

APPROVED

8-13-2024

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD – 2020

MASTER DESIGN STATEMENT
FOR Oklahoma City Animal Welfare

Oklahoma City Animal Welfare

2811 SE 29th Street
Oklahoma City, Oklahoma 73129

May 28, 2024
Revised May 29, 2024
Revised June 12, 2024

PREPARED FOR:

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Commercial

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Oklahoma City Animal Welfare, consisting of 14.37 acres are located within the (SE/4) of Section (12), Township (11) N, Range (3) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 2811 SE 29th Street, Oklahoma City, Oklahoma 73129.

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 The City of Oklahoma City.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned under PUD-1667 and used for an animal shelter. Surrounding properties are zoned and used for:

- North: R-1 District and used for an OKC Police warehouse.
- East: Del City Zoning Districts and used for Commercial & Residential Developments.
- South: PUD-1439 & I-2 Districts and used for Industrial Developments.
- West: PUD-1721 District and used for Trosper Park Municipal Golf Course.

SECTION 5.0PHYSICAL CHARACTERISTICS

This property has been used for The City of Oklahoma City Animal Shelter and supporting uses for many years.

SECTION 6.0CONCEPT

The concept for this PUD is to permit the redevelopment and operation of The City of Oklahoma Animal Shelter and supporting uses.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations (2005), as amended, to be made part of this PUD: None.

The following represents variations to the I-1 base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2007, as amended: None.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SE 22nd Street. The nearest street to the east is S Bryant Avenue. The nearest street to the south is SE 29th Street. The nearest street to the west is E Grand Boulevard.

There are no new streets proposed in this PUD.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located on the site.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains located on the site.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 23 located at 2812 S Eastern Avenue, Oklahoma City, Oklahoma. Approximately one (1) mile 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

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA 100-year flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the UL (Urban: Low Intensity) land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the UL 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 **I-1 Light Industrial District**, Oklahoma City Municipal Code, 2020, as amended, shall govern this PUD, except as herein modified.

SECTION 9.0.....SPECIAL CONDITIONS

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

The following uses shall be permitted:

- Administrative and Professional Offices. (8300.1)
- Animal Interment Services to Include Crematory. (8300.6)
- Animal Raising: Commercial. (8150.3)
- Animal Sales and Services: Kennels and Veterinary, General. (8300.10)
- Animal Sales and Services: Kennels and Veterinary, Restricted. (8300.11)
- Automotive and Equipment: Storage. (8300.21)
- Community Recreation: General. (8250.2)

9.1.....FAÇADE REGULATIONS

The base zoning district shall regulate the building façade requirements in this PUD.

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, unless otherwise noted.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts 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.

9.4 SCREENING REGULATIONS

Sight-proof screening shall not be required.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

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.

9.8 ACCESS REGULATIONS

Access to this PUD shall be allowed from E Grand Boulevard, SE 29th Street and S Bryant Avenue.

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 SIGNS

There shall be a maximum of two (2) new freestanding signs allowed within this PUD. New signs shall be limited to eight (8) feet in height and 100 square feet in sign area.

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 are 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 and ADA requirements. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD with the exception that height will be limited to 25 feet within 35 ft of the northern PUD boundary.

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.

SECTION 10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

SECTION 11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A – Legal Description

