

APPROVED

8-13-2024

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2018

MASTER DESIGN STATEMENT FOR

3016 E. Memorial Rd.

May 16, 2024

June 17, 2024

July 2, 2024

July 9, 2024

Amended by the Oklahoma City Council August 13, 2024

PREPARED FOR:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 3016 E. Memorial Rd., consisting of approximately 9.23 acres, is located within the Northwest Quarter (NW/4) of Section 18, Township 13 N, Range 2 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 Eagle Crest Center, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for C-3 Community Commercial District. Surrounding properties are zoned and used for:

North: C-3 District and used for commercial development.
East: C-3 District and is currently undeveloped.
South: R-1 District and used for residential development.
West: C-3 District and used for commercial development.

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 used for a commercial development.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing C-3 base zoning to permit Outdoor Sales and Display, and Outdoor Storage.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Memorial Rd. The nearest street to the east is Silver Eagle Trail. The nearest street to the south is Talon Rd. The nearest street to the west is N. Bryant Ave.

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 station to this property is station number 2 located at 2917 E. Britton Rd. 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-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**, Oklahoma City Municipal Code, 2020, as amended, shall govern this PUD, except as herein modified.

In addition to all C-3 uses, the following uses shall also be permitted by right:

8300.54 Outdoor Sales and Display, and Outdoor Storage [Outdoor sales and display, and outdoor storage may be permitted within the front yard setback]

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, galvanized sheeting, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

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

9.4 SCREENING REGULATIONS

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In addition, a new opaque, eight-foot fence along the south property line of the PUD where adjacent to residential zoning, east of the existing six-foot fence shall be required, as shown on Exhibit E. Chain link fencing shall be permitted around accessory storage.

9.5 PLATTING REGULATIONS

Platting shall not be 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 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

The existing access drives shall be permitted to remain and deemed to conform to applicable regulations. There may be two (2) access points from North Bryant Ave. New driveways shall be separated a minimum of 200 feet from other drives.

9.9 PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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, except that there may be a reduction in parking to allow for Outdoor Sales and Display, and Outdoor Storage to a maximum of 150 parking spaces.

9.10 SIGNAGE REGULATIONS

The existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure the following shall apply:

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations. Freestanding signs shall be limited to a height of eight (8) feet and a maximum sign area of 100 square feet. No pole signs shall be permitted.

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 shall not be permitted.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall not be permitted.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

The existing sidewalk shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, five (5) foot sidewalks shall be constructed on East Memorial Road 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 and ADA requirements.

9.13 HEIGHT REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. The maximum height of architectural elements, including parapets, shall be forty feet (40'). The addition of architectural elements does not constitute a new structure within this PUD. In the event of a new structure, requirements for maximum height setbacks adjacent to residential districts and uses shall be per base zoning.

9.14 SETBACK REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 not be required.

9.18 OTHER

There shall be no exterior amplified sound permitted within this PUD, except for drive-thru order speakers, which shall be no less than 150 feet away from residential zoning or use.

10.0 DEVELOPMENT SEQUENCE/DENSITY

Developmental phasing shall be allowed as a part of the development of this PUD. There may be four (4) structures within this PUD.

