

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

**PUD - 1882**

**DESIGN STATEMENT FOR  
15027 N MacArthur Blvd.**

April 15, 2022

**Owner:**

First Liberty Bank  
9601 N May Ave.  
Oklahoma City, OK 73120

**Prepared by:**

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## TABLE OF CONTENTS

1.0 INTRODUCTION .....	1
2.0 LEGAL DESCRIPTION .....	1
3.0 OWNER/DEVELOPER .....	1
4.0 SITE AND SURROUNDING AREA .....	1
5.0 PHYSICAL CHARACTERISTICS.....	1
6.0 CONCEPT .....	2
7.0 SERVICE AVAILABILITY.....	2
8.0 SPECIAL DEVELOPMENT REGULATIONS.....	3
8.1 USE AND DEVELOPMENT REGULATIONS .....	3
9.0 SPECIAL CONDITIONS .....	5
9.1 ARCHITECTURAL REGULATIONS .....	5
9.2 LANDSCAPING REGULATIONS .....	5
9.3 LIGHTING REGULATIONS.....	5
9.4 SCREENING REGULATIONS .....	5
9.5 DUMPSTER REGULATIONS.....	5
9.6 DRAINAGE REGULATIONS.....	5
9.7 VEHICULAR ACCESS REGULATIONS .....	6
9.8 PARKING REGULATIONS .....	6
9.9 SIGNAGE REGULATIONS .....	6
9.10 SIDEWALK REGULATIONS.....	6
9.11 HEIGHT REGULATIONS .....	6
9.12 LOT REGULATIONS .....	6
9.13 SETBACK IMPROVEMENTS .....	7

9.14 OPEN SPACE REGULATIONS .....	7
9.15 PUBLIC IMPROVEMENTS .....	7
9.16 COMMON AREAS .....	7
9.17 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS.....	7
10.0 DEVELOPMENT SEQUENCE .....	7
11.0 EXHIBITS .....	7

## **1.0 INTRODUCTION:**

The Planned Unit Development is located at 15027 N MacArthur Blvd., southwest of NW 150<sup>th</sup> & St. & N MacArthur Blvd. The property is approximately 12.85 acres within the NW/4 of Section 9, Township 13N, Range 4W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property is described in the attached Exhibit "A", which is made a part of this design statement.

## **3.0 OWNER/DEVELOPER:**

The owner of this property described in Section 2.0 is First Liberty Bank. Johnson & Associates prepared this application.

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

The subject property is located at 15027 N MacArthur Blvd., southwest of NW 150<sup>th</sup> & St. & N MacArthur Blvd. The property is currently zoned as R-2, Medium-Low Density Residential" District, C-3, "Community Commercial" District and O-1, "Limited Office" District. The site is currently undeveloped.

North: Immediately north of the subject site is NW 150<sup>th</sup> St. and beyond is zoned and developed as PUD-1012 with base zoning districts of R-1, "Single-Family Residential" District, R-1ZL, "Single-Family Residential Zero Lot Line" District and C-3, "Community Commercial" District.

East: Directly East of the subject site is N MacArthur Blvd. Beyond is zoned as PUD-518 and developed as single-family residential.

South: South of the subject property is zoned as R-1, "Single-Family Residential" District. The area is currently under development.

West: West of the subject site is zoned as R-1, "Single-Family Residential" District and is currently under development.

## **5.0 PHYSICAL CHARACTERISTICS:**

The subject site is approximately 12.85 acres and is undeveloped. The property is not within the FEMA floodplain. There is a USGS Blue Line Stream that runs through the northwest corner of the property. There is minimal tree cover on the majority of the site, with the exception of the northwest corner. There is heavy tree cover in the northwest corner of the site. 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 commercial and office park to serve the surrounding area. 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 commercial and residential developments.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

Access into this PUD shall be via NW 150<sup>th</sup> St. & N MacArthur Blvd.

