

APPROVED

12-6-2022

BY THE CITY COUNCIL
Dwight H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-1914

MASTER DESIGN STATEMENT FOR

Dunn & Dunn Holdings, LLC

NE 50th St. & I-35

August 22, 2022

October 5, 2022

October 17, 2022

PREPARED FOR:

Dunn & Dunn Holdings, LLC
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of NE 50th St. & I-35, consisting of approximately 5.15 acres, is located within the Northeast Quarter of Section 13, Township 12 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

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 the property is Dunn & Dunn Holdings, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned under PUD-313. Surrounding properties are zoned and used for:

North: I-2 District and is undeveloped.
East: Forest Park and used for Commercial.
South: PUD-1008, PUD-1326 and used for residential.
West: PUD-63 and used for commercial.

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 property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing PUD-313 base zoning to a I-2 Moderate Industrial District base zoning that will permit a commercial development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NE 50th St. The nearest street to the east is N I-35 Service Rd. The nearest street to the south is NE 36th St. The nearest street to the west is NE Grand Blvd.

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 18 located at 4116 N. Prospect Ave. It is approximately 2.4 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 within a FEMA flood plain and flood way.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Medium 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

There shall be two (2) tracts within this PUD.

Tract 1: The use and development regulations of the I-2 Moderate Industrial District and HNO Healthy Neighborhoods Overlay District shall govern Tract 1 within this PUD, except as herein modified.

Along with all uses permitted within the I-2 District, the following shall also be permitted within this PUD:

8300.54	Outdoor Sales and Display, and Outdoor Storage
8350.15	Wholesaling, Storage and Distribution: General

Tract 2: The use and development regulations of the I-1 Light Industrial District and HNO Healthy Neighborhoods Overlay District shall govern Tract 2 within this PUD, except as herein modified.

All uses permitted within the I-1 District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Per I-2 standards.

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.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 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 wall shall be required along the boundary of this parcel where it is adjacent to any residential use; and shall be required where outdoor service areas and/or garage bays face a street 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.

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 within this PUD shall be from a maximum of one drive on NE 50th St. and two drives on the I-35 frontage road.

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.

A gravel parking lot shall be permitted and shall be oriented to the south of the property.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations except that freestanding signs on NE 50th Street shall be monument/ground signs only and shall not exceed 8 feet high and 100 square feet in 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 will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited

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. 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.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district. Development in the floodway shall be prohibited and health mature trees shall be preserved to the maximum extent possible.

In addition to preserving trees within the floodway, trees will be preserved within 50 feet of the floodway.

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 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.

9.17 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.

9.18 SPECIFIC PLAN

A specific plan shall be required. The Planning Commission reserves the right to review future plans in regards to parking regulations.

