

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

**PUD - 1915**

**DESIGN STATEMENT FOR  
READY MIX**

October 27, 2022

**Owner:**

DOLESE BROS CO.  
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Oklahoma City, OK 73101

**Prepared by:**

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## **1.0 INTRODUCTION:**

The subject property is located at 11 and 13 NW 13<sup>th</sup> Street; 1, 15, 24, 30 and 31 NW 14<sup>th</sup> Street; 1406, 1414, 1508, 1512, 1520, 1606, 1608, and 1624 N Broadway Avenue; 14 and 20 NW 16<sup>th</sup> Street in Oklahoma City. This site is approximately 8.3 acres in size.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property comprising the proposed "OPERATION READYMIX" 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 Dolese Bros, Co. Williams, Box, Foresee and Bullard P.C. and Johnson & Associates prepared this PUD document.

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

The subject property is located north of NW 14<sup>th</sup> Street, east of N Broadway, south of NW 16<sup>th</sup> Street and west of BNSF railroad. The property is currently zoned as R-4, C-4, I-2, overlain with Downtown Scenic Highway Area (DSHA). The corner of NW 13<sup>th</sup> and N Broadway Ave is currently zoned Downtown Transitional District, Limited (DTD-1). The subject property is partially developed.

North: North of the subject site is zoned as C-4 and I-2.

East: Immediately east of the subject site is zoned as I-2 and DSHA.

South: South of the subject site is zoned as DTD-1 and DSHA.

West: West of the subject site is zoned as a mix of C-4, R-4, SPUD-1248, DTD-1 and DSHA.

## **5.0 PHYSICAL CHARACTERISTICS:**

The subject site is approximately 8.3 acres and is partially developed. No FEMA floodplain or streams are within the site.

## **6.0 CONCEPT:**

The intent of this rezoning is to develop the subject property as a mixed-use development including hotel, residential, retail, office, and associated parking structures.

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 NW 13<sup>th</sup> Street, NW 16<sup>th</sup> Street and N Broadway Avenue. NW 15<sup>th</sup> Street has been closed and vacated. It is the intent of this developer to permanently close and vacate NW 14<sup>th</sup> Street.

### **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. 5 which is located at 24 NW 22<sup>nd</sup> Street. Station No. 5 is approximately 0.7 miles north 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 several Oklahoma City EMBARK bus lines in the area, as well as a Streetcar stop 2 blocks to the south at NW 11<sup>th</sup> Street and N Broadway Ave.

### **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 High (UH) Intensity area. UH applies to densely built urban areas, including regional attractors with major employment concentrations, high density residential living, and related commercial and service uses. UH areas have the highest mixture and intensity of land uses and development activity outside of the Downtown core.

The development intensity of UH supports various types of mass transit, from bus to rail, and is an ideal setting for large and small office buildings due to close proximity to other businesses and transportation networks.

**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)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.2)
- Three- and Four-Family Residential (8200.15)
- Artist Graphics (8250.1)
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Murals (8250.16) subject to applicable reviews
- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales & Services: Grooming (8300.8)
- Animal Sales & Services: Kennel & Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Communications Services: Antennas (8300.27)

- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3) further restricted to an active artist/creator in residence or installation(s).
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)
- Eating Establishments: Fast Food (8300.35) further restricted to a 'fast-casual' eateries with no drive-thru. 'Fast casual' is defined as a restaurant with a central ordering point rather than wait staff. Pick-up windows for pedestrians are permitted.
- Eating Establishments: Sit-down (8300.37)
- Eating Establishments: Sit-down, Alcohol Permitted (8300.38)
- Eating Establishments: Sit-down, Limited Alcohol Permitted (8300.39)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Business Support Services (8300.24)
- Food and Beverage Retail Sales (8300.41)
- Laundry Services (8300.48)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Roof Garden (8150.7.2)
- Spectator Sports and Entertainment: General (8300.67)
- Spectator Sports & Entertainment: High Impact (8300.68)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Light Industrial (8350.8) is further restricted to a small brewery, micro-brewery, distillery, winery, cidery, and associated tap/serving rooms or artists in residence.
- Transportation Facilities: Surface Passenger (8400.3)

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**

The following shall apply to new buildings facing NW 13th Street and/or Broadway Ave: Synthetic stucco materials, such as Exterior Insulation and Finish Systems (EIFS), shall be a prohibited material for the first floor of said buildings.

For all other buildings and floors, the following applies: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of materials such as brick, brick veneer, stucco, reinforced EFIS, rock, stone masonry, architectural metal, architectural concrete such as tilt-up concrete panels, precast concrete panels, and split face concrete block, exterior grade, decay-resistant, solid wood, composite wood or, cementitious metal panels or cement-board.

**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. Street trees shall be planted between the curb and the sidewalk. Final placement and spacing shall be determined at the specific plan stage.

