

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2039

MASTER DESIGN STATEMENT FOR

S. Walker Ave. & W. I-240 Service Rd.

September 12, 2024
October 16, 2024
October 25, 2024

PREPARED FOR:

DLP Development
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of S. Walker Ave. & S. I-240 Service Rd., consisting of approximately 25 acres, is located within the Southeast Quarter (SE/4) of Section 28, Township 11 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 345 W. I-240 Service Rd.

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 DLP Development.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1826. Surrounding properties are zoned and used for:

- North: R-1, R-4, C-3, and C-1 Districts and used for residential development.
- East: C-3, R-4, SPUD-460, PUD-833, and R-1 Districts and used for commercial and residential development.
- South: C-3 District and used for commercial development.
- West: C-3, O-1, R-1, and R-4 Districts and used for commercial and residential 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 vacant and approximately 70% open field and 30% wooded. Lightning Creek runs from South to North through the property with heavy trees in the floodway and flood plain. The property drains lightly to the NE where a small channel picks up most of the drainage and directs it back to the NW into Lightning Creek.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit a residential and industrial development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 66th St. / S. Harvey Ave. The nearest street to the east is S. Santa Fe Ave. The nearest street to the south is W. I-240 Service Rd. The nearest street to the west is S. Walker 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 16 located at 405 SE 66th St. It is approximately 1.5 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 PUD site is within the Urban-Low Intensity and Regional District land use topology areas 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 in accordance with Exhibit B. Tract 1 and Tract 2 may be administratively split and there shall be no minimum lot size requirement.

Tract 1 - The use and development regulations of the **R-4 General Residential District** shall govern Tract 1 of this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within Tract 1.

Tract 2 – The development regulations of the **C-4 General Commercial District** shall govern Tract 2 of this PUD, except as herein modified.

The following uses shall be the only uses permitted within Tract 2:

8300.1 Administrative and Professional Offices

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, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) 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

The base zoning district shall regulate the screening regulations in 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 within an area screened in accordance with the Oklahoma City Municipal Code, 2020, as amended and shall be placed no closer than 50 feet from all property lines abutting or 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 shall be taken from SW 74th St., E. I-240 Service Rd., S. Walker Ave./SW 73rd St., and SW 69th St. Access to Tract 1 may be taken through Tract 2.

9.9 PARKING REGULATIONS

The parking calculation for this PUD shall be one space per dwelling unit, attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

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 OFF-PREMISE SIGNS

Off-Premise /Billboard signs will be in accordance with the base zoning district.

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

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks, with five (5) foot landscaped buffer, 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 prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The maximum height of structures within this PUD shall be 3 stories or 45 feet.

9.14 SETBACK REGULATIONS

- North: 15-feet
- East: 15-feet, where abutting R-1 a 15-foot setback with 5-foot landscape buffer shall be provided.
- South: 15-feet
- West: 15-feet

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, 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

No building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-14150.D of the Oklahoma City Municipal Code, 2020, as amended, shall have been approved by the Planning Commission. The subsequent Specific Plan shall indicate the pedestrian route for resident to access the educational, recreational, and institutional uses to the north.

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:

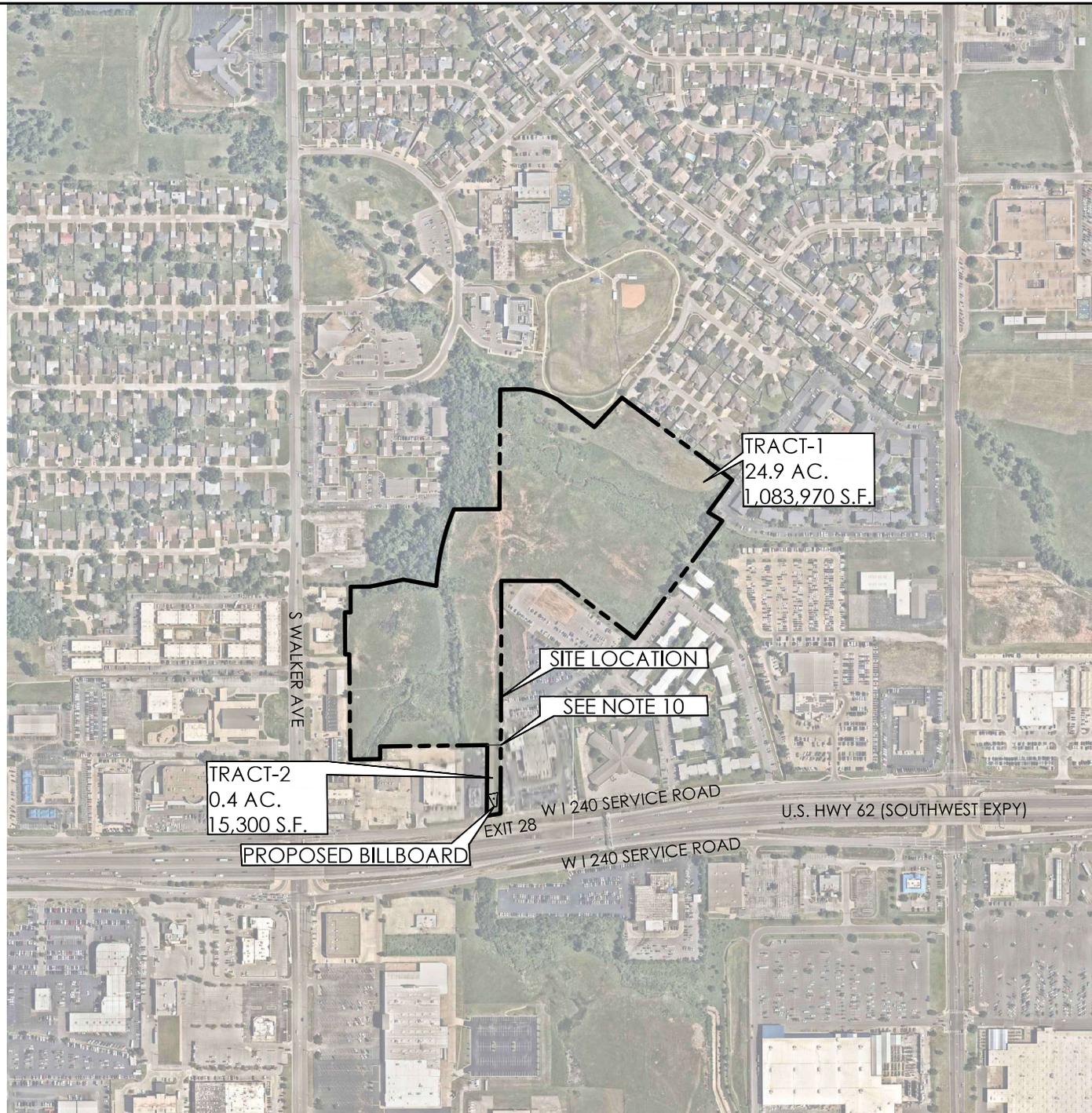
- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

