

**APPROVED**

12-17-2024

BY THE CITY COUNCIL

*Amy H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT DISTRICT

**PUD-2035**

**MASTER DESIGN STATEMENT FOR**

*TOGETHER WE CHURCH*

~~September 10, 2024~~

~~October 10, 2024~~

October 18, 2024

**PREPARED FOR:**

*Trinity Baptist Church of Yukon  
620 N. Cemetery Road  
Yukon, OK 73099*

**PREPARED BY:**

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## **SECTION 1.0 INTRODUCTION**

This Planned Unit Development consists of 30 acres and is located in the Northwest Quarter of Section 32, Township 12 North, Range 5 West of the Indian Meridian in Oklahoma City, Canadian County, Oklahoma.

## **SECTION 2.0 LEGAL DESCRIPTION**

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

## **SECTION 3.0 OWNER/DEVELOPER**

The owners and developer of the property is Trinity Baptist Church of Yukon.

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

The subject property is zoned PUD-1504 and is currently occupied with a church, and other associated facilities. Surrounding properties are zoned and used for:

North: AA & PUD-1869/residence and multi-family under construction

East: R-1/residential

South: SPUD-1269 & R-1/residential

West: AA & SPUD-807/church and residence

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The elevation of the property ranges from 1360 feet to 1395 feet and the slope analysis reveals an average slope of 3.0%. The subject property has soil types Renfrow Silt Loam and Bethany Silt Loam. The property is in the Mustang Creek drainage basin, with 150 acres within the drainage area.

## **SECTION 6.0 CONCEPT**

The concept for this PUD is to continue using the property for church related purposes, to allow gravel parking surfaces for overflow parking and permit accessory maintenance buildings.

### **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-10250.2 Paving - Overflow parking for uses related to Low Impact Institutional: Neighborhood Related is permitted to consist of a pervious surface of gravel, rock, asphalt millings or similar type material.

§ 59-12100.2 Use and Structure Regulations – Exposed exterior metal finish permitted on accessory buildings constructed for storage of maintenance equipment.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The property abuts Cemetery Road, a two-lane asphalt road with no curb and gutter.

### **7.2 SANITARY SEWER**

There is an existing 12-inch public sanitary sewer line through the center of the property with the capacity to serve all uses.

### **7.3 WATER**

There is an existing 16-inch public water line along Cemetery Road that services the property.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is Station 33 located at 11630 SW 15<sup>th</sup> Street.

### **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**

Public transportation is unavailable to this site.

### **7.7 DRAINAGE**

The property within this Planned Unit Development is not adjacent to or within a FEMA 100-year flood plain.

### **7.8 COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the urban low intensity area. The uses proposed are consistent with and compliant with the urban low intensity standards.

## **SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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, 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-1 Neighborhood Commercial District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

1. The following uses shall be the only uses permitted. All uses permitted will be accessory uses to the existing church.
  - a) Administrative and Professional Offices (8300.1)
  - b) Adult Day Care Facilities (8300.2)
  - c) Business Support Services (8300.24)
  - d) Child Care Centers (8300.25)
  - e) Dwelling Units and Mixed Uses (8200.2)
  - f) Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
  - g) Library Services and Community Centers (8250.11)
  - h) Low Impact Institutional: Neighborhood Related (8250.14)
  - i) Medical Services: General (8300.52)
  - j) Medical Services: Restricted (8300.53)
  - k) Personal Services: Restricted (8300.59)

## 8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted herein.
- b) 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, brick, or stone on a continuous footing, or may be constructed of wood with brick, stone or masonry columns with footings on 24-foot centers and shall be solid and opaque.
- c) Existing healthy, mature trees shall be protected and retained where possible.

## 8.3 ACCESS REGULATIONS

- a) There shall be a maximum of two access points from Cemetery Road. Shared access with the properties to the north and south shall be permitted.
- b) Any building within the west ten acres shall take access from the existing central drive.

- c) Driveways within the PUD shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.
- d) Lots within the PUD will not be required to have frontage on an approved street. Access to individual lots shall be permitted from private drives. The private drives shall be placed within a platted common area and/or platted access easement designated for access purposes.

#### 8.4 SIGN REGULATIONS

##### a) FREESTANDING ACCESSORY SIGNS

Free-standing signs shall be in accordance with the Oklahoma City Municipal Code, 2020, as amended.

