

**APPROVED**

1-2-2024

BY THE CITY COUNCIL  
*Arny M. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**

**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD – 1977**

**MASTER DESIGN STATEMENT FOR**

**Wheeler Capitol Hill Development**

2501 South High Avenue

September 27, 2023

Updated October 16, 2023

**PREPARED FOR:**

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## **SECTION 1.0 INTRODUCTION**

The Planned Unit Development (PUD) of Wheeler Capitol Hill Development, consisting of 22.1 acres is located within the SE/4 of Section 10, Township 11 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is located at north at 2501 South High Avenue.

## **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 HI 25 Properties LLC. The developer of this property is HI 25 Properties LLC and Oklahoma City Public Schools.

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

The subject property is presently PUD District (PUD-1644). The PUD allows uses permitted in the I-1 District plus some additional commercial uses. The property is currently vacant. Surrounding properties are zoned and used for the following:

- North: R-1 District and R-2 District. The existing uses include an oil well site and single-family homes.
- East: I-2 District and PUD District (PUD-34). The existing uses undeveloped land, an oil well site and commercial business.
- South: I-2 District, SPUD District (SPUD-924) and R-2 District. The existing uses include commercial businesses, a behavioral health treatment center and single-family homes.
- West: PUD District (PUD-1644) and R-1 District. The existing uses undeveloped land and Shilling Park.

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The subject property is located on a northwest plunging topographic nose. All stormwater from the subject property flows toward the northwest, discharging into Lightning Creek, which flows north into the Oklahoma River, approximately one mile northwest of the subject property. Based on National and State Wetland Inventory data, no regulated wetlands are present on the subject property. Additionally, there are no blue line encroachments on the site nor is any portion of the site within any FEMA designated floodplain. There is no significant tree growth on the site currently.

## **SECTION 6.0 CONCEPT**

It is the developer's intent to develop the subject site as an Oklahoma City Public School Middle School with associated accessory uses; however, due to the market conditions the property owner would prefer to retain as many of uses currently permitted on the site. If the site is not developed

as middle school as shown in the Conceptual Site Plan, the developer will submit a Specific Plan for any other approved uses in this PUD development.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

This development proposes connections to South High Avenue and Southeast 25<sup>th</sup> Street. These are all public streets with varying rights-of-way.

There are no proposed streets in this Planned Unit Development; several internal drives are proposed connecting the uses to the existing public streets surrounding the site.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Conceptual Site Plan.

### **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 stations to this property are Station Number 7 located at 218 SW 23<sup>rd</sup> Street and Station Number 23 located at 2812 South Eastern Avenue. Both stations are approximately 1.2 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**

There are two EMBARK bus stops along South High Avenue, just to the north and south of this Planned Unit Development. Stop ID 2092 and Stop ID 2093 on the 29<sup>th</sup> Street Crosstown route. No additional bus stops are anticipated within the PUD development. Private buses associated with the Moderate Impact Institutional use will have access to the PUD development.

### **7.7 DRAINAGE**

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

## **7.8 COMPREHENSIVE PLAN**

The Land Use Plan identifies this parcel as being in the Urban Medium Intensity Typology Area land use topology area. 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, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

## **SECTION 9.0 SPECIAL CONDITIONS**

The following special conditions shall be made a part of this PUD:

### Permitted Use(s):

- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)

- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)
- Automotive Auction (8300.16)
- Automotive Vehicle Impound Yards and Damaged Vehicle Auctions (8300.17)
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
- Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (8300.19)
- Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)
- Automotive and Equipment: Storage (2300.21)
- Bingo Parlors (8300.22)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) (Subject to review and approval of a Special Permit)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating establishments: Fast Food with Drive-thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales, Large (8300.45)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Industrial, Light (8350.8)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)