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 - Master Development Plan

Exhibit C - Topography Plan

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1635290

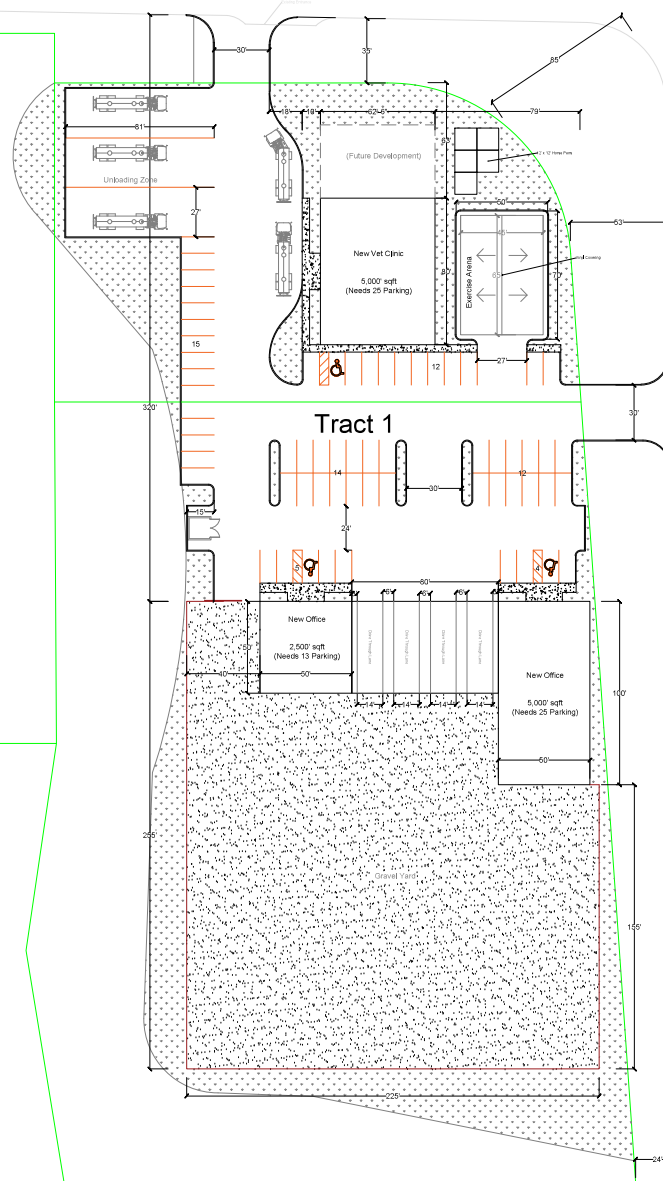
A parcel of land lying in the East Half (E/2) of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as:

Commencing at the Northeast Corner of said Northeast Quarter; Thence South 89°58'19" West, along the North line of said Northeast Quarter, a distance of 288.44 feet to the Point of Beginning, said point being on a 660 foot offset of the East right-of-way line of the M.K.& T. Railroad; Thence South 03°59'54" East, parallel with and 660 feet East of said East railroad right-of-way line, a distance of 237.38 feet to the beginning of a tangent curve to the right; Thence along said tangent curve to the right and parallel with and 660 feet East of said East railroad right-of-way line, having a radius of 3605.50 feet and whose long chord bears South 00°38'01" East a long chord distance of 423.21 feet, an arc distance of 423.45 feet to the point of non-tangency, said point being 660 feet South of the North line of said Northeast Quarter; Thence South 89°58'19" West, parallel with the North line of said Northeast Quarter, a distance of 345.53 feet to the center of Deep Fork Tributary 12; Thence North 07°02'00" West, along the center of Deep Fork Tributary 12, a distance of 129.50 feet; Thence North 10°30'00" East, continuing along the center of Deep Fork Tributary 12, a distance of 115.00 feet; Thence South 89°58'19" West, parallel with the North line of said Northeast Quarter, a distance of 210.00 feet; Thence North 13° 41 '41" West a distance of 243.21 feet; Thence North 00°20'00" East a distance of 182.07 feet to a point on the North line of said Northeast Quarter; Thence South 89°58'19" East, along the North line of said Northeast Quarter, a distance of 585.72 feet to the Point of Beginning. Basis of Bearing: From Warranty Deed legal description recorded at Book 10894, Page 992 - North line of said Northeast Quarter being call of South 89°58'19" West.

Northeast 50th Street

Tract 2

Future Building



East Frontage Road

Interstate 35 (South)

General Notes

--- Property Line

EXHIBIT B



Property of Precision Construction Group LLC.

No.	Revision/Issue	Date

Firm Name and Address
 Precision Construction Group LLC.
 2808 S Purdue
 Oklahoma City, OK 73128
 Telephone: 405-605-2391
 Fax: 405-605-2385

Project Name and Address
 PCG & Inova
 Southwest Corner of NE 50th St. & I-35
 Oklahoma City, OK 73121

Project	Sheet
Date: 4/4/22	A-1.1 Site Plan 2
Scale: 1/32" = 1'	

