

APPROVED

8-13-2024

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2001

MASTER DESIGN STATEMENT FOR

Frisco Farms II

February 29, 2024

April 1, 2024

June 3, 2024

June 14, 2024

PREPARED FOR:

Shaz Investment Group, LLC
2240 N. Broadway St.
Moore, Oklahoma 73160
405-692-2222
info@homecreations.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Frisco Farms II, consisting of 54.478 acres, is located within the Northeast Quarter (NE/4) of Section 12, Township 11 N, Range 6 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 Shaz Investment Group, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1833. Surrounding properties are zoned and used for:

North: AA District and used is currently undeveloped.
East: AA District and used is currently undeveloped.
South: PUD-1833 District and is currently undeveloped.
West: AA District and used 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 allow for a commercial and multifamily development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 15th St. The nearest street to the east is S. Frisco Rd. The nearest street to the south is SW 29th St. The nearest street to the west is S. Richland Rd.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are currently not available. Development of this PUD shall be dependent on adequate sewer facilities being available.

7.3 WATER

Water facilities for this property are currently not available. There is an existing 12” water line located along Cemetery Road approximately one-half mile south of S.W. 15th Street. Development of this PUD shall be dependent on adequate water facilities being available.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15th St. It is approximately 3 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 not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Reserve 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

There shall be two (2) tracts within this PUD. Development shall not commence on any tract until and unless public water and sewer are extended to the site and the arterial streets that abut the PUD consist of hard surface pavement.

Tract 1 shall consist of 16.76 acres. The use and development regulations of the **C-3 Community Commercial District** shall govern Tract 1, except as herein modified.

The following uses shall be permitted within Tract 1:

8300.1	Administrative and Professional Offices
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
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
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 Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large*
8300.46	Gasoline Sales, Small: Restricted*
8150.6.3	Greenhouse
8150.6.5	Hoop House
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
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
8300.61	Repair Services: Consumer
8300.62	Repair 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 single-family residential use.

Tract 2 shall consist of 37.72 acres. The use and development regulations of the **R-4 General Residential District** shall govern Tract 2, except as herein modified.

The following uses shall be permitted within Tract 2:

8250.3	Community Recreation: Property Owners Association
8200.3	Group Residential
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential
8200.16	Two-Family Residential

* There shall be a maximum density of 20 dwelling units per acre within Tract 2.

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, 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.

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

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 a commercial use 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 columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Subdivision of land within this PUD shall be per the Subdivision Regulations.

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 may be taken from S. Frisco Rd. and SW 15th St. All driveways on arterial streets shall be a minimum of 200 feet from adjacent streets and driveways.

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 FREESTANDING ACCESSORY SIGNS

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

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 will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

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

9.11 ROOFING REGULATIONS

Every 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 and drives prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The maximum height shall be three (3) stories within 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 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 unless platted.

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-2001 Exhibit A - Legal Description

OVERALL BOUNDARY

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows: BEGINNING at the Northeast corner of said NE/4; thence S00°21'10"E along the East line of said NE/4 a distance of 1603.30 feet; thence S89°38'50"W a distance of 623.54 feet; thence N51°07'27"W a distance of 355.26 feet; thence N68°30'01"W a distance of 613.33 feet; thence S89°32'32"W a distance of 212.56 feet; thence N00°27'28"W a distance of 1147.64 feet to a point on the North line of said NE/4; thence N89°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

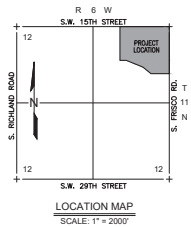
TRACT 1

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows: BEGINNING at the Northeast corner of said NE/4; thence S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet; thence S89°38'50"W a distance of 350.00 feet; thence N00°21'10"W a distance of 402.66 feet; thence S89°32'32"W a distance of 1332.02 feet; thence N00°27'28"W a distance of 350.00 feet to a point on the North line of said NE/4; thence N89°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

TRACT 2

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows: Commencing at the Northeast corner of said NE/4; thence S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet to the POINT OF BEGINNING; thence continuing S00°21'10"E along said East line a distance of 850.00 feet; thence S89°38'50"W a distance of 623.54 feet; thence N51°07'27"W a distance of 355.26 feet; thence N68°30'01"W a distance of 613.33 feet; thence S89°32'32"W a distance of 212.56 feet; thence N00°27'28"W a distance of 797.64 feet; thence N89°32'32"E a distance of 1332.02 feet; thence S00°21'10"E a distance of 402.66 feet; thence N89°38'50"E a distance of 350.00 feet to the POINT OF BEGINNING.

PUD-2001 Exhibit B



BEGINNING at the Northeast corner of said NE/4; thence

Said tract contains 2,373,018 Sq Ft or 54.478 Acres, more or less.