- Moderate Impact Institutional (8250.15)
- Murals (8250.16)
- Outdoor Sales and Display, and Outdoor Storage (8300.54) (Gravel surface shall be permitted for the outdoor storage area, as well as for the holding and processing area. This use shall not require a conditional use permit).
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Scrap Operations (8350.13) (Further limited to a facility primarily engaged in self-service salvage used auto parts. Crushing or compacting of vehicles shall only take place Monday through Friday, between the hours of 8.00 A.M. to 5.00 P.M. and within a building. For the purposes of this PUD, a “building” shall be permitted to have only three (3) side. Gravel surface shall be permitted for the outdoor storage area, as well as for the holding and processing area. This use shall not require a special permit).
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Spectator Sports and Entertainment: High Impact (8300.68) (This use is limited to accessory uses in conjunction with the Moderate Impact Use).
- Spectator Sports and Entertainment: Restricted (8300.69)
- Three- and Four-Family Residential (8200.15)
- Two Family Residential (8200.16)
- Wholesaling, Storage and Distribution: Restricted (8350.16)

## **9.1 FAÇADE REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, rock, stone, concrete, stucco, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed non-architectural metal or exposed concrete block shall not be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split face block. However, metal buildings shall be permitted for the industrial and automotive uses.

Buildings shall be oriented such that the backs of buildings are not facing towards any street. Rooftop mechanical equipment shall be screened from view from the 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, except as otherwise noted.

The natural tree coverage within 50 feet along the northern residential uses shall be preserved as a landscape and screening buffer as shown on the Conceptual Site Plan. There shall be no additional landscape buffer requirements for this PUD 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. Outdoor storage areas associated with a Scrap Operation Use shall not require lighting.

To minimize light spillover on residential uses, outdoor lights within any office, institutional commercial or industrial tracts or uses will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

Sports field lighting shall be permitted in association with the Moderate Impact Use and accessory uses. These light fixtures shall be at least 25 feet from any property line and will meet the requirements listed above.

### **9.4 SCREENING REGULATIONS**

The natural tree coverage within 50 feet along the northern residential uses shall be preserved as a landscape and screening buffer as shown on the Conceptual Site Plan.

A metal fence or wall not less than eight feet in height, as measured from grade, shall be provided around the Scrap Operation Use. No scrap or water materials shall be stored in such a manner that it exceeds the height of the fence. All materials will be stored behind the metal fence.

No additional site-proof screening shall be required beyond the landscaping and fencing regulations set forth above.

### **9.5 PLATTING REGULATIONS**

Platting shall not be required.

### **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.

## **9.8 ACCESS REGULATIONS**

There shall be 3 access points from South High Avenue and 3 access point from Southeast 25<sup>th</sup> Street in this PUD. Access from the west shall be permitted with the appropriate access easements.

Driveways within and adjacent to this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Conceptual Site Plan.

In the event the site is developed for Oklahoma City Public School, a pedestrian system shall be organized and shown in the PUD Conceptual Site Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown. A pedestrian system shall not be required for any industrial or commercial uses.

## **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 ACCESSORY SIGNS**

Accessory signs will be in accordance with the base zoning district regulations. A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business development and the sign are located within this PUD.

### **9.10.2 NON-ACCESSORY SIGNS**

Non-Accessory signs shall not be permitted in this PUD.

### **9.10.3 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

## **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

## **9.12 SIDEWALK REGULATIONS**

Five (5) foot sidewalks shall be constructed on the arterial and collector streets 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 maximum building height for structures within this PUD shall be 75 feet, excluding architectural elements.

## **9.14 SETBACK REGULATIONS**

Yard requirements in this PUD shall be:

Front: 25 feet  
Side: 15 Feet  
Rear: 15 Feet

The following uses shall not be permitted within 150 feet of residentially zoned or used property:

Convenience Sales and Personal Services (8300.32).  
Eating Establishments: Drive-In (8300.34).  
Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36).  
Gasoline Sales, Large (8300.45).  
Gasoline Sales, Small: Restricted (8300.46).  
Scrap Operation (8350.13) – Car Crushing Facility  
Outdoor sales and Display, and Outdoor Storage (8300.54).

## **9.15 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the developer 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 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 Specific Plan stage, except for uses associated with the Moderate Impact Institution use.

## **9.18 SPECIFIC PLAN**

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

However, a Specific Plan shall not be required for the Moderate Impact Institutional use and associated accessory uses.