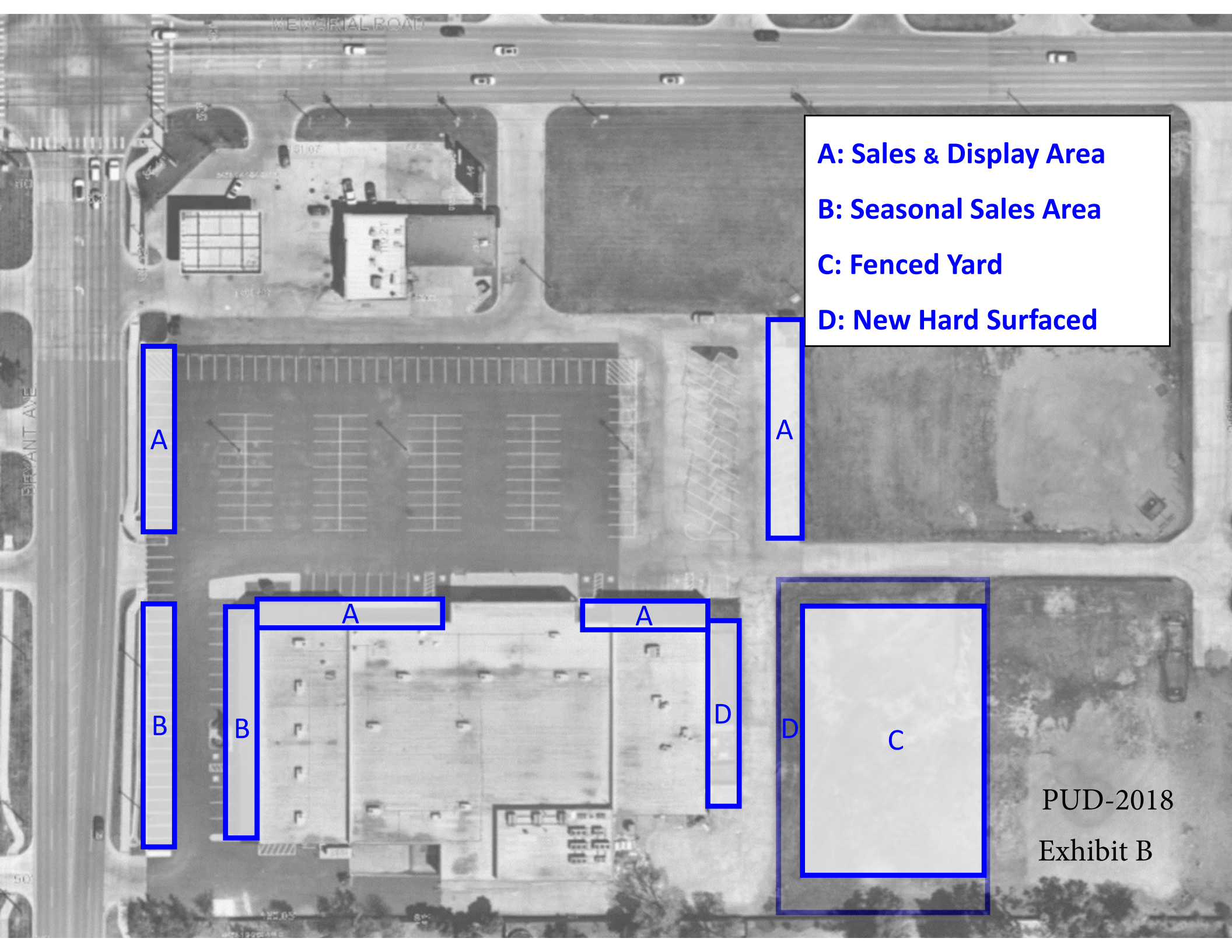
11.0 EXHIBITS

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
- Exhibit D - Elevation Rendering
- Exhibit E - 8 Ft. Fence Plan

PUD-2018 Exhibit A - Legal Description

A tract of land being a part of the Government Lot 1, lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of the Northwest Quarter (NW/4); Thence South 00°23'44" West along the West line of said Northwest Quarter (NW/4) a distance of 169.12 feet to the Point of Beginning; Thence South 89°46'38" East parallel with the North line of said Northwest Quarter (NW/4) a distance of 269.05 feet; Thence North 45°23'44" East a distance of 21.21 feet; Thence North 00°23'44" East a distance of 60.17 feet; Thence North 89°46'38" West parallel with the North line of said Northwest Quarter (NW/4) a distance of 14.05 feet; Thence North 00°23'44" East a distance of 94.00 feet to a point on the North line of said Northwest Quarter (NW/4); Thence South 89°46'38" East along said North line a distance of 494.99 feet; Thence South 00°04'41" West a distance of 438.00 feet; Thence South 89°46'38" East parallel with the North line of said Northwest Quarter (NW/4) a distance of 211.74 feet; Thence South 00°04'41" West a distance of 162.00 feet to the Southwest corner of Lot 1, Block 5, EAGLE CREST II ADDITION; Thence North 89°46'38" West along the North line of Block 6, EAGLE CREST ADDITION a distance of 980.06 feet to a point on the West line of said Northwest Quarter (NW/4); Thence North 00°23'44" East along said West line a distance of 430.88 feet to the Point of Beginning.