### **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. Fire Station 3 at 11601 N MacArthur Blvd. is approximately 2.7 miles south of the subject site.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, 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 EMBARK routes or bus stops near the subject site. There are no bus stops within this Planned Unit Development.

### **7.7 DRAINAGE**

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

## **7.8 planokc COMPREHENSIVE PLAN**

planokc projects this parcel to be in the Urban Low Intensity (UL) 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. The uses proposed in this Planned Unit Development are consistent and in compliance with the UL area standards.

## **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, 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 modified below.

The following uses shall be made a part of this PUD:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Use (8200.2)
- Eating Establishment: Drive In (8300.34)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food, with Drive-Thru Order Window (8300.36)
- 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)
- Gasoline Sales, Large (8300.45)
- Gasoline Sales. Small: Restricted (8300.46)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (830.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)

All conditional and special permit use regulations shall apply to this PUD including the ability to apply for special event permits for outdoor events held within this PUD.

This PUD shall require 150 feet of separation from residential uses for large gas sales uses and drive-thru uses.

## **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, wood or other materials not listed shall be permitted. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

#### **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.

A 15-foot landscape buffer shall be required adjacent to residentially zoned property. Said buffer shall consist of evergreen plantings on 20-foot centers. Plantings shall be of mature height at the time of installation.

#### **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.

The design 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**

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, steel/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 public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential use.

#### **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**

Access to this PUD shall be via a maximum of two (2) drives from NW 150<sup>th</sup> St. and three (3) drives from N MacArthur Blvd.

## **9.8 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.

If development within this SPUD 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.

## **9.9 SIGNAGE REGULATIONS**

### **9.9.1 *Freestanding Accessory Signs***

Free standing signage shall be per the base zoning district.

### **9.9.2 *Attached Signage***

Attached signs will be in accordance with the base zoning district regulations.

### **9.9.3 *Non-Accessory Signs***

Non-accessory signs are specifically prohibited in this PUD.

### **9.9.4 *Electronic Message Display Signs***

Electronic Message Display Signs are specifically prohibited in this PUD.

## **9.10 SIDEWALK REGULATIONS**

Five-foot sidewalks shall be constructed along NW 150<sup>th</sup> St. and N MacArthur Blvd. or six-foot-wide sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

## **9.11 HEIGHT REGULATIONS**

Maximum building height shall be per the base zoning district.

## **9.12 LOT REGULATIONS**

The maximum lot coverage shall be per the base zoning district.

## **9.13 SETBACK REGULATIONS**

NW 150<sup>th</sup> St.: 25 feet  
N MacArthur Blvd.: 25 feet  
South: 15 feet  
West: 15 feet

There shall be no internal setback regulations except for those required to meet The City of Oklahoma City Building and Fire Code.

#### **9.14 OPEN SPACE REGULATIONS**

N/A

#### **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.

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

Specific plan shall be required. The Planning Commission shall reserve the right to review driveway locations at the specific plan stage.

### **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 Site Plan

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A tract of land in the Northeast Quarter (NE/4) of Section Nine (9), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by meets and bounds as follows:

Commencing at the Northeast corner of said NE/4; Thence South 00°03'49" East at the Basis of Bearing on the East line of said NE/4 a distance of 799.06 feet to the Point of Beginning:

Thence continuing South 00°03'49" East on said East line a distance of 1824.66 feet to the Southeast corner of said NE/4;

Thence South 89°39'17" West on the South line of said NE/4 a distance of 2644.97 feet to the Southwest corner of said NE/4;

Thence North 00°11'15" West on the West line of said NE/4 a distance of 2633.47 feet to the Northwest corner of said NE/4;

Thence North 89°51'58" East in the North line of said NE/4 a distance of 1851.57 feet;

