

**APPROVED**

7-30-2024

BY THE CITY COUNCIL  
*Amy H. Simpson* CITY CLERK

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

**PUD-2012**

**MASTER DESIGN STATEMENT FOR**

**7001 NW 150<sup>th</sup> St.**

April 24, 2024

**PREPARED FOR:**

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

The Planned Unit Development (PUD) of 7001 NW 150th St., consisting of 10.4686 acres, is located within the Southwest Quarter (SW/4) of Section 4, Township 13 N, Range 4 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 Zeus Developments, LLC.

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

The subject property is located at the northeast corner of NW 150<sup>th</sup> St. and N. Rockwell Ave., directly north of Compassion Church. Spring Creek Elementary School is located northwest of the subject property. The Northbrooke Addition is located to the north and the land abutting to the east is undeveloped. The subject property is presently zoned for PUD-1654 and the western portion has been developed for storage units in accordance with the requirements of PUD-1654 (illustrated on **Exhibit B**). Surrounding properties are zoned and used for:

- North: AA and PUD-1555 Districts and is currently undeveloped.
- East: AA District and is currently undeveloped.
- South: AA District and used for a church.
- West: PUD-636 District, providing a C-3 base zoning 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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently used for a storage facility.

The approximate elevations are as follows:

- Northwest Corner: 1130.00
- Northeast Corner: 1130.00
- Southwest Corner: 1134.00
- Southeast Corner: 1136.00
- Center of Property: 1134.00

The site slopes generally in a southerly direction. Slopes vary from 0.70% to 4.00%.

The following three soil types are found on the subject property:

- Renthin Silty Loam Clay
- Piedmund-Huska Complex
- Grainola-Ashport

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

The concept for this PUD is to modify the existing base zoning to allow for personal storage facility.

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

**7.1 ..... STREETS**

The nearest street to the north is NW 155<sup>th</sup> St. The nearest street to the east is Brook Hill Dr. The nearest street to the south is NW 150<sup>th</sup> St. The nearest street to the west is N. Rockwell Ave.

**7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. As with the existing church to the south of the site, on-site sanitary sewer facilities consisting of septic systems have been provided and are available for full development of the site.

**7.3 ..... WATER**

The site is served by a 12” water main along the north side of NW 150<sup>th</sup> St.

**7.4 ..... FIRE PROTECTION**

The nearest fire station to this property is station number 3 located at 11601 N MacArthur Blvd. It is approximately 3 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. Storm water detention facilities, designed in accordance with Oklahoma City requirements, will be provided if necessary.

**7.8 .....COMPREHENSIVE 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
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.29 Communication Services: Limited
- 8250.5 Cultural Exhibits
- 8350.3 Custom Manufacturing
- 8350.8 Industrial, Light
- 8300.48 Laundry Services
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 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
- 8350.10 Research and Development
- 8300.62 Research Services: Restricted
- 8300.63 Retail Sales & Services: General
- 8350.16 Wholesaling, Storage and Distribution: Restricted

**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, exclusive of windows and doors, shall consist of materials such as brick, brick veneer, stucco, rock or stone masonry, masonry textured surfaces and shall also be permitted the flexibility to incorporate architectural materials compatible with the overall development (i.e. architectural metal, architectural concrete such as tilt-up concrete panels and split face concrete block, exterior grade, decay-resistant, solid wood or cement-board may also be permitted). Specific uses which propose to incorporate alternative materials not listed above will be reviewed by Planning Commission through the Specific Plan process.

**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.

**9.3 ..... LIGHTING REGULATIONS**

The existing site lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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.

No new freestanding light poles shall be permitted in future construction.

To minimize light spillover, outdoor lights within the development will utilize shields, shades, or other appropriate methods of directing light beams.

**9.4 ..... SCREENING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City’s applicable Ordinances in place at the time of development, except as modified herein. Site proof screening 6 to 8 feet height shall be required along the West, North, and East property lines in between buildings. Decorative fencing will be installed in the front of the self-storage buildings. Additional fencing may be used in parts of the North and East property lines.

**9.5 ..... PLATTING REGULATIONS**

Platting shall be permitted but not 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 (including compactors and recycling areas) shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view.

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

There may be two (2) access drives from NW 150<sup>th</sup> St. There shall be no minimum separation requirement within this PUD.

