

**APPROVED**

4-26-2022

BY THE CITY COUNCIL  
*Angie K. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT**

**PUD - 1884**

**DESIGN STATEMENT FOR**

**8113 S Sunnyslane Rd.**

March 10, 2022

**Developer:**

Home Creations  
2240 N Broadway  
Moore, OK 73160

**Owner:**

M & A Family, LLC  
727 Sundown Dr.  
Norman, OK 73069

**Prepared by:**

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## **1.0 INTRODUCTION:**

The subject property is located at 8113 S Sunnyslane Road in southeast Oklahoma City. This site is approximately 8.8908 acres in size.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property comprising the proposed "8113 S Sunnyslane Rd." PUD is described in Exhibit A, attached, and is made a part of this Design Statement.

## **3.0 OWNER/DEVELOPER:**

The Developer of the property described in Section 2.0 is Home Creations. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 8113 S Sunnyslane Road south of I-240 and west of S Sunnyslane Rd. The property is currently zoned as PUD-1810. The subject site is within Tract 3 of the existing PUD and has a base zoning of R-1, "Single-Family Residential" District. The subject property is undeveloped.

North: North of the subject site is zoned as I-1, "Light Industrial" District and is undeveloped.

East: Immediately east of the subject site is S Sunnyslane Rd. Beyond is zoned as PUD-942 with a base zoning of I-1, "Light Industrial" District which is undeveloped and is zoned and developed as R-1, "Single-Family Residential" District.

South: South of the subject site is zoned as PUD-1810 with base zonings of R-1, "Single-Family Residential" and C-3, "Community Commercial".

West: West of the subject site is zoned both I-2, "Moderate Industrial" District which is developed as baseball fields and PUD-1810, with a base zoning of R-1, "Single-Family Residential" District.

## **5.0 PHYSICAL CHARACTERISTICS:**

The subject site is approximately 8.8908 acres and is undeveloped. About half of the subject site is within the 100-Year FEMA Floodplain. There is one USGS Blue Line Stream within the FEMA Floodplain in this location. The proposed development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

## **6.0 CONCEPT:**

It is the developer's intent to develop the subject property as a combination of commercial and/or office uses that will complement the mix of uses within the larger PUD-1810 that surrounds the subject site. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

Access into this PUD shall be via S Sunnylane Road.

### **7.2 SANITARY SEWER**

Sanitary sewer will be provided by extension of The City of Oklahoma City sewer line which is currently serving the area.

### **7.3 WATER**

Water is available to the site and will be provided by an extension of The City of Oklahoma City water line system.

### **7.4 FIRE PROTECTION**

Fire protection for the site shall be provided through The City of Oklahoma City Fire Department. The closest fire station to this site is Station No. 13 which is located at 7400 SE 74th Street. Station No. 13 is approximately 2 miles east of the subject PUD.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

### **7.6 PUBLIC TRANSPORTATION**

There are no Oklahoma City EMBARK bus lines in the area.

### **7.7 DRAINAGE**

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

### **7.8 planOKC COMPREHENSIVE PLAN**

Plan**okc** projects this parcel to be in the Urban Low Intensity area. Urban Low applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

## **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. 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, as amended ("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, 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** shall govern this PUD except as herein modified below:

The following uses shall be the only uses allowed within this Tract:

- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Murals (8250.16)
- Community Recreation: General (8250.2)
- Community Recreation: General (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Administrative and Professional Offices (8300.1)Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food with Drive-Thru Order Window (8300.36) Required distance of 150 feet from developed single family residential
- Eating Establishment: Sitdown (8300.37)
- Eating Establishment: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishment: Sitdown, limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Alcoholic Beverage Retail Sales (8300.5)
- Medical Services: General (830.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.6)

- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Research and Development (8350.1)
- Research Services: Restricted (8300.62)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Wholesaling, Storage and Distribution: Restricted (8350.16)
- Custom Manufacturing (8350.3)
- Industrial, Light (8350.8), further restricted to not permit outdoor storage.

