEG SUBJ TO ESMTS OF RECORD CONT 1.544 ACRS MORE OR LESS	UNKNOWN
R134932555	R GROUP INC	DBA UNITED TURF AND TRACK	No Data	PO BOX 565	ARCADIA	OK	73007	UNPLTD PT SEC 26 13N 3W	0	0	UNPLTD PT NW4 SEC 26 13N 3W BEG 50FT W & 240FT S OF NE/C OF NW4 TH S357FT W280.25FT N357FT E280.25FT TO BEG SUBJ TO ESMTS OF RECORD	UNKNOWN

**THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT**

**PUD - \_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**1328 E Hefner Rd PUD**

August 15, 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](mailto:mzitzow@jaokc.com)  
5901

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## **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: None

## **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 plan**okc** 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 use and 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:

### **Permitted Use(s):**

- 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)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- 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 any street.

## **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.

Sight-proof screening may consist of the side or rear of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

## **9.5 PLATTING REGULATIONS**

Platting 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**

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 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 shall be per the base zoning district.

#### **9.11 ROOFING REGULATIONS**

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

#### **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: None

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 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.

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided in the Master Development Plan, a Specific Plan approval is not required.

## **9.18 SPECIFIC PLAN AND FINAL PLAT**

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: Conceptual Site Plan

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**1328 E Hefner Road**

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-\_\_\_\_\_  
1328 E Hefner Rd

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

**JA**  
JOHNSON & ASSOCIATES

Johnson & Associates  
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Oklahoma City, OK 73104  
(405) 232-8875 FAX (405) 232-8875

ENGINEERS SURVEYORS PLANNERS  
8/15/24

Conceptual site plan showing feasible option  
permitted under proposed rezoning