PUD-2039 Exhibit A – Legal Description

A tract of land lying in the East Half of Section 28, Township 11 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and containing within its bounds portions of Lot 1, Block 14; Lots I and 2, Block 15; and Lot I, Block 16, together with a portion of vacated street rights-of-way for Southwest 73rd Street and Hudson Avenue as vacated by the DECREE OF VACATION in Oklahoma County District Court Case No. CJ-2012-4102, recorded in Book 12089, Page 362, Oklahoma County Clerk records, all as shown on the recorded plat of SOUTHERN OAKS SECTION THREE, recorded in Book 40 of Plats, Page 39, Oklahoma County records; and together with other unplatted lands, said tract of land being more particularly described by metes and bounds as follows: COMMENCING at the southwest corner of the said East Half of Section 28; THENCE North 00°00'00" East, along the west line of said East Half of Section 28, a distance of 720.77 feet; THENCE South 89°53'59" East, along the centerline of Southwest 73rd Street, as established by the above referenced plat of SOUTHERN OAKS SECTION THREE, a distance of 200.00 feet to the westerly limits of vacated Southwest 73rd Street, as vacated by the above referenced DECREE OF VACATION, said point being the POINT OF BEGINNING of the herein described tract of land; THENCE North 00°00'00" East, along the easterly limits of remaining Southwest 73rd Street, a distance of 25.00 feet; THENCE North 89°53'59" West, along the northerly right-of-way line of Southwest 73rd Street, a distance of 20.00 feet; THENCE North 00°00'00" East, parallel with the west line of the said East Half of Section 28, a distance of 167.21 feet; THENCE South 89°53'59" East a distance of 25.63 feet; THENCE North 00°00'00" East, parallel with the west line of the said East Half of Section 28, a distance of 102.05 feet to a point on the north line of Lot I, Block 14, SOUTHERN OAKS SECTION THREE; THENCE Easterly, along the northerly lines of said Lot 1, Block 14, the following three (3) courses: 1. South 86°58'28" East a distance of 63.46 feet, 2. North 75°52'24" East a distance of 144.68 feet, 3. South 82°28'00" East a distance of 165.05 feet to the centerline of former Hudson Avenue, said street vacated by the above referenced DECREE OF VACATION; THENCE North 07°31'48" East a distance of 297.44 feet to a point, said point being 611.91 feet South 89°52'21" East of the west line of the said East Half of Section 28; THENCE South 89°52'21" East a distance of 159.92 feet; THENCE North 00°00'00" East, parallel with said west line, a distance of 478.40 feet, said point being 771.83 feet North 90°00'00" East of the west line of the East Half of Section 28; THENCE North 90°00'00" East a distance of 100.00 feet; THENCE easterly along a curve to the right having a radius of 333.72 feet (said curve subtended by a chord which bears South 71°14'57" East a distance of 214.53 feet) for an arc distance of 218.41 feet; THENCE South 52°30'00" East a distance of 185.00 feet; THENCE North 37°30'00" East a distance of 170.00 feet to a point, said point being the centerline of Southwest 69th Street and the southwesterly corner of the plat of SOUTHERN OAKS SECTION SEVEN, said plat recorded in Book 53 of Plats, Page 84, Oklahoma County records; THENCE South 52°30'00" East, along the southwesterly line of said plat, a distance of 539.07 feet to the southeasterly corner of said plat; THENCE South 37°30'00" West a distance of 170.00 feet; THENCE South 52°30'00" East a distance of 55.45 feet; THENCE South 37°30'00" West, passing at a distance of 165.00 feet the most northerly corner of Lot 2, Block 16, SOUTHERN OAKS SECTION THREE, and continuing along the northwesterly line of said Lot 2, for a total distance of 575.28 feet; THENCE North 52°30'00" West a distance of 381.67 feet; THENCE South 90°00'00" West a distance of 234.62 feet; THENCE South 00°00'00" West a distance of 934.37 feet to a point on the northerly right-of-way line of Interstate Highway 240;

THENCE South 82°13'00" West, along said northerly right-of-way line, a distance of 25.00 feet; THENCE westerly, along said northerly right-of-way line, on a curve to the right having a radius of 3,819.72 feet (said curve subtended by a chord which bears South 82°22'34" West a distance of 21.25 feet) for an arc distance of 21.25 feet; THENCE North 00°00'00" East a distance of 280.08 feet; THENCE North 89°47'00" West a distance of 440.00 feet; THENCE South 00°00'00" West a distance of 51.44 feet; THENCE South 89°47'00" East a distance of 130.00 feet; THENCE South 00°00'00" West a distance of 4.54 feet; THENCE North 89°47'00" West a distance of 250.00 feet; THENCE North 00°00'00" East a distance of 404.46 feet to the POINT OF BEGINNING.