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. Outdoor storage of boats, RVs, and cars shall be prohibited, except that canopy covered parking or enclosed parking shall be used as permitted by an exception to said prohibition.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

The existing freestanding sign shall be permitted to remain and deem to conform to applicable regulations as applied to both tracts. In the event of a new freestanding accessory sign, it will be in accordance with the base zoning district regulations.

9.11 ..... ROOFING REGULATIONS

Roofing shall be per Code.

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 ..... HEIGHT REGULATIONS

Any multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either no upper story window or upper story windows with opaque glass.

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

9.14 ..... SETBACK & LOT WIDTH REGULATIONS

With the exception of Personal Storage uses, setbacks shall conform to the C-3 regulations.

The minimum lot width/frontage within this PUD shall be 25 feet. In the event the current tract is subdivided in such a manner to reduce the existing lot frontage from 50' to 25', a cross access agreement will be executed providing the full 50' right of access for the resultant tracts.

**9.15 ..... PERMIT REQUIREMENTS**

Applications for building permits in the commercial or industrial part 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 of the PUD and 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 ..... 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 - Conceptual Master Development Plan
- Exhibit C - Topography Plan

### **PUD-2012 Exhibit A – Legal Description**

A tract of land laying in the Southwest Quarter (SW/4) of Section Four (4), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said Southwest Quarter (SW/4); THENCE North 90°00'00" East, along the South line of said Southwest Quarter (SW/4), a distance of 617.77 feet (617.82 feet record) to the POINT OF BEGINNING; THENCE North 00°10'15" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 1243.18 feet (1243.28 feet record); THENCE North 90°00'00" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 701.36 feet (701.42 feet record) to a point on the East line of the Southwest Quarter of said Southwest Quarter (SW/4 SW/4); THENCE South 00°14'17" West, along said East line, a distance of 605.00 feet; THENCE South 90°00'00" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 650.65 feet; THENCE South 00°10'15" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 638.18 feet to a point on the South line of said Southwest Quarter (SW/4); THENCE South 90°00'00" West, along said South line, a distance of 50.00 feet to the POINT OF BEGINNING.

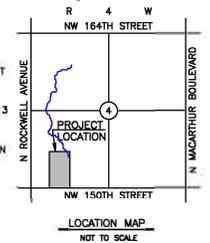
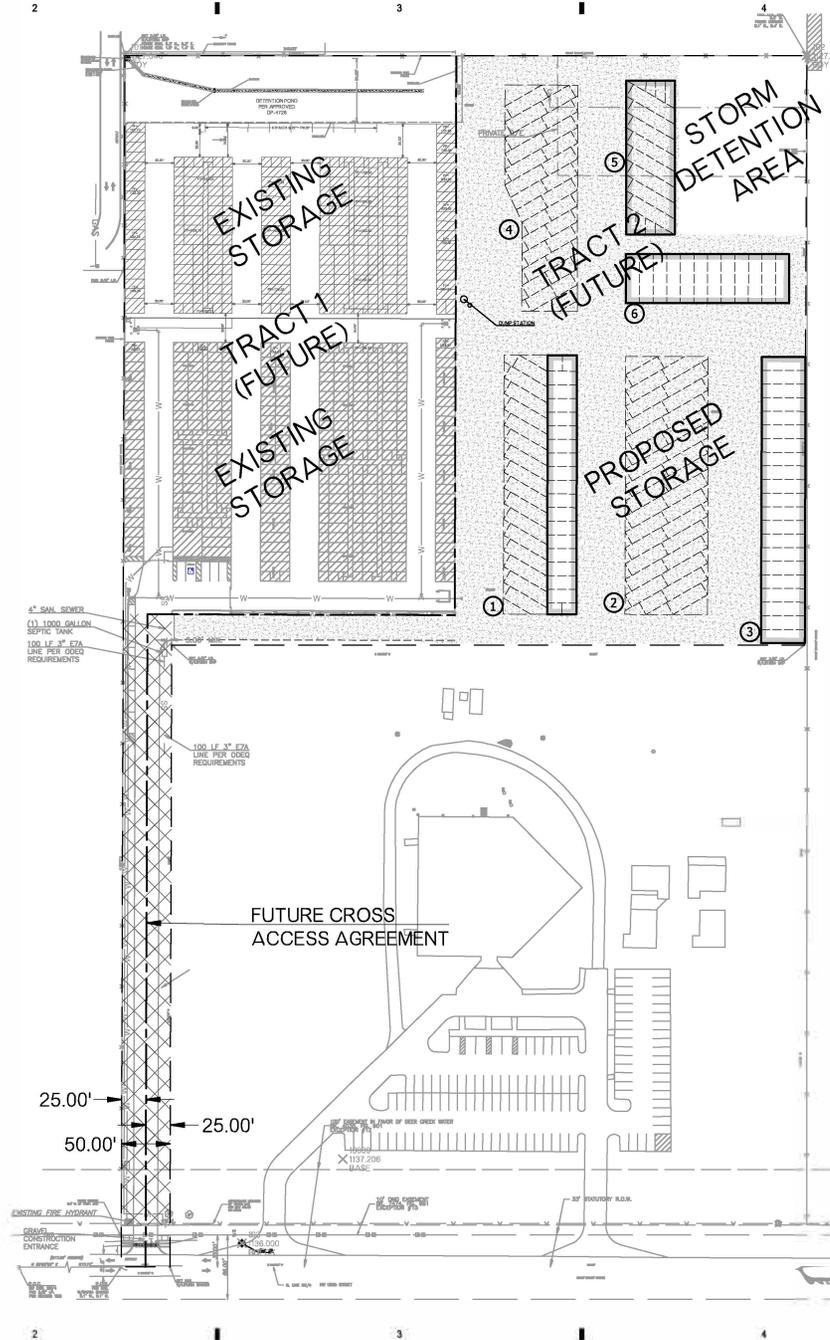
**UTILITY STATEMENT:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR & ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR & ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR & ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE IN VERIFYING LOCATION OF UTILITIES.