A: Sales & Display Area

B: Seasonal Sales Area

C: Fenced Yard

D: New Hard Surfaced

A

A

B

B

A

A

D

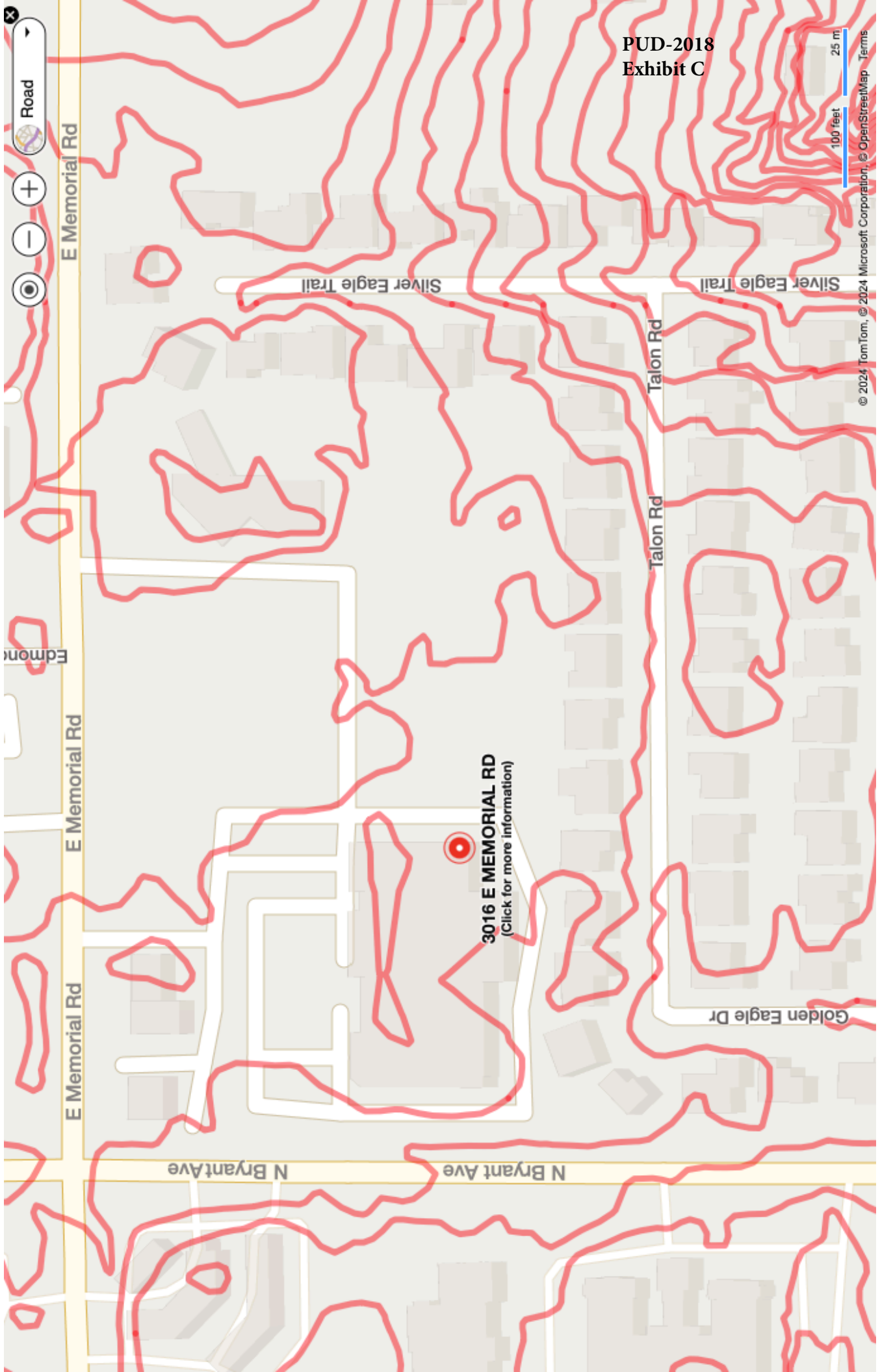
D

C

PUD-2018

Exhibit B

PUD-2018
Exhibit C



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603 HWY 5 N
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RABB COMPANIES
2084 HWY 425 NORTH
