

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD-2064**

**MASTER DESIGN STATEMENT FOR**

**NE 63<sup>rd</sup> St. & N. Post Rd.**

March 13, 2025  
April 15, 2025  
April 28, 2025

**PREPARED FOR:**

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

The Planned Unit Development (PUD) of NE 63<sup>rd</sup> St. & N. Post Rd., consisting of 10.021 acres, is located within the Southwest Quarter (SW/4) of Section 6, Township 12 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 of this property is George Doran Burns Living Trust. The developer of this property is Inova Partners.

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

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

North: R-1 District and used for a residence.  
East: R-1 District and used for a barn structure.  
South: R-1 and AA Districts and used for a residence.  
West: R-1 District and used for used for a residence.

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. The elevation ranges from 1194' to 1218'. The property generally slopes from the west to the east and consists of sandy loam. The site is currently covered with mowed grass and trees, as well as trees along the west boundary line.

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

The concept for this PUD is to modify the existing base zoning to permit an equine hospital.

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

### **7.1 ..... STREETS**

The nearest street to the north is Spencer Rd. The nearest street to the east is N. Westminster Rd. The nearest street to the south is NE 63<sup>rd</sup> St. The nearest street to the west is N. Post Rd.

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 27 located at 6400 N. Westminster Rd. It is approximately 1 mile 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 Rural-Medium 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 AA Agricultural District shall govern this PUD, except as herein modified.

In addition to all uses within the AA District, the following uses shall also be permitted by right:

8300.10           Animal Sales and Services: Kennels and Veterinary, General [limited to an equine hospital]

#### 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, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. 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.

##### 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

Screening shall not be required within this PUD.

##### 9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

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 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 a gravel drive off of NE 63<sup>rd</sup> St., subject to Public Works regulations policies and procedures. The driveway approach shall be paved.

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

All signage within this PUD shall be in accordance with the base zoning district regulations.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required in this PUD.

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, private drainage easements, private drives and islands / medians 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 not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 ..... EXHIBITS**

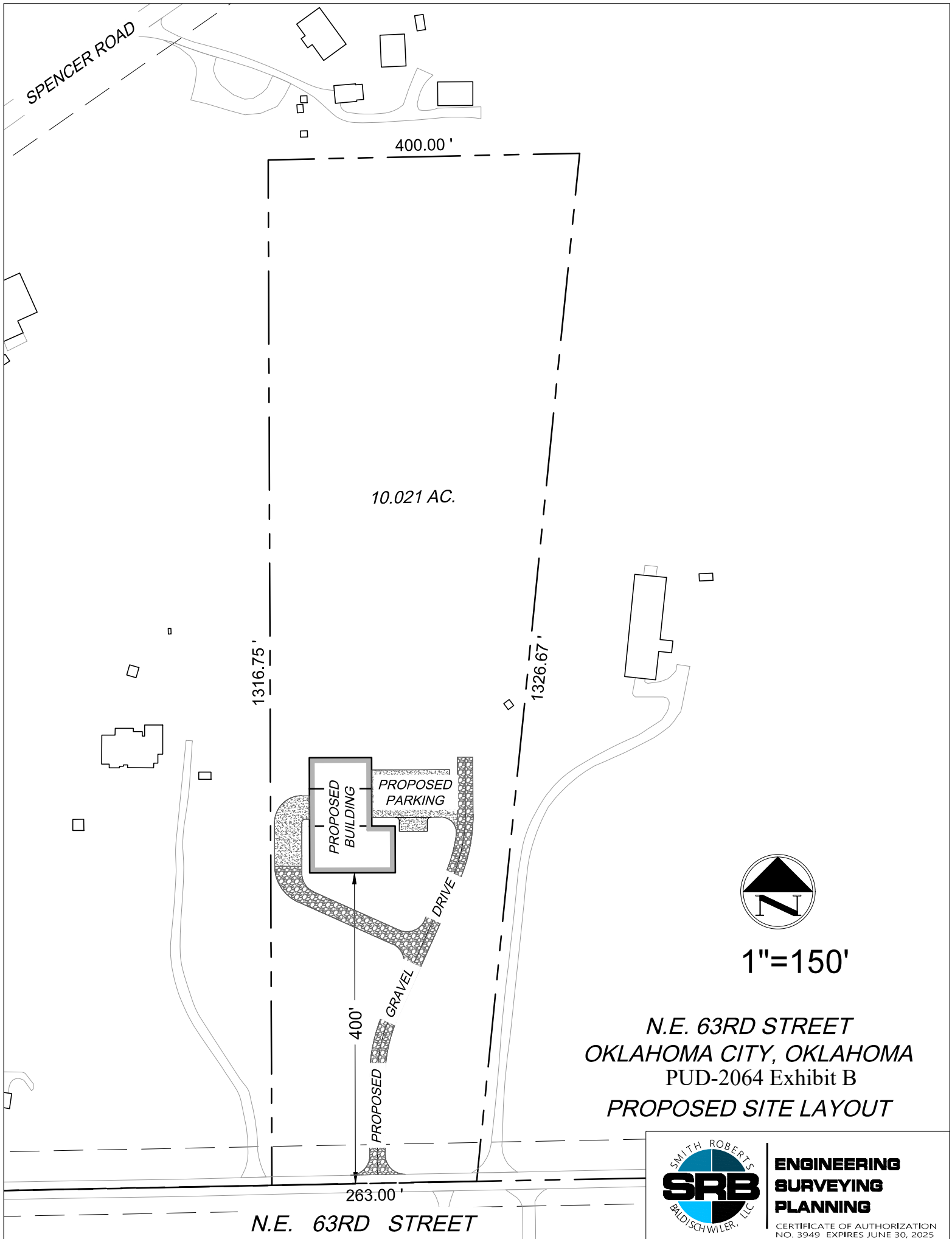
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C – Topography Map