## **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 Site Plan

Exhibit C –Topography Map

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A tract of land being a part of the southeast quarter of Section 10, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. Said Tract of land being more particularly described as follows:

COMMENCING at the northeast corner of said southeast quarter;

Thence South 00°01'00" East along the east line of said southeast quarter, a distance of 400.00 feet to the POINT OF BEGINNING;

Thence continuing South 00°01'00" East along said east line a distance of 832.08 feet to a point on the north right-of-way line of Southeast 25th Street (as recorded in Book 1832, page 198);

Thence westerly along said north right-of-way line for the following 4 courses:

1. South 89°17'15" West, a distance of 33.55 feet;
2. On a curve to the right, having a radius of 517.84 feet, for an arc distance of 259.09 feet;
3. On a reverse curve to the left, having a radius of 607.84 feet, for an arc distance of 304.11 feet;
4. South 89°17'15" West, a distance of 453.21 feet to a point on the east right-of-way line of Philips Avenue (as recorded in Book 1877, page 586);

Thence North 00°01'00" West along said east right-of-way line, a distance of 1089.38 feet to a point on the north line of said southeast quarter;

Thence North 89°01'29" East along the north line of said southeast quarter, a distance of 628.50 feet;

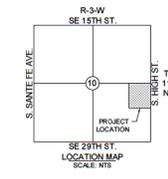
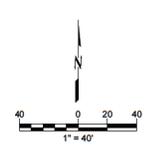
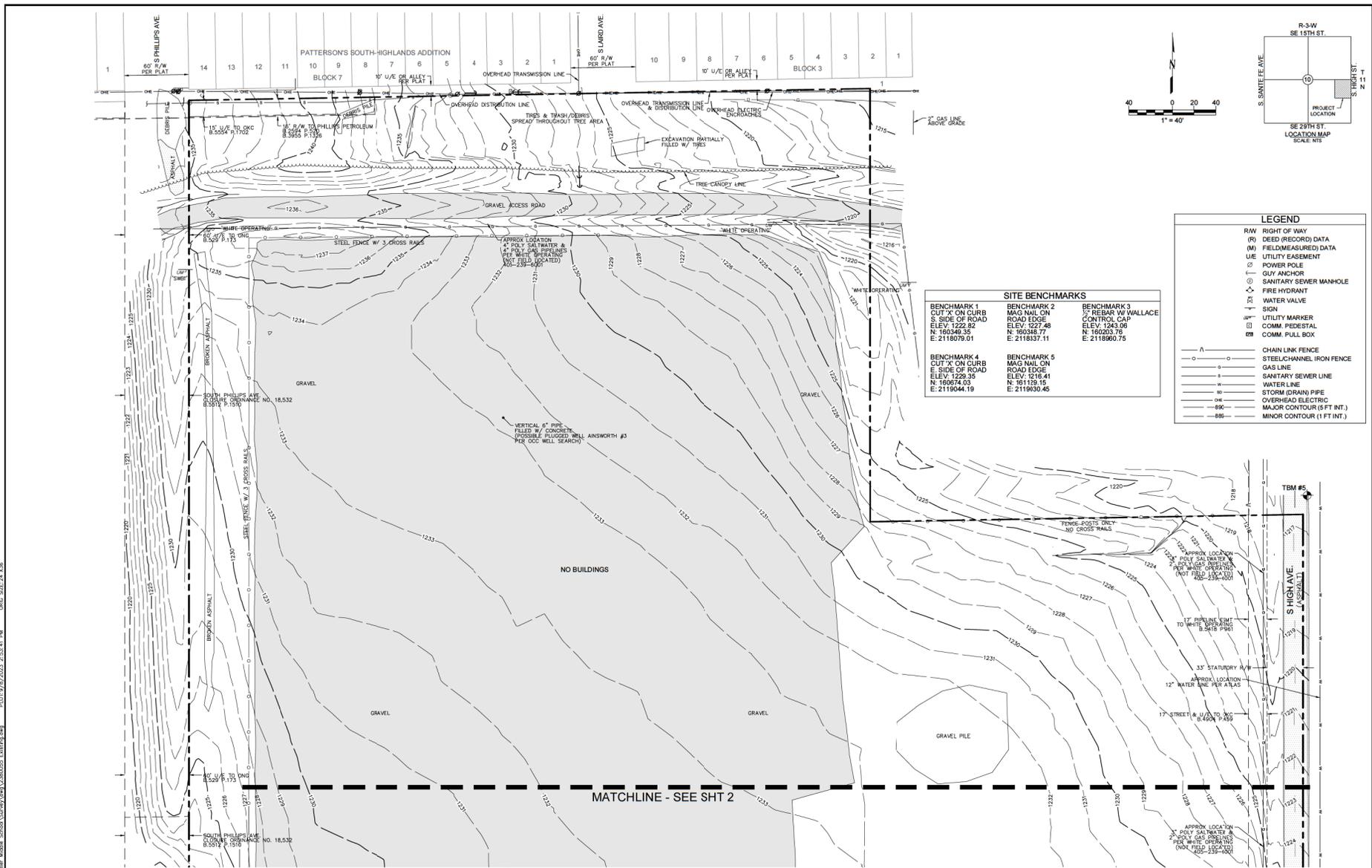
Thence South 00°01'00" East a distance of 400.00 feet;