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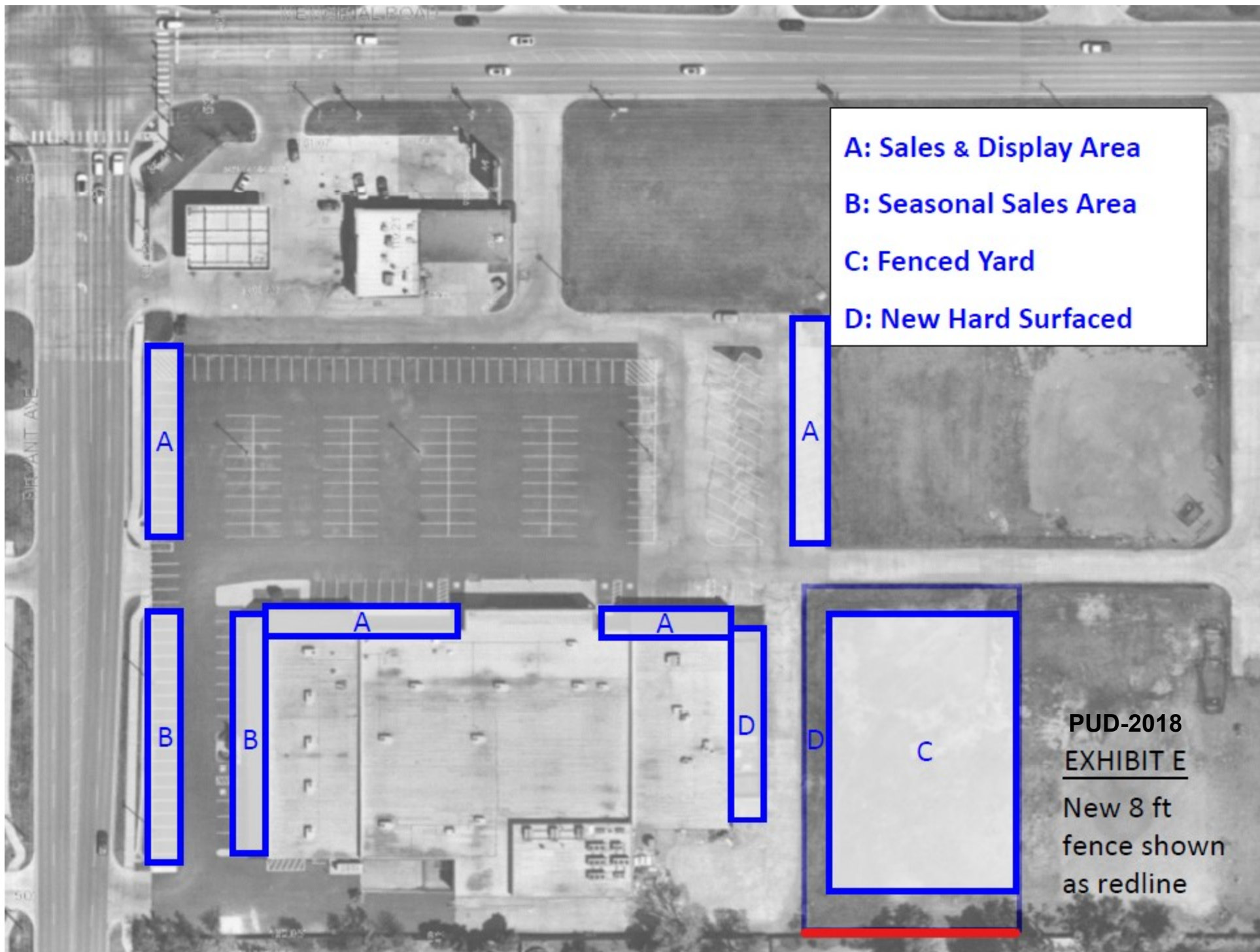
ATWOODS RANCH AND HOME
LEASE SPACE - 3000 E. MEMORIAL ROAD
OKLAHOMA CITY, OK 73103

ELEVATIONS
PROJECT #2416
DATE: 4-15-20

A1
SHEET 1 of 2



1 FRONT
SCALE: 1/16" = 1'-0"



A: Sales & Display Area

B: Seasonal Sales Area

C: Fenced Yard

D: New Hard Surfaced

PUD-2018
EXHIBIT E

New 8 ft
fence shown
as redline