

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

**PUD-1903**

**MASTER DESIGN STATEMENT FOR**

**149<sup>th</sup> & Choctaw Rd.**

**May 26, 2022**

**July 29, 2022**

**PREPARED FOR:**

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

The Planned Unit Development (PUD) of 149<sup>th</sup> & Choctaw Rd., consisting of 120.76 acres are located within the southwest quarter (SW/4) of Section 24, Township 10 N, Range 1 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 Friendship Investments, LLC.

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

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

- North: R-A District and used for residential.
- East: AA District and is undeveloped.
- South: City of Newalla
- West: AA District and used for residential.

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 undeveloped.

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

The concept for this PUD is to change the existing AA based zoning to a C-3 and RA2 based zoning that will permit a commercial and residential development.

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

**7.1 ..... STREETS**

The nearest street to the north is Choctaw Hills Rd. The nearest street to the east is S. Indian Meridian Rd. The nearest street to the south is SE 149<sup>th</sup> St. The nearest street to the west is S. Choctaw Rd.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided via on site solutions as approved by ODEQ.

7.3 ..... WATER

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

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 36 located at 17700 SE 104<sup>th</sup> St. It is approximately 5.7 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 RL 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

There shall be two (2) Tracts within this PUD. The boundary can change or be revised up to 20%.

Tract 1

The use and development regulations of the **C-3 Community Commercial District** shall govern Tract 1, except as herein modified.

**The following uses shall be permitted:**

- 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
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8250.5 Cultural Exhibits
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Uses
- 8300.34 Eating Establishments: Drive-In
- 8300.35 Eating Establishments: Fast Food
- 8300.36 Eating Establishments: Fast Food, With Drive-Thru Window [drive thru speakers shall be located no closer than 150 feet away from residential uses]
- 8300.37 Eating Establishments: Sitdown
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.45 Gasoline Sales, Large [This use shall be required to maintain a 150' setback from any residential zoning district.]
- 8150.6.3 Greenhouse
- 8150.6.5 Hoop House
- 8300.48 Laundry Services
- 8250.11 Library Services and Community Centers
- 8250.12 Light Public Protection and Utility: General

- 8250.13 Light Public Protection and Utility: Restricted
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8300.58 Personal Services: General
- 8300.59 Personal Services: Restricted
- 8300.61 Repair Services: Consumer
- 8300.62 Repair Services: Restricted
- 8300.63 Retail Sales and Services: General

Tract 2

The use and development regulations of the **RA2 Single-Family Two-Acre Rural Residential District** shall govern Tract 2, except as herein modified.

**The following uses shall be permitted:**

- 8250.3 Community Recreation: Property Owners Association
- 8300.40 Family Day Care Homes
- 8250.13 Light Public Protection and Utility: Restricted
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8200.14 Single-Family Residential

The minimum lot size within Tract 2 shall be two (2) acres.

**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, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or 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.

Existing mature trees shall be preserved to the greatest extent possible in the area shown on the Master Design Plan.

**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 the commercial tract 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 for Tract 2 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 shall be taken from SE 149<sup>th</sup> and S. Choctaw Rd. All access points shall meet the separation requirements.

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. Pole signs shall be prohibited.

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 be prohibited.

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

Electronic Message Display signs shall be prohibited

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.

Tract 1 shall be required to maintain a 50' building setback where adjacent to a residential use. Within the setback, trees will be preserved to the greatest extent possible.

9.15 ..... PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 ..... 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.

9.17 ..... 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.

9.18 ..... 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 shown, conceptually, in the master design plan and at the building permit stage.