TRACT 1

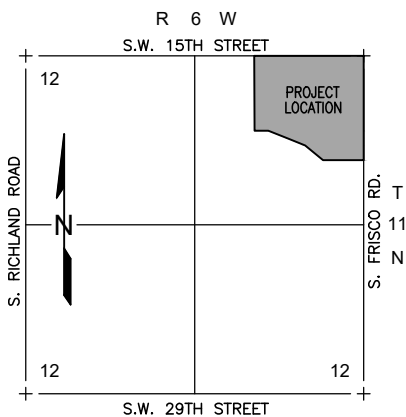
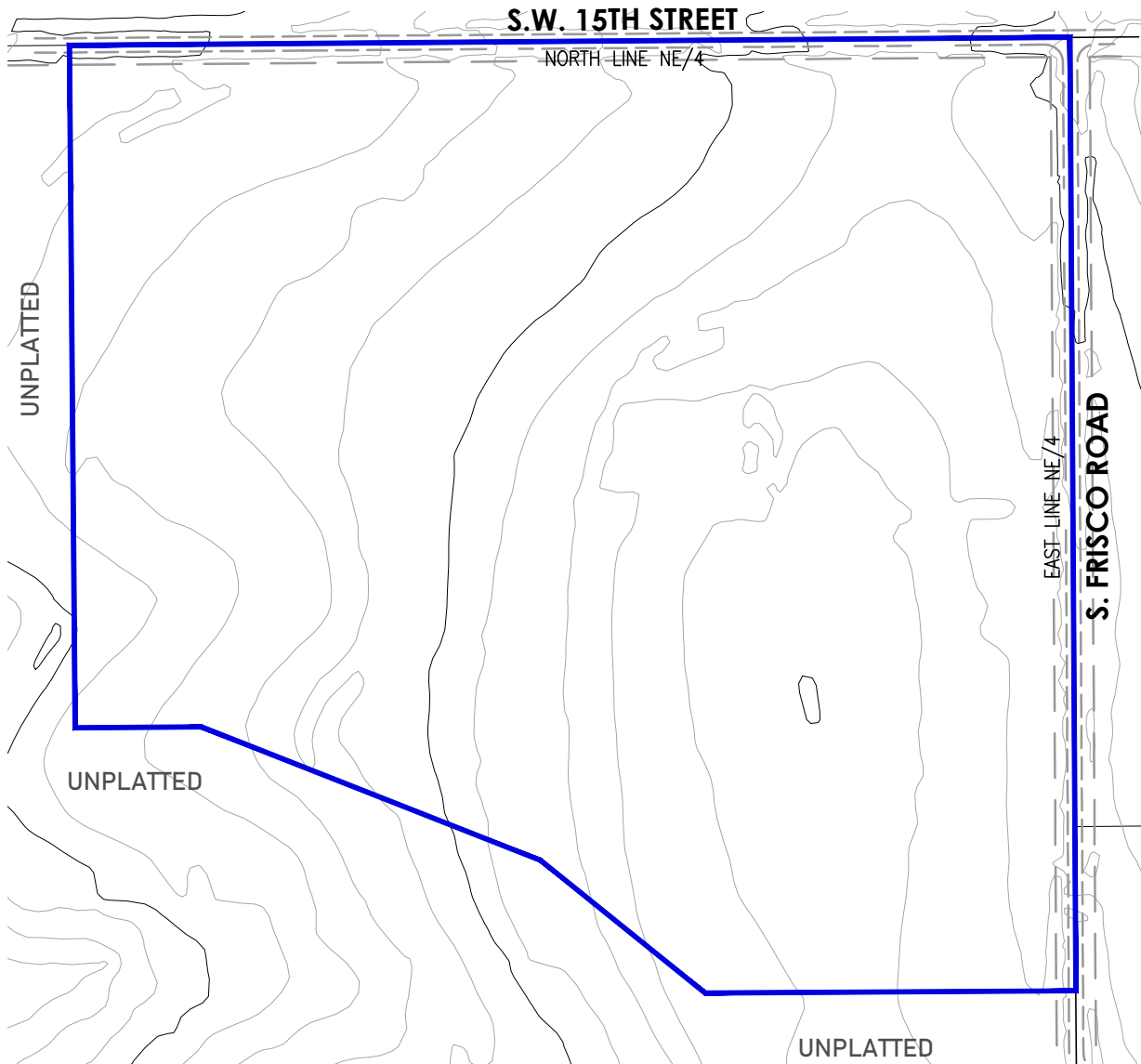
BEGINNING at the Northeast corner of said NE/4; thence

Said tract contains 729,861 Sq Ft or 16.76 Acres, more or less.

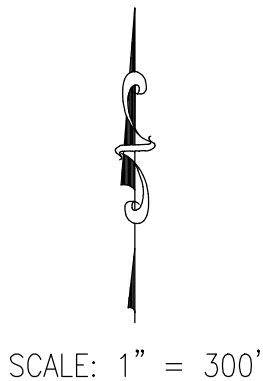
TRACT 2

Commencing at the Northeast corner of said NE/4; thence
S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet to the POINT OF BEGINNING; thence
continuing

Said tract contains 1,643,158 Sq Ft or 37.72 Acres, more or less.



LOCATION MAP
SCALE: 1" = 2000'



FRISCO FARMS TOPOGRAPHIC MAP



Crafton Tull
architecture | engineering | surveying

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
405.787.6270 | 405.787.6276 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2024

SHEET NO.: 1 of 1
DATE: 02/28/24
PROJECT NO.: 31609200