**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 screening shall be required except around dumpsters, service areas, loading docks, and mechanical equipment visible from the ground level.

**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 view.

**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 into this PUD shall be via NW 13th Street, NW 16th Street and N Broadway Avenue.

Access to individual tracts shall not require frontage on an approved street. Lots and buildings may take access from parking lots and private drives.

**9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Sidewalks are present along NW 13th Street, NW 16th Street and N Broadway Avenue frontages. Should these existing sidewalks be removed or damaged during construction they will be replaced. Internal pedestrian pathways will be provided similar to that illustrated in Exhibit B.

**9.9 PARKING REGULATIONS**

Given the proximity to downtown, existing transit, and passenger rail, a minimum number of off-street parking spaces shall not be required. The 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. All efforts will be made to accommodate visitors and employees by providing parking; however, this shall not be a requirement during the building permit stage. Parking lots shall not front N Broadway Ave.

**9.10 SIGNAGE REGULATIONS**

**9.10.1 *Freestanding Accessory Signs***

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

Billboards shall not be permitted.

**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 *Electronic Message Display Signs***

Electronic Message Display Signs shall be in accordance with the C-3 “Community Commercial” district regulations.

**9.10.4 *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**

No setbacks shall be required, other than those required by building code. A Build-To-Line along N Broadway Ave and NW 13<sup>th</sup> St shall be at or within 10 feet of the street right-of-way.

**9.13 HEIGHT REGULATIONS**

There shall be no maximum building height within this PUD. The minimum building height for buildings located along Broadway Ave shall be two (2) stories and 30 feet for no less than 50% of the frontage.

**9.14 LOT COVERAGE**

Maximum lot coverage shall be 100 percent.

**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**

9.17.1 No building permits shall be issued 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. The Oklahoma City Planning Commission shall have the ability to review and approve signage that is larger than that of the C-3, "Community Commercial" District.

Said specific plans should include a pedestrian plan that includes streetscape treatments, connections from public streets throughout the development and techniques that ensure pedestrian scale development, such as breaks between buildings or maximum block lengths.

9.17.2 There shall be no platting required 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**

All of Block One (1), of ANTON H. CLASSEN'S NORTH BROADWAY ADDITION, also known as NORTH BROADWAY ADDITION, also known as CLASSEN'S NORTH BROADWAY ADDITION, to Oklahoma City Oklahoma County, Oklahoma, according to the recorded plat thereof, consisting of all of Lots One (1) through Thirty-eight (38), both inclusive, the vacated East-West alley, as described in the Decree of Vacation recorded in Book 6105, Page 1560, the vacated North-South alley, as described in the Decree of Vacation recorded in Book 6357, Page 344, and the North Half (N/2) of that portion of vacated Northwest Fifteenth Street lying between the center of the vacated street and the South line of Block One (1), from the East line of North Broadway to the West line of the Atchison, Topeka and Santa Fe railroad right-of-way, together with the park lines and the strips of land, Thirty (30) feet in width, adjacent to Block One (1) thereto, as described in the Decree of Vacation recorded in Book 6105, Page 1560.

AND

All of Block Two (2), of ANTON H. CLASSEN'S NORTH BROADWAY ADDITION, also known as NORTH BROADWAY ADDITION, also known as CLASSEN'S NORTH BROADWAY ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, consisting of all of Lots One (1) through Thirty-eight (38), both inclusive, the vacated East-West alley, as described in the Decree of Vacation recorded in Book 6105, Page 1560, the vacated North-South alley, as described in the Decree of Vacation recorded in Book 6357, Page 344, and the South Half (S/2) of that portion of vacated Northwest Fifteenth Street lying between the center of the vacated street and the North line of Block Two (2), from the East line of North Broadway to the West line of the Atchison, Topeka and Santa Fe railroad right-of way, together with the park lines and the strips of land, Thirty (30) feet in width, adjacent to Block Two (2) thereto, as described in the Decree of Vacation recorded in Book 6105, Page 1560.

AND

All of Block Three (3), of ANTON H. CLASSEN'S NORTH BROADWAY ADDITION, also known as NORTH BROADWAY ADDITION, also known as CLASSEN'S NORTH BROADWAY ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, consisting of all of Lots One (1) through Forty (40), both inclusive, the vacated East-West alley, as described in the Decree of Vacation recorded in Book 6105, Page 1560, and the vacated North-South alley, as described in the Decree of Vacation recorded in Book 6105, Page 1560.

**EXHIBIT "A"**  
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AND

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**PUD-1915  
Ready Mix**

Exhibit B  
Conceptual Site Plan



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 231-8871 FAX (405) 231-8871  
 ENGINEERS SURVEYORS PLANNERS  
 8/15/22  
 Conceptual site plan showing feasible option  
 permitted under proposed rezoning