

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2023

MASTER DESIGN STATEMENT FOR

Holy Trinity Lutheran Church

308 NW 164th St.

June 13, 2024

July 10, 2024

PREPARED FOR:

Holy Trinity Lutheran Church
308 NW 164th St.
Oklahoma City, Oklahoma 73013
405-348-3292
acluck@holytrinityedmond.org

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

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Holy Trinity Lutheran Church, consisting of 13.96 acres, is located within the Northeast Quarter of Section 4, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 308 NW 164th St.

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 Holy Trinity Lutheran Church.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-823. Surrounding properties are zoned and used for:

North: The City of Edmond.
East: R-1 District and used for residential development.
South: R-1 District and used for residential development.
West: R-1 District and used for 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 north half of the property is currently developed for Holy Trinity Lutheran Church.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to revise architectural regulations and expand the existing development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 164th St. The nearest street to the east is N. Santa Fe Ave. The nearest street to the south is NW 150th St. The nearest street to the west is N. Western 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 37 located at 16820 North Pennsylvania Avenue. It is approximately 2.1 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 R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

In addition to all uses within the R-1 District, the following shall also be permitted:

8250.15 Moderate Impact Institutional

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, masonry, rock, stone, stucco, LP Smartside panels, concrete panels, wood, or other similar type finish. No more than 30% EIFS shall be permitted. Exposed unfinished metal or 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 developer will reserve no less than 10% of the development site within the PUD for landscaped area. Any Green Belt, Common Area, Detention Pond, or Drainage Easement shall be included for purposes of the computation of the 10%.

In the portion of the east boundary that abuts the Fairfield Addition, an area designated for landscape screening between the Holy Trinity Lutheran Church and the Fairfield Addition will be provided. The purpose of this area will be to provide a green space buffer as a demarcation and as a visual screen.

Existing trees along the east, south and west boundaries of the PUD shall be preserved. Other healthy trees and native understory on the site shall be preserved to the greatest extent possible.

9.3 LIGHTING REGULATIONS

To minimize light spillover on residential uses, outdoor lights within this PUD 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. Parking lot lighting poles shall be limited to a maximum height of twenty-five feet (25'). The Prayer Tower, as depicted on Exhibit B, shall be up lit by ground lights, with actual light source screened from view, and the Steeple on top of the Sanctuary, as depicted on Exhibit B, shall be lit with flood lights directed upward. Both the Steeple and Prayer Tower lights will be controlled to turn-off by a timer.

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 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 columns with footings on 20' centers and shall be solid and opaque. A landscaped buffer may be utilized in lieu of the aforementioned wall.

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

Access may be taken from a maximum of two driveways on NW 164th St.

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

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.

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 will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better. Structures may utilize a high-profile composition-shingle pitched roof, a low slope metal roof, or a built-up roof, such as a modified bituminous metal roof, which may be gravel ballasted, EPDM or other low slope roofing material.

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 prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this PUD.

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.

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-2023 Exhibit A – Legal Description

A tract of land lying in the Northeast Quarter (NE/4) of Section Four (4), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at Northeast Corner of said NE/4; THENCE South 89°54'04" West, along the north line of said NE/4, a distance of 1,320.36 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW/4-NE/4), also being the POINT OF BEGINNING; THENCE South 00°34'38" East, along the east line of said NW/4-NE/4 and the west line of FAIRFIELD SOUTH ADDITION to Oklahoma City, Oklahoma County recorded in Book 50 of Plats, Page 57 in the Oklahoma County Clerk's Office, a distance of 1,374.02 feet (Measured) 1,374.13 feet (Record) to the north line of SHEFFIELD GLEN 2ND ADDITION to Oklahoma City, Oklahoma County, recorded in Book 60 of Plats, Page 78 in the Oklahoma County Clerk's Office; THENCE South 89°18'01" West, along said north line, a distance of 443.46 feet (Measured) 435.63 feet (Record); THENCE North 00°13'05" West, a distance of 718.65 feet (Measured) 718.68 feet (Record) to the south line of a WARRANTY DEED recorded in Book 5526, Page 953 in the Oklahoma County Clerk's Office; THENCE South 89°54'04" West, along said south line, a distance of 10.03 feet, to the west line of said WARRANTY DEED; THENCE North 00°34'38" West, along said west line, a distance of 660.00 feet, to the north line of said NE/4 and said WARRANTY DEED; THENCE North 89°54'04" East, along said north line, a distance of 449.00 feet (Measured) 449.09 feet (Record) to the POINT OF BEGINNING.