EXHIBIT B – Site Plan

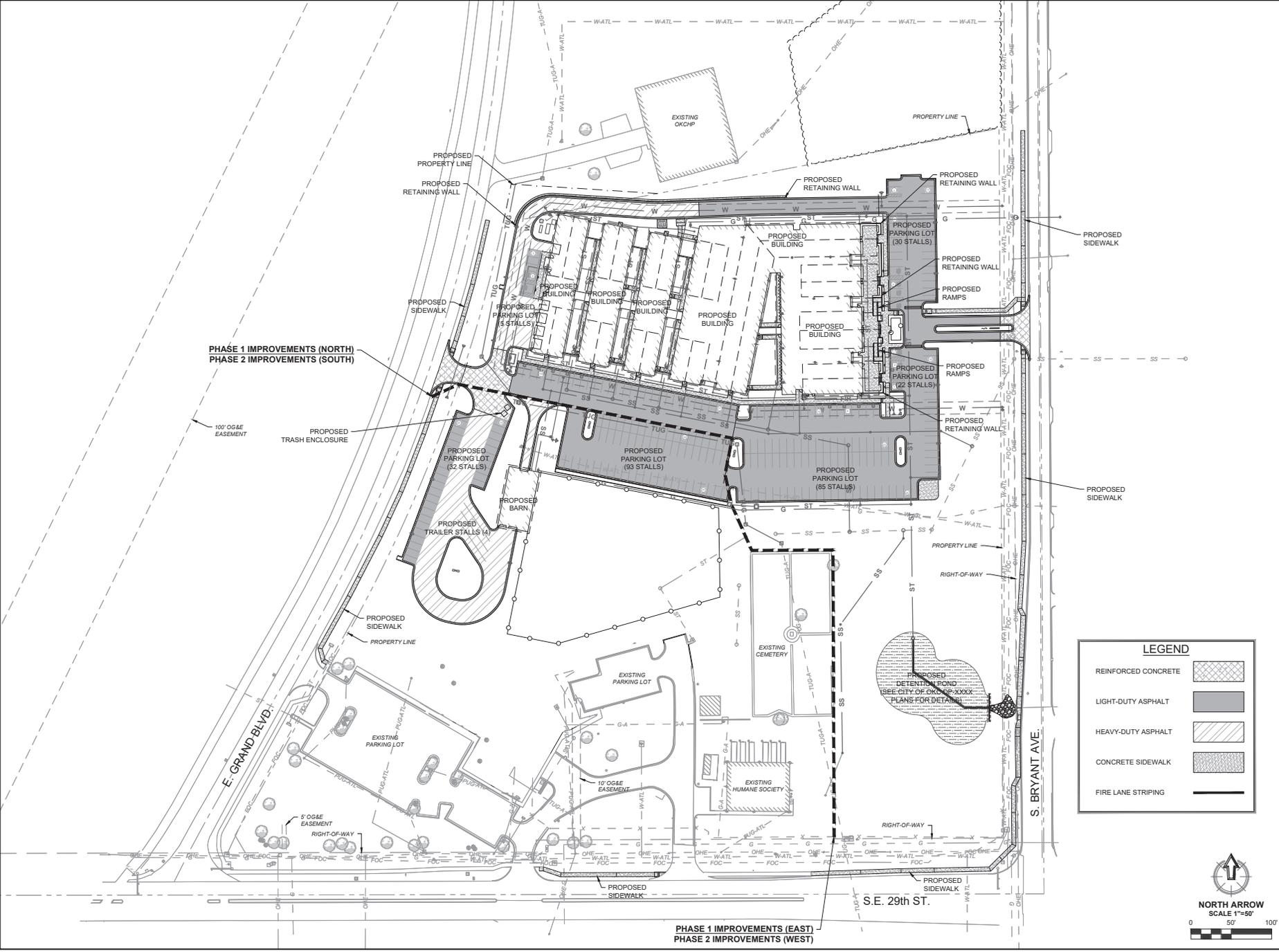
EXHIBIT C – Grading Plan

EXHIBIT A – LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, SAID TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4) OF SECTION 12;
THENCE N 00°20'38" W ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 69.46 FEET;
THENCE S 89°39'22" W A DISTANCE OF 50.00 FEET TO A POINT INTERSECTING THE WEST OCCUPIED RIGHT OF WAY OF SOUTH BRYANT AVENUE AND THE NORTH PRESENT RIGHT OF WAY OF SOUTHEAST 29TH STREET, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S 89°44'34" W ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 578.60 FEET;
THENCE S 00°07'24" E ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 15.00 FEET;
THENCE S 89°52'36" W ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 360.09 FEET;
THENCE N 30°26'28" W A DISTANCE OF 25.24 FEET TO A POINT ALONG THE EAST SIDE OF EAST GRAND BOULEVARD;
THENCE N 29°14'28" E ALONG THE EAST SIDE OF EAST GRAND BOULEVARD A DISTANCE OF 283.13 FEET;
THENCE ALONG THE EAST SIDE OF EAST GRAND BOULEVARD ON A CURVE TO THE LEFT HAVING A RADIUS OF 1856.00 FEET, A CURVE LENGTH OF 597.61 FEET, A CHORD BEARING OF N 20°01'01" E, AND A CHORD DISTANCE OF 595.03 FEET;
THENCE S 86°18'11" E A DISTANCE OF 181.63 FEET;
THENCE N 79°11'09" E A DISTANCE OF 430.57 FEET TO A POINT ON THE WEST OCCUPIED RIGHT OF WAY LINE OF SOUTH BRYANT AVENUE;
THENCE S 00°20'38" E ON SAID OCCUPIED RIGHT OF WAY LINE BEING PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 878.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 14.37 ACRES (625,773.0 SQ. FT.), MORE OR LESS.



PHASE 1 IMPROVEMENTS (NORTH)
PHASE 2 IMPROVEMENTS (SOUTH)

100' OG&E EASEMENT

PROPOSED TRASH ENCLOSURE

PROPOSED PARKING LOT (32 STALLS)

PROPOSED PARKING LOT (93 STALLS)

PROPOSED PARKING LOT (85 STALLS)

PROPOSED TRAILER STALLS (4)

PROPOSED BARN

EXISTING PARKING LOT

EXISTING PARKING LOT

5' OG&E EASEMENT

RIGHT-OF-WAY

10' OG&E EASEMENT

EXISTING HUMANE SOCIETY

EXISTING CEMETERY

PROPOSED DETENTION POND
(SEE CITY OF OKLAHOMA PLANS FOR DETAILS)

S.E. 29th ST.