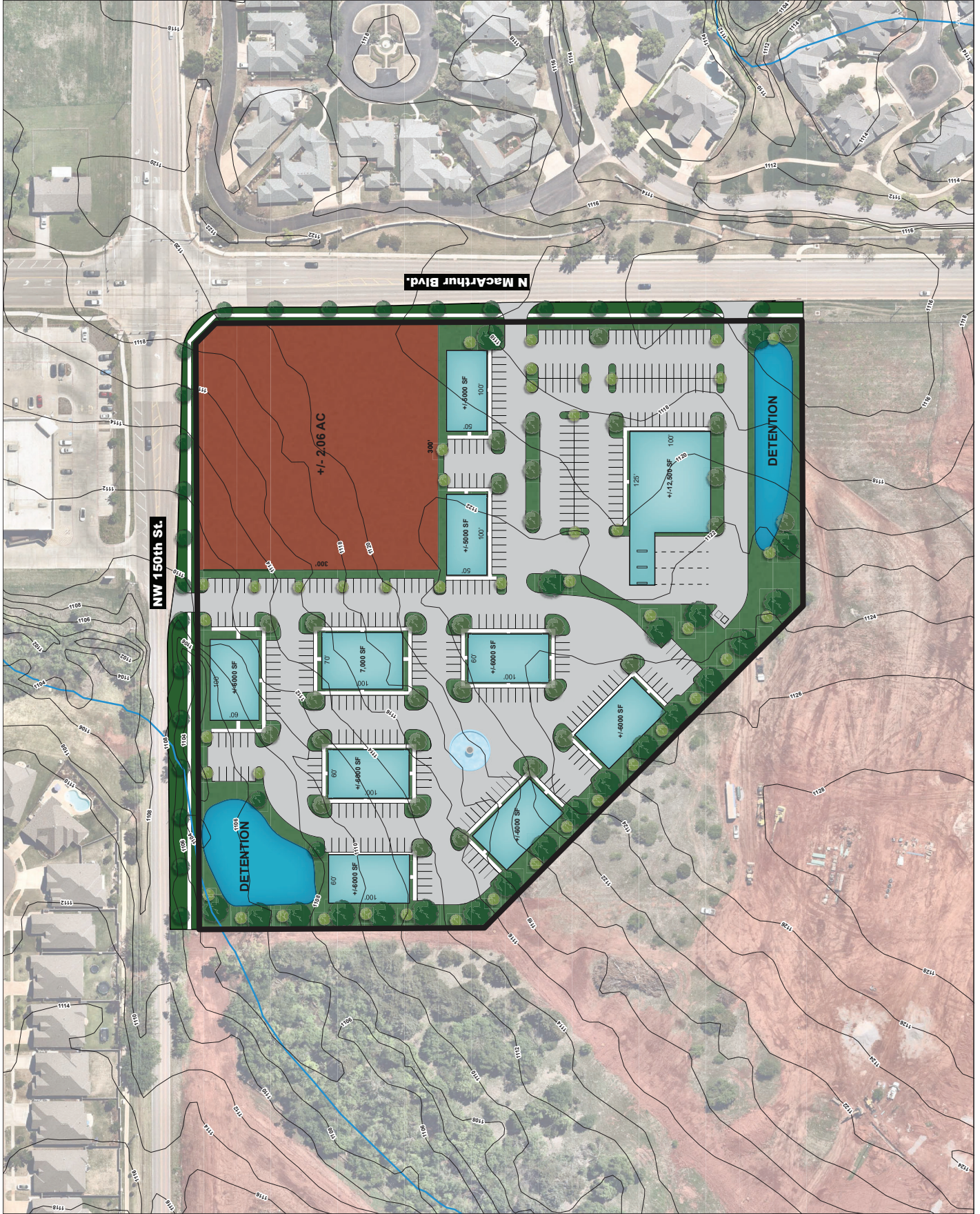
Thence South 00°08'02" East a distance of 402.48 feet;

Thence South 45°05'56" East a distance of 559.81 feet;

Thence North 89°56'11" East a distance of 402.48 feet to the Point of Beginning.

As recorded in Book 14099, Page 1497, Oklahoma County, Oklahoma.





**PUD-1882**  
**15027 N MacArthur Blvd.**  
Conceptual Site Plan  
Exhibit B  
+/- 12.85 acres