- THIS CONCEPT PLAN IS BASED ON LIMITED DATA. TOPOGRAPHIC DATA, WETLANDS, WATERCOURSES, FLOOD ZONES, NATURAL RESOURCES, AND/OR ENDANGERED SPECIES TO BE UPDATED UPON PREPARATION OF A DETAILED SURVEY.
- ALL PROPERTY LINES ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE INFORMATION AT THE TIME OF THE EXHIBIT. PROPERTY LINES TO BE UPDATED UPON PREPARATION OF A BOUNDARY SURVEY.
- THIS EXHIBIT IS TO BE USED FOR THE APPROXIMATE LOCATION OF THE BILLBOARD FACE AND FOUNDATION SUPPORT. DETAILED PLANS FOR STRUCTURE AND EXACT PLACEMENT BY OTHERS.
- DETAILED UTILITY INFORMATION HAS NOT BEEN ESTABLISHED. ALL UTILITY INFORMATION TO BE FIELD VERIFIED.
- INVESTIGATION INTO ALL LOCAL ZONING REGULATIONS WILL BE REQUIRED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOM, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
- 15' OFFSET FROM OVERHEAD WIRES SHOWN BASED ON TYPICAL SETBACK REQUIREMENTS. HOWEVER, THE ACTUAL REQUIRED OFFSET IS TO BE CONFIRMED WITH THE UTILITY PROVIDER(S).
- APPROXIMATE LOCATION OF FUTURE SUB-DIVISION LINE. FUTURE JURISDICTION RESEARCH IS REQUIRED TO CONFIRM COMPLIANCE WITH ZONING REGULATIONS FOR CURRENT AND FUTURE USE.
- BASE ELEVATIONS FROM GOOGLE EARTH ON 9/11/2024.



PROPOSED BILLBOARD
W I-240 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA

REVISONS	No.	Date	Desc.

Designed K.R.
Drawn K.R.
Reviewed S.M.K.
Scale 1"=600'
Project No. 2402261
Date 9/11/2024
CAD File: EXH2402261.dwg

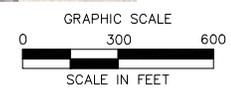
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MAP**

Sheet No.