##### b) ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

##### c) NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

##### d) ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

#### 8.5 PARKING REGULATIONS

- a) The design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except as otherwise noted herein.
- b) An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of the PUD.
- c) Required parking for all uses must be hard surfaced in accordance with Oklahoma City standards. Overflow parking areas related to Low Impact Institutional: Neighborhood Related uses shall be permitted on a pervious surface such as gravel, rock, asphalt millings, or similar material, in accordance with Chapter 59, Section 10250.2.D.(1) through 10250.2.D.(5) of the Oklahoma City Municipal Code, 2020, as amended.
- d) Private drives utilized for emergency access shall be permitted to consist of a gravel surface, subject to Fire Marshal's Office approval.

## 8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas, private drainage easements, islands / medians, and all amenities located within the common areas is the responsibility of the property owners, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, that cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within drainage related common areas or drainage easements. 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.

## 8.7 SUBDIVISION & SPECIFIC PLAN REGULATIONS

- a) Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.
- b) A Specific Plan shall not be required.

## 8.8 FAÇADE/ARCHITECTURAL REGULATIONS

Exterior building wall finish on all new main structures, exclusive of windows and doors, shall consist of either brick veneer, rock or stone masonry, metal composite panels, exterior insulation finish system, stucco, or cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Accessory buildings utilized for maintenance equipment and/or storage shall be permitted to consist of exposed metal siding.

## 8.9 LIGHTING REGULATIONS

The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended. Lighted sports fields are specifically prohibited.

## 8.10 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

## 8.11 DUMPSTER REGULATIONS

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters shall be consolidated where practical and located within an area screened in accordance with the Oklahoma City Municipal Code, 2020, as and shall be placed no closer



than 50 feet from all property lines abutting or adjacent to a residential zoning district or use.

#### **8.12 ROOFING REGULATIONS**

Roofing shall conform to adopted building code at the time of development.

#### **8.13 SIDEWALK REGULATIONS**

Five-foot sidewalks shall be constructed on the arterial street with each development parcel, or six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to Oklahoma City ordinance requirements and the policies and procedures of the Public Works Department. Four-foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

#### **8.14 HEIGHT REGULATIONS**

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

#### **8.15 SETBACK REGULATIONS**

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district, except there shall be a building setback of not less than 50-feet along the Cemetery Road frontage.

#### **8.16 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.

#### **8.17 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.

### **SECTION 9.0 DEVELOPMENT SEQUENCE**

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

### **SECTION 10.0 EXHIBITS**

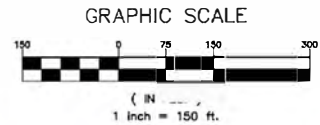
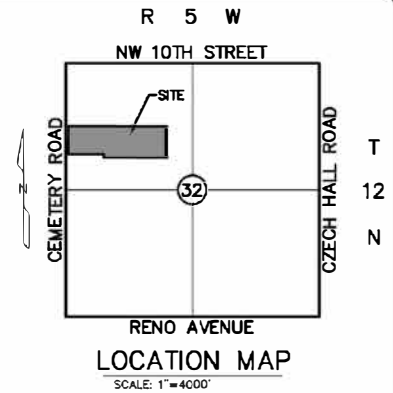
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- EXHIBIT A: LEGAL DESCRIPTION
- EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

## PUD-2035 Exhibit A – Legal Description

Part of the South Half (S/2) of the Northwest Quarter (NW/4) of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southwest Corner of said NW/4, Section 32, T12N, R5W, IM; Thence S 89°57'28" E along the South line of said NW/4 a distance of 60.00 feet to a point on the East right of way line of State Highway 92; Thence N 0°03'31" E along the East right of way line of said State Highway 92 and parallel with the West line of said NW/4 a distance of 734.09 feet to the point of beginning; Thence continuing N 0°03'31" E along said East right of way a distance of 588.65 feet; Thence S 89°56'41" E a distance of 2060.00 feet; Thence S 0°03'31" W a distance of 660.00 feet; Thence N 89°56'41" W a distance of 1320.00 feet; Thence N 0°03'31" E a distance of 71.34 feet; Thence N 89°56'41" W a distance of 740.00 feet to the point of beginning.

# PUD-2035 Exhibit B



Proj. No.: 24-055  
Date: 9/10/2024  
Scale: (Horiz.) 1"=400'  
(Vert.) N/A  
Drawn By: KLTP  
Checked By: TM  
Approved By: MCG

## TRINITY BAPTIST CHURCH

CEMETERY ROAD & NW 10TH STREET  
CANADIAN CO., OKLAHOMA

## MASTER DEVELOPMENT PLAN

**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/28

MDP