9.19..... ARCHITECTURAL REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.20 ..... SPECIFIC PLAN

A specific plan shall not 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

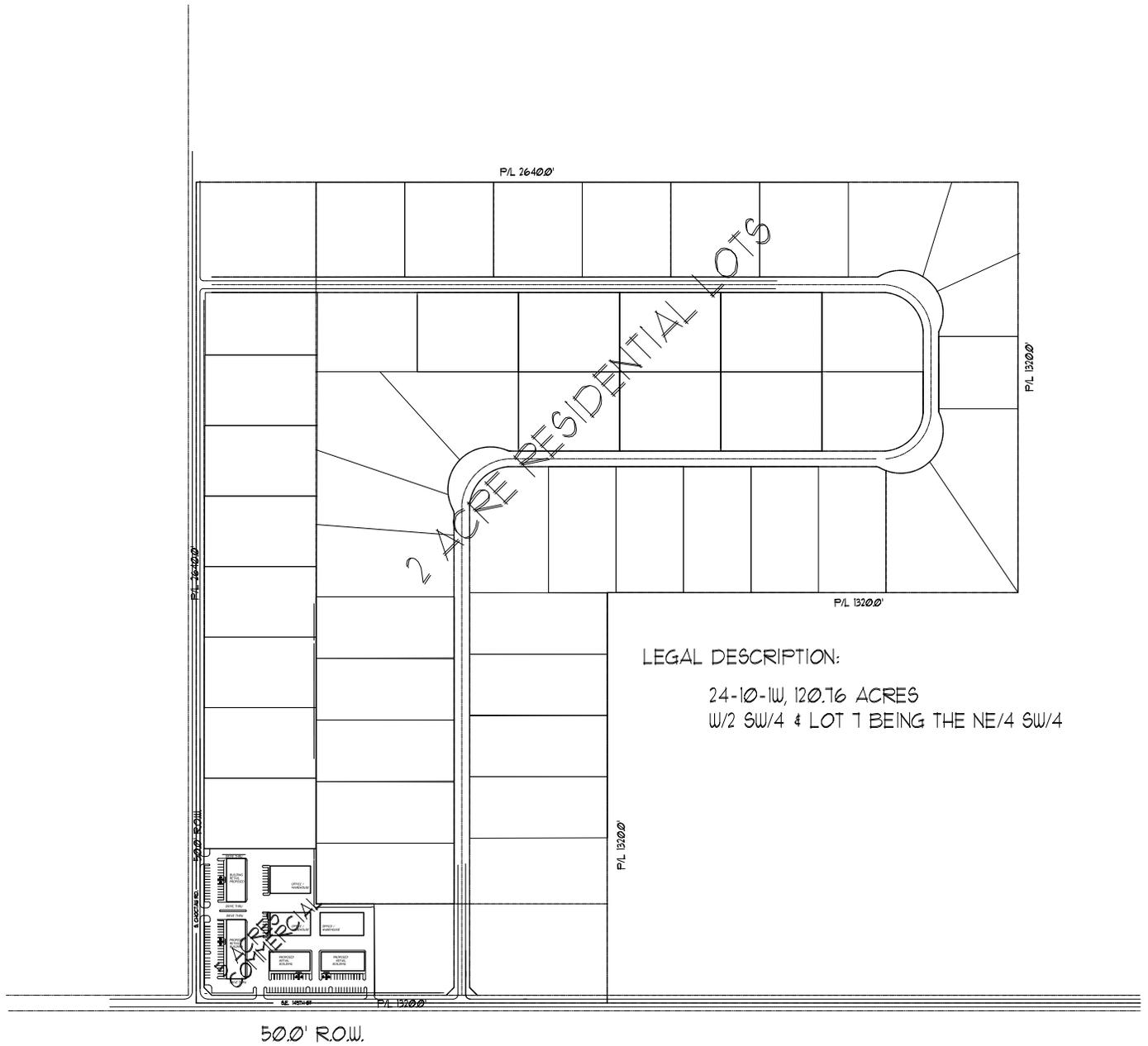
Exhibit B – Master Development Plan

Exhibit C - Topography Plan

Exhibit A

PUD-1903– Legal Description

The following described real property and premises situated in Cleveland County, State of Oklahoma: West Half (W/2) of the Southwest Quarter (SW/4), and Lot Seven (7) being the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4). Section 24, Township 10 North, Range 1 West of the I.M.



LEGAL DESCRIPTION:

24-10-1W, 120.16 ACRES  
W/2 SW/4 & LOT 1 BEING THE NE/4 SW/4

50.0' ROW.



EXHIBIT C

S Choctaw Rd

S Choctaw Rd

E Stella Rd

E Stella Rd