PUD-2064 Exhibit A – Legal Description

A tract of land being a part of the Southwest Quarter (SW/4) of Section Six (6), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of the SW/4 of said Section 6; Thence North  $88^{\circ}51'54''$  East along the South line of said SW/4 a distance of 1081.83 feet to the Point of Beginning; Thence North  $00^{\circ}12'27''$  West a distance of 1316.75 feet; Thence North  $88^{\circ}46'41''$  East a distance of 400.00 feet; Thence South  $05^{\circ}43'07''$  West a distance of 1326.67 feet to a point on the South line of said SW/4; Thence South  $88^{\circ}51'54''$  West along the South line of said SW/4 a distance of 263.00 feet to the point of Beginning.



# OPTION "A"

SPENCER ROAD

400.00'

1192

1196

1194

1198

10.021 AC.

1204

1202

1206

1208

1316.75'

1326.67'

PROPOSED BUILDING

PROPOSED PARKING

GRAVEL DRIVE

1216

1214

1212

1210

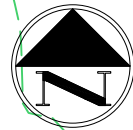
400'

1216

1218

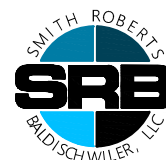
263.00'

N.E. 63RD STREET



1"=150'

N.E. 63RD STREET  
OKLAHOMA CITY, OKLAHOMA  
PUD-2064 Exhibit C  
EXISTING SITE CONTOURS



**ENGINEERING  
SURVEYING  
PLANNING**

CERTIFICATE OF AUTHORIZATION  
NO. 3949 EXPIRES JUNE 30, 2025



# OPTION "A"

SPENCER ROAD

10.021 AC.

PROPOSED BUILDING

PROPOSED PARKING

DRIVE

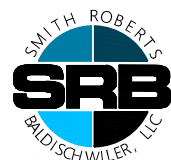
GRAVEL

PROPOSED



1"=150'

N.E. 63RD STREET  
OKLAHOMA CITY, OKLAHOMA  
PUD-2064 Exhibit C  
AERIAL PHOTO



**ENGINEERING  
SURVEYING  
PLANNING**

CERTIFICATE OF AUTHORIZATION  
NO. 3949 EXPIRES JUNE 30, 2025

N.E. 63RD STREET