**THE EXISTING TOPOGRAPHIC SURVEY WAS PROVIDED TO SMITH ROBERTS BALDOWSHILLER, LLC (SRB) FOR USE ON THIS PROJECT. SRB MAKES NO WARRANTY AS TO THE ACCURACY OR COMPLETENESS.**

The elevations depicted herein are based upon **NAD83 (Geoid)** Datum and were derived from the **GPS** system using dual frequency static GPS techniques.  
 B.M. #1 is a cast "C" on top of oak stump in cleared area, 7'0" E, 5'0" N of SE corner of subject property. Elev. = 113.822



P:\1223\1223.dwg, 08/22/2024 11:58am, User: B3, Location: P:\1223\1223.dwg, Development: 11/22/2024, User: P:\1223\1223.dwg



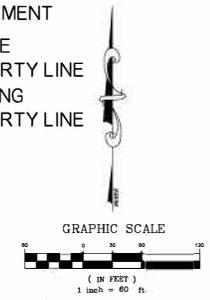
**RV STORAGE BUILDING SCHEDULE**

- ① 75'X 266' (19,950 S.F.) (PARTIAL COVERED ONLY) (PARTIAL TOTALLY ENCLOSED)
  - ② 85'X 265' (22,525 S.F.) (COVERED ONLY)
  - ③ 45'X 294' (13,230 S.F.) (TOTALLY ENCLOSED)
  - ④ 75'X 232' (15,415 S.F.) (COVERED ONLY)
  - ⑤ 50'X 158' (7,900 S.F.) (TOTALLY ENCLOSED)
  - ⑥ 50'X 168' (8,400 S.F.) (TOTALLY ENCLOSED)
- (TOTAL: 87,420 S.F.)

**RV STORAGE UNIT MIX**

COVERED ONLY:	TOTALLY ENCLOSED:
14X22 (1)	10X11 (2)
14X25 (1)	10X17 (2)
14X26 (1)	10X23 (2)
14X27 (7)	15X11.5 (2)
14X29 (1)	15X16.5 (2)
14X30 (6)	20X11 (2)
14X33 (1)	14X30 (17)
14X35 (6)	14X45 (21)
14X36 (1)	14X49 (8)
14X37 (1)	14X50 (12)
14X34 (1)	
14X40 (1)	TOTAL: (70)
14X43 (20)	
14X44 (14)	
<b>TOTAL: (57)</b>	

- FUTURE CROSS ACCESS AGREEMENT
- FUTURE PROPERTY LINE
- EXISTING PROPERTY LINE



**ENGINEERING SURVEYING PLANNING**

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025

SMITH ROBERTS BALDOWSHILLER, LLC

SEAL:

**SELF STORAGE PROJECT PHASE 3**

7001 NW 150TH STREET OKC, OK. 73142

SHEET TITLE: **CONCEPTUAL SITE PLAN**

DATE: 3/22/2022

SHEET NUMBER: **1**