Thence North 89°01'29" East a distance of 400.00 feet to the POINT OF BEGINNING.





Project Location: SE 25TH ST. & S HIGH ST. SCALE: NTS



**SITE BENCHMARKS**

<b>BENCHMARK 1</b> CUT 'X' ON CURB S. SIDE OF ROAD ELEV: 1222.82 N: 160346.35 E: 2118070.01	<b>BENCHMARK 2</b> MAG NAIL ON ROAD EDGE ELEV: 1222.46 N: 160346.77 E: 2118037.11	<b>BENCHMARK 3</b> REBAR W WALLACE CONTROL CAP ELEV: 1243.08 N: 160203.76 E: 2118660.75
<b>BENCHMARK 4</b> CUT 'X' ON CURB E. SIDE OF ROAD ELEV: 1229.35 N: 160674.03 E: 2119044.19	<b>BENCHMARK 5</b> MAG NAIL ON ROAD EDGE ELEV: 1216.41 N: 161129.15 E: 2119330.45	

**LEGEND**

RAW	RIGHT OF WAY
(R)	DEED (RECORD) DATA
(M)	FIELD (MEASURED) DATA
---	UTILITY EASEMENT
⊙	POWER POLE
⊙	GUY ANCHOR
⊙	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	SIGN
⊙	SANITARY MARKER
⊙	COMM. PEDESTAL
⊙	COMM. PULL BOX
---	CHAIN LINK FENCE
---	STEEL CHANNEL IRON FENCE
---	GAS LINE
---	SANITARY SEWER LINE
---	WATER LINE
---	STORM (DRAIN) PIPE
---	OVERHEAD ELECTRIC
---	MAJOR CONTOUR (5 FT INT.)
---	MINOR CONTOUR (1 FT INT.)

1:00:00 10/10/2023 2:15:41 PM OKIE 811 2023 12 23 2023



**CAUTION**  
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



**TOPOGRAPHIC SURVEY CERTIFICATION:**

I, LEE MARTIN, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THIS GROUND SURVEY WAS PERFORMED AT THE 98 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANIMETRIC MAPPING CONTAINED IN THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED ON JULY 16, 2023. THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 7, 2023. THAT CONTOURS CLOUDED AND NOTED MAY NOT MEET THE STANDARDS; AND ALL COORDINATES ARE BASED ON OKLAHOMA STATE PLANE COORDINATES; NORTH ZONE NAD83 (2011) AND ALL ELEVATIONS ARE BASED ON NAVD83.

- NOTES:**
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES PER ONE-CALL LOCATES AND VISIBLE SURFACE FEATURES.
  - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE MARKED AND VERIFIED BY THE CONTRACTOR PRIOR TO AND DURING ANY EXCAVATION.
  - EASEMENTS SHOWN HEREON PER AMERICAN EAGLE TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2306-005-08, WITH AN EFFECTIVE DATE OF JUNE 7, 2023 AT 7:30AM.
  - THE VERTICAL DATUM FOR THIS SURVEY BASED UPON GPS DATA (NAVDS83).
  - THE HORIZONTAL DATUM FOR THIS SURVEY BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD83.
  - LAST SITE VISIT: 09-07-2023

**OKLAHOMA CITY PUBLIC SCHOOLS**  
**WHEELER CAPITOL HILL MIDDLE SCHOOL**  
 SE 25TH ST. & S HIGH AVE., OKLAHOMA CITY, OK

REV	DESCRIPTION	DATE

PROJECT NO. 2380055  
 SHEET NAME  
**TOPOGRAPHIC SURVEY**  
 SHEET NO.

