

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2005

MASTER DESIGN STATEMENT FOR

SW 29th St. & S. Sara Rd.

March 14, 2024

April 18, 2024

April 26, 2024

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of SW 29th St. & S. Sara Rd., consisting of 12.10 acres, is located within the Southeast Quarter (SE/4) of Section 10, Township 11 N, Range 5 W, of the Indian Meridian, Canadian 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 Bent Wood Creek, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: AA District and used for John Kilpatrick Turnpike.
East: SPUD-1555 District and is currently undeveloped.
South: R-1ZL District and used for a residential development.
West: AA District and is currently undeveloped.

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 change the existing base zoning to permit a mixed-use development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is John Kilpatrick Turnpike. The nearest street to the east is S. Sara Rd. The nearest street to the south is SW 29th St. The nearest street to the west is S. Mustang Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15th St. It is approximately 2 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 within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the 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 C-3 Community Commercial District shall govern this PUD, except as herein modified.

The following uses shall be permitted:

8300.1	Administrative and Professional Offices
8300.4	Agricultural Supplies and Services
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
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment, except that facilities and structures for the storage of non-operating motor vehicles shall be prohibited.
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Use, except that dwelling units shall be located above the Ground Floor
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 Establishment: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.46	Gasoline Sales, Small: Restricted
8350.8	Industrial, Light
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.51	Lodging Accommodations: Commercial Lodging
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential [This use unit shall be limited to the north half of the property.]
8250.16	Murals
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
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

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

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 or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Service areas and mechanical equipment shall not be located along the south façade of buildings within 50 feet of SW 29th Street.

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.

The existing vegetation to the west shall be deemed to conform to the landscaping buffer requirement.

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, architectural metal, 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 not 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 shall be taken from SW 29th St. New driveways shall be separated a minimum of 200 feet from other drives.

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.

Parking shall be located to the side or rear of buildings fronting SW 29th Street. Parking areas shall be prohibited to be located between the property line and the southern-most buildings on the site.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Gravel drives shall not be permitted. 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 may be 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

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations, except that freestanding signs fronting SW 29th Street shall be limited to 8 feet in height and 100 square feet in sign area.

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, except that there shall be no buildings or paving within 100 feet of the western PUD boundary.

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:

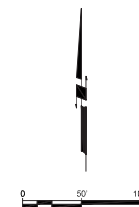
Exhibit A - Legal Description

Exhibit B - Conceptual Master Development Plan

Exhibit C - Topography Plan

PUD-2005 Exhibit A – Legal Description

A tract of land lying in the Southeast Quarter (SE/4) of Section TEN (10), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows: COMMENCING at the Southeast corner of said Southeast Quarter; THENCE North 89°34'56" West, along the South line of said Southeast Quarter, a distance of 723.44 feet to the POINT OF BEGINNING; THENCE continuing North 89°34'56" West, along said South line, a distance of 427.66 feet; THENCE North 49°46'38" West a distance of 93.73 feet; THENCE North 21°02'56" West a distance of 53.21 feet; THENCE North 05°51'36" East a distance of 74.89 feet; THENCE North 18°26'23" East a distance of 42.28 feet; THENCE North 54°28'36" East a distance of 65.75 feet; THENCE North 37°53'29" East a distance of 65.35 feet; THENCE North 18°26'38" East a distance of 54.36 feet; THENCE North 10°29'40" East a distance of 52.45 feet; THENCE North 26°34'37" East a distance of 51.26 feet; THENCE North 42°00'05" East a distance of 51.41 feet; THENCE North 49°41'59" East a distance of 82.69 feet; THENCE North 29°13'53" East a distance of 34.62 feet; THENCE North 62°47'44" East a distance of 29.55 feet; THENCE North 64°56'45" East a distance of 51.40 feet; THENCE North 58°24'11" East a distance of 45.85 feet; THENCE North 48°43'52" East a distance of 40.97 feet; THENCE North 18°17'19" East a distance of 59.27 feet; THENCE North 05°23'25" East a distance of 40.20 feet; THENCE North 06°50'52" East a distance of 57.04 feet; THENCE North 01°31'09" West a distance of 52.00 feet to a point on the southerly right of way of John Kilpatrick Turnpike; THENCE along said southerly right of way line the following two (2) courses: South 68°16'42" East a distance of 195.58 feet to a point of curvature; Southeasterly along a curve to the right having a radius of 2,725.00 feet (said curve subtended by a chord which bears South 65°32'48" East a distance of 259.74 feet) for an arc distance of 259.83 feet; THENCE South 00°18'13" East a distance of 627.47 feet; THENCE North 89°34'56" West a distance of 51.79 feet; THENCE South 82°26'54" West a distance of 302.93 feet; THENCE South 00°25'04" West a distance of 33.00 feet to the POINT OF BEGINNING.



permitted under proposed rezoning