PUD-2023 Exhibit B

415 BROADWAY

OKLAHOMA CITY

OKLAHOMA 73102



V. 405.232.8787

F. 405.232.8810

design@taparchitect.com

HOLY TRINITY
LUTHERAN CHURCH
Oklahoma City, Oklahoma

SHEET

PUD MASTER
DEVELOPMENT
PLAN

ISSUES

REVISIONS

5/16/01 CREATED AW

5/31/01 REVISED AW

SHEET

NUMBER

A0.3

OF

100

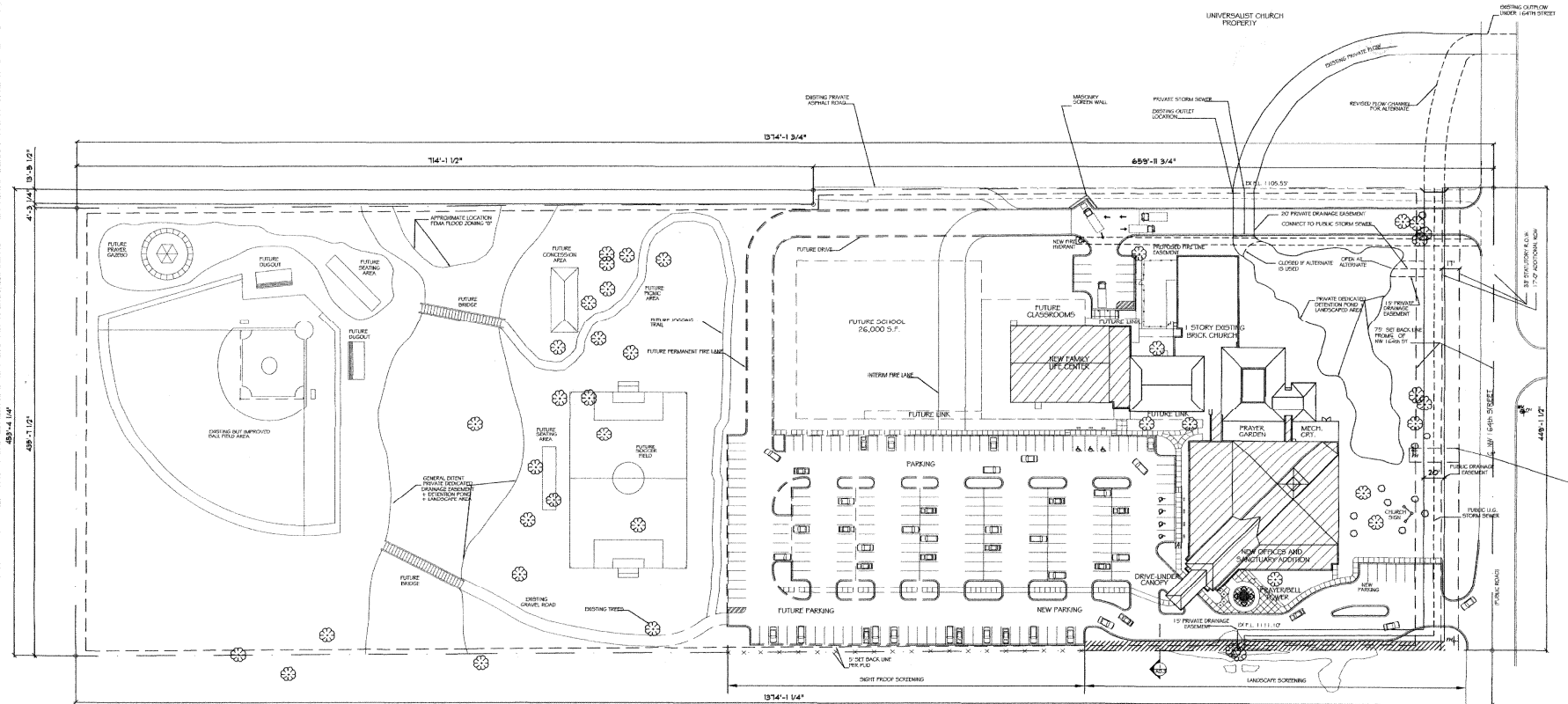
PROJECT

TAP # 01-07

FILE

P:\0107\TAP\A0.3.DWG

All drawing and written
materials herein constitute
original work of the
Architect and may only be
duplicated with this written
consent.



NOTES:
MINIMUM CALIPER SIZE FOR CANOPY TREES: 2 INCHES
MINIMUM HEIGHT OF NON-DECIDUOUS TREES: 10 FEET
MINIMUM BORM HEIGHT: 2 FEET

1 TYPICAL LANDSCAPED BUFFER SECTION

Scale: 1/8" = 1'-0"

NOTES:
1. LANDSCAPED BUFFER / UTILITY / LANDSCAPE AREAS MUST REMAIN AS SUCH
AND MAY NOT BE BUILT OVER.
2. ALTERNATE DRAINAGE FLOW IF NEGOTIATED WITH ADJACENT PROPERTY OWNER.

LEGEND:
LANDSCAPED BUFFER

PUD MASTER DEVELOPMENT PLAN
Scale: 1" = 50'-0"

EXHIBIT "A"

NOTES:
THIS DOCUMENT PROVIDED FOR CONTRACTORS
REFERENCE ONLY ON PUD OR TUE WITH THE CITY

PLANNED UNIT DEVELOPMENT (P.U.D. No. 823)
ORIGINAL FILING DATE: JUNE 25, 2001
REVISED: AUGUST 30, 2001
APPROVED: SEPTEMBER 18, 2001

PUD-2023 Exhibit C