PHASE 1 IMPROVEMENTS (EAST)
PHASE 2 IMPROVEMENTS (WEST)

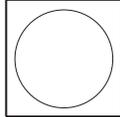
LEGEND

- REINFORCED CONCRETE [Cross-hatch pattern]
- LIGHT-DUTY ASPHALT [Solid grey]
- HEAVY-DUTY ASPHALT [Diagonal lines]
- CONCRETE SIDEWALK [Stippled pattern]
- FIRE LANE STRIPING [Dashed line]

NORTH ARROW
SCALE 1"=50'

ARCHITECTURE
PLANNING
+ INTERIORS
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OKLAHOMA CITY ANIMAL SHELTER
MAPS 4 - OKLAHOMA CITY
2811 SE 29th St, Oklahoma City, OK 73129
OVERALL SITE PLAN

Revisions	
No.	Date

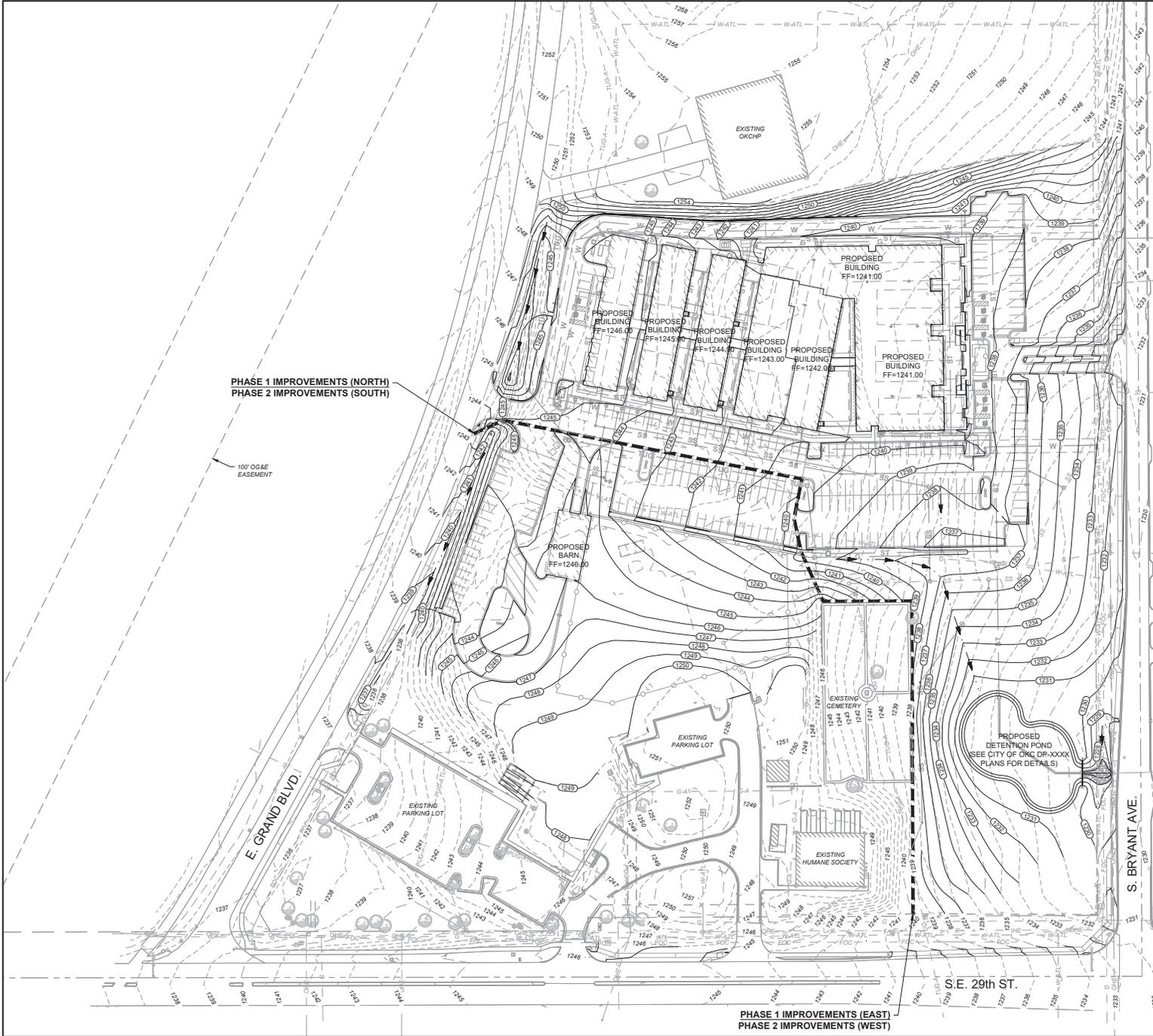
PERMIT SET

PROJ. NO. 2258
DATE 05/16/2024
SHEET NO. **C300**

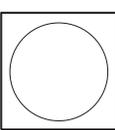
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OKLAHOMA CITY ANIMAL SHELTER
MAPS 4 - OKLAHOMA CITY
 2811 SE 29th St, Oklahoma City, OK 73129
OVERALL GRADING PLAN

Revisions	
No.	Date

PERMIT SET
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C400



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