EXH-1

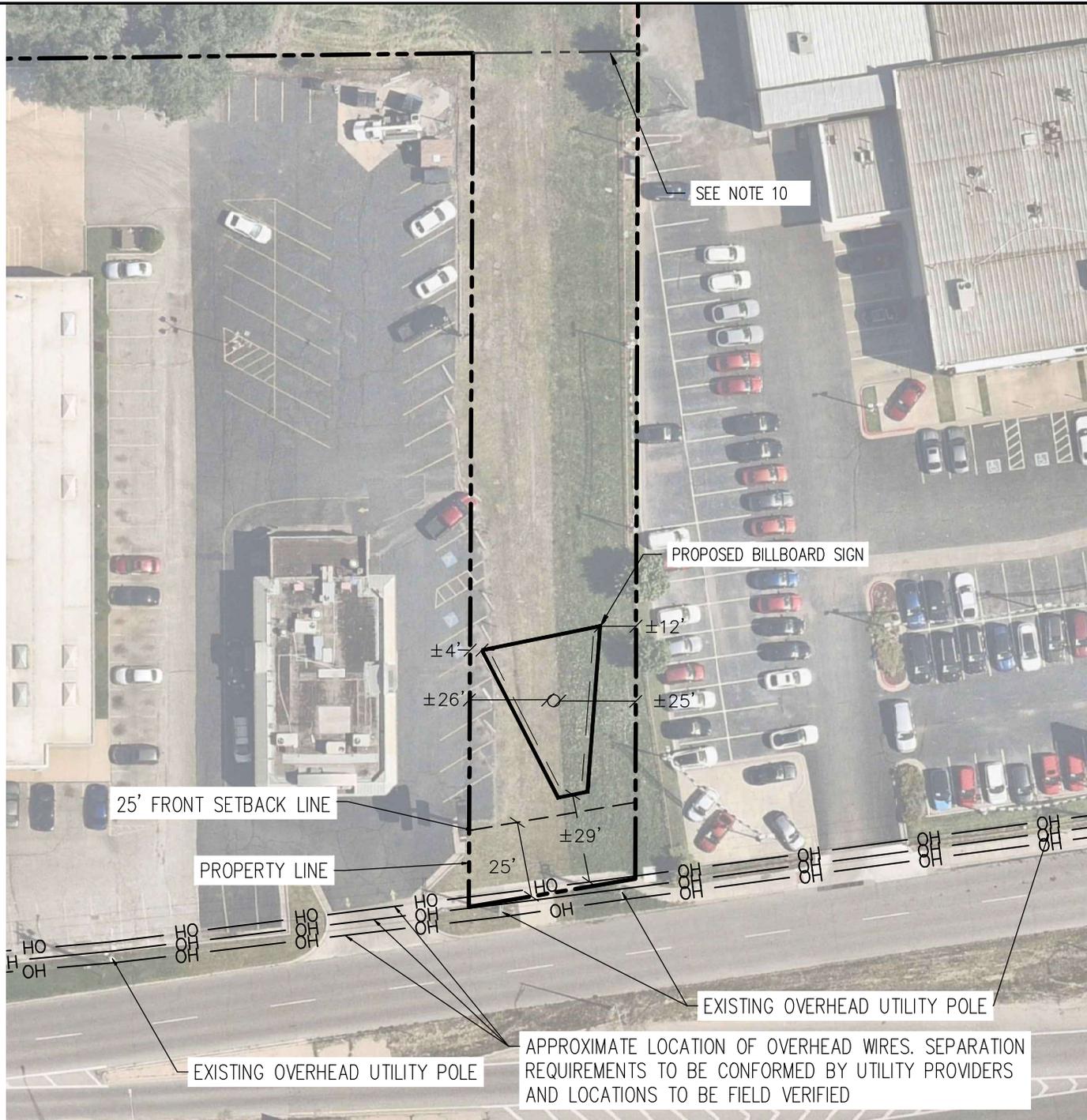
Exhibit B

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- BASE ELEVATIONS FROM GOOGLE EARTH ON 9/11/2024.



PROPOSED BILLBOARD
W 1-240 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA

REV#	No.	Date	Desc.

Designed K.R.
Drawn K.R.
Reviewed S.M.K.
Scale 1"=50'
Project No. 2402261
Date 9/11/2024
CAD File: EXH2402261.dwg

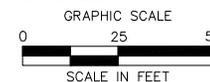
Title
SITE MAP

Sheet No.

EXH-3

Exhibit B

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8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
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11. BASE ELEVATIONS FROM GOOGLE EARTH ON 9/11/2024.



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W 1-240 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA

REVISONS	No.	Date	Desc.

Designed K.R.
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Scale 1"=60'
Project No. 2402261
Date 9/11/2024

CAD File: EXH2402261.dwg

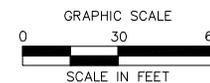
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MAP**