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

## **9.0 SPECIAL CONDITIONS:**

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

### **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted.

Industrial uses and personal storage shall be permitted the use of coated metal buildings.

### **9.2 LANDSCAPING REGULATIONS**

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

A 15-foot landscape buffer with evergreen plantings on 20-foot centers shall be required for commercial / industrial uses when adjacent to single-family residential uses.

### **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 the development 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**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, wrought iron and/or any combination thereof and shall be solid and opaque.

#### **9.5 DUMPSTER REGULATIONS**

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from the view of primary vehicle and pedestrian circulation systems. Said enclosure shall be a minimum of 50 feet from any residential use (if developed at the start of construction for this project).

#### **9.6 DRAINAGE REGULATIONS**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

#### **9.7 VEHICULAR ACCESS REGULATIONS**

Vehicular access into this PUD shall be via a maximum of two (2) private drives from S Sunnyslane Rd. and one (1) access point from the private street to the south.

#### **9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Five-foot wide sidewalks shall be constructed along S Sunnyslane Rd. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

#### **9.9 PARKING REGULATIONS**

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

If development within this PUD utilizes the "Commercial District" scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.



Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

## **9.10 SIGNAGE REGULATIONS**

### **9.10.1 *Freestanding Accessory Signs***

Freestanding signs shall be in accordance with the C-3 "Community Commercial" district regulations.

### **9.10.2 *Attached Signage***

Attached signs shall be in accordance with the C-3 "Community Commercial" district regulations with the following exceptions:

Square footage of signs for individual uses located in a multi-story, multi-tenant structure (stacked uses) shall be calculated based upon the frontage and setback of the individual use requesting the sign, regardless of the floor on which the use is located. (See Municipal Code Section 3-102(c) 3). Frontage is considered that façade(s) where the sign is to be located.

### **9.10.3 *Non-Accessory Signs***

Non-accessory signage shall not be permitted within this development.

### **9.10.4 *Electronic Message Display Signs***

Electronic Message Display Signs shall not be permitted in this PUD.

### **9.10.5 *Decorative Artwork, Architectural Elements and Temporary Signage***

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and require issuance of a permit. If located on upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

#### **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

#### **9.12 SETBACK REGULATIONS**

Setbacks shall be per the base zoning district.

#### **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be per the C-3, "Community Commercial" District Regulations.

#### **9.14 LOT COVERAGE**

Maximum lot coverage shall be per C-3, "Community Commercial" District regulations.

#### **9.15 PUBLIC IMPROVEMENTS**

The Developer shall make public improvements throughout the PUD as may be 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 developer. 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.

#### **9.17 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS**

No building permits shall be issued in within this PUD until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

There shall be no platting requirements within this PUD.

#### **9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

#### **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

#### **11.0 EXHIBITS:**

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

- A: Legal Description
- B: Conceptual Site Plan

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

I-240 & Sunnylane  
Zoning Tract

January 19, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°27'59" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 2,635.59 feet to the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°24'32" East (South 00°04'50" East record), along and with the East line of said Northeast Quarter (NE/4), a distance of 1,652.82 feet to the POINT OF BEGINNING;

THENCE continuing South 00°24'32" East (South 00°04'50" East record), along and with the East line of said Northeast Quarter (NE/4), a distance of 648.93 feet;

THENCE South 89°35'28" West, departing said East line, a distance of 50.00 feet;

THENCE South 44°35'28" West, a distance of 35.36 feet;

THENCE South 89°35'28" West, a distance of 464.41 feet;

THENCE North 00°24'32" West, a distance of 316.26 feet;

THENCE North 22°00'36" West (North 21°31'04" West record), a distance of 384.69 feet;

THENCE North 89°35'28" East, a distance of 681.03 feet to the POINT OF BEGINNING.

Containing 387,285 square feet or 8.8908 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

Note: Record information listed in the above legal description was taken from Special Warranty Deed recorded in Book 10565, Page 1433.





**PUD-1884**  
**8113 S Sunnylane Rd.**

Exhibit B  
Conceptual Site Plan



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