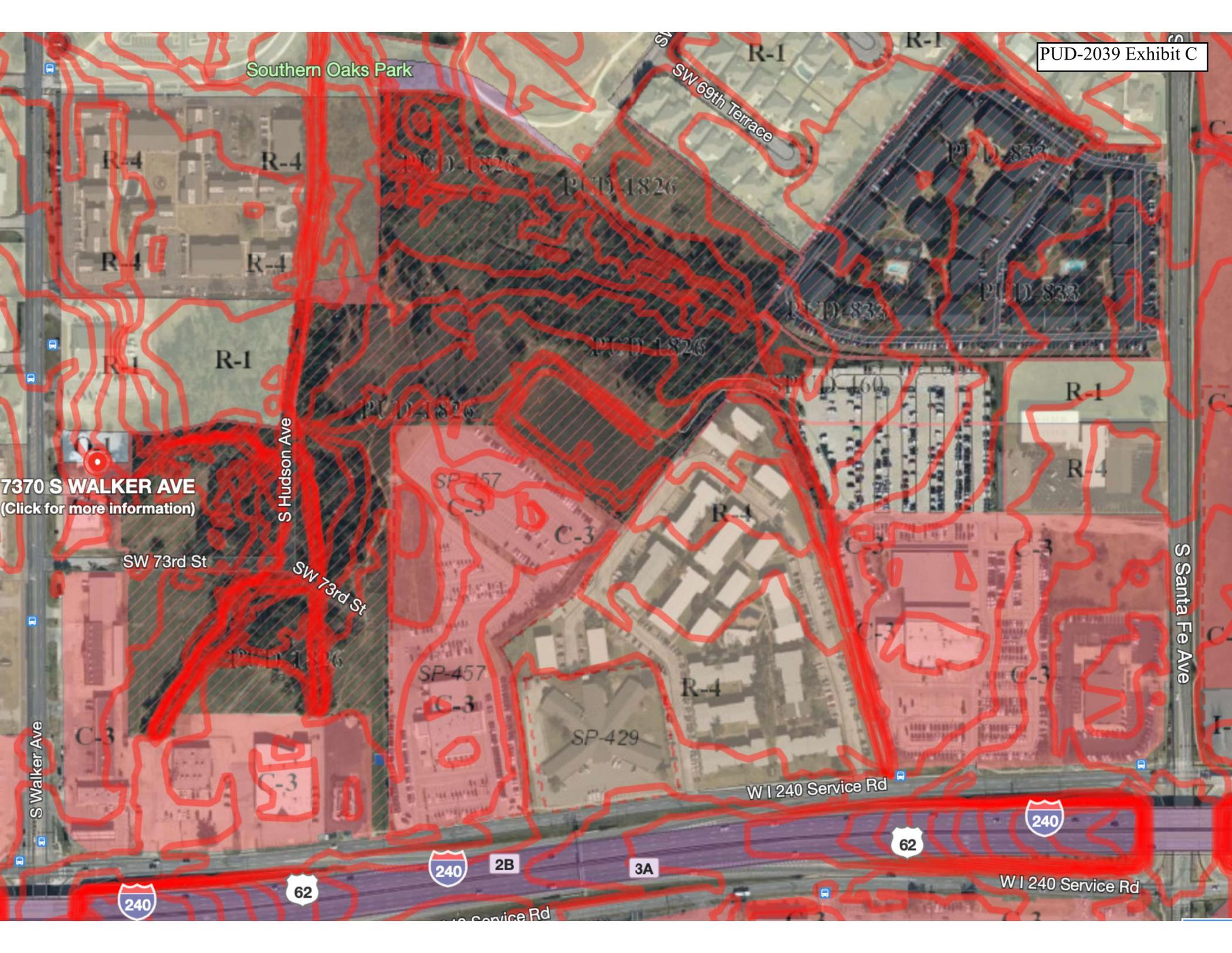
Sheet No.

EXH-4

Exhibit B

**FOR PERMITTING PURPOSES ONLY
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Southern Oaks Park

SW 69th Terrace

R-4
R-4
R-4
R-4

PUD-1826

PUD-833

PUD-833

PUD-1826

PUD-833

R-1
R-1

S Hudson Ave

PUD-1826

PUD-1826

R-1

R-4

7370 S WALKER AVE
(Click for more information)

SW 73rd St

SW 73rd St

SP-457
C-3
C-3

R-4

C-3

C-3

S Santa Fe Ave

S Walker Ave

C-3

SP-457
C-3

R-4

SP-429

WI 240 Service Rd



2B

3A

WI 240 Service Rd