

A P P R O V E D

12-21-2021

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-1790

MASTER DESIGN STATEMENT

October 7, 2021
October 14, 2021
October 15, 2021
October 19, 2021
October 21, 2021
October 29, 2021

PREPARED BY:

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1.0 INTRODUCTION

The Planned Unit Development is located within the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Thirteen North (T13N), Range Three (R3W) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, consisting of 10.47 acres.

2.0 LEGAL DESCRIPTION

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

3.0 OWNER/DEVELOPER

The owner/developer of the property described in Section 2.0 is AAA Sisters LLC.

4.0 SITE AND SURROUNDING AREA

4.1 ZONING

The subject property is currently zoned as R-1. Surrounding properties are zoned and used for:

North: PUD-1462

East: R-1

South: PUD-1472

West: R-1

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.

5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

6.0 CONCEPT

The concept for this PUD is to provide indoor storage of recreation vehicles.

7.0 SERVICE AVAILABILITY

7.1 STREETS

This site is located off N. Eastern Ave., north of E. Hefner Rd.

7.2 SANITARY SEWER

Sanitary sewer for this property shall be served by on site private sanitary sewer solutions compliant with all state and local regulations.

7.3 WATER

Water services for this property shall be accomplished through the use of onsite private water wells with storage as required by Code.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Oklahoma City. The nearest fire station is Station Number 2 located at 2917 E. Britton Rd.

Due to the rural nature of the area, all necessary requirements meeting the Fire Marshal's requirements for developing in the rural areas will be provided at the time of Permitting. This will include and not be limited to the inclusion of water storage tanks that will be sized and reviewed to meet the necessary criteria for water necessary to feed the Fire Suppression System that will be required by use and size of structures.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lines adjacent to the subject property. 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

Development of this parcel will comply with the requirements of the Oklahoma City Municipal Code, 2020, as amended. All Storm Water will be designed and managed according to the requirements of the Oklahoma Department of Environmental Quality (ODEQ), as well as the City of Oklahoma City Storm Water Quality division. All necessary permits and measures for runoff protection during and post construction will meet these requirements and codes. By meeting these requirements, the concerns of the downstream property owners will be resolved, as these regulations are complete and compliance will insure that all that can be done will be done, to prevent and increase in pollution discharge or flooding.

Secondary drainage channels, those serving areas less than 500 acres, shall comply with section 16-7. Improvements may be made to improve the section to contain the 50-year flood event with land graded to protect all building pads from the 100-year frequency flood. An option may be exercised to allow the channels to remain in their natural state with the 100-year flood plain contained within a designated Common Area, to be maintained by the Property Owner or Property Owner Association.

FEMA designated floodplains, areas of special flood hazard, may remain in their natural state with the limit of the 100-year floodplain contained within a designated Common Area to be maintained by either a Property Owner or Property Owners Association. At the Specific Plan stage, the Developer shall submit a plan to create a Property Owners Association (“POA”) for all land devoted to the use units set out herein except for single family residences, which plan shall include an outline of proposed Declaration of Covenants, Conditions and Restrictions mandating the creation and governance of a non-profit corporate POA. Also, at the same time, the Developer shall submit a plan to create a Home Owners Association (“HOA”) for all land devoted to single family residences, including town homes, which plan shall include a Declaration of Covenants, Conditions and Restrictions mandating the creation and governance of a non-profit corporate POA. All activities regarding defined or calculated floodplains shall meet section 16-18.

Improved storm sewer systems, where required, shall comply with sections 16-7 and 16-14. Street flow will be directed to an enclosed system when the 25-year frequency storm exceeds the top curb elevation, within the street. The storm sewer must contain the 10-year storm as a minimum but may be constructed to contain the 25-year or 50-year storm as needed, to allow the 100-year overflow in sump conditions, to reach a suitable outlet without inundating private property or building pads. Sufficient easements will be dedicated to the City for public maintenance as required.

Bridge or culvert construction as needed for access or street crossings shall meet section 16-13 and be constructed to contain the 50-year flood crossings with the streamflow headwater not to exceed 1.0 foot above the soffit or the low chord, of said bridge/culvert.

If required by Ordinance, the developer shall provide detention for each drainage basin subject to the review and approval by the Director of the Public Works department. A plan depicting detention and outflow shall be provided as a part of the application, by the Developer at the Specific Plan state. Onsite detention will conform to section 16-9 and provide various ponding areas throughout the site which will serve as flood storage areas and scenic amenities. Additionally, there shall be ponds located in each Sub-Basin within the development tract prior to the release into the major streams at the north and south borders of the tract. These ponding areas must be approved by the City Engineer as these amenities may cause a negative effect to downstream flood elevations.

7.8 PLAN OKC

The property is designated pursuant to the Urban Low Intensity. The uses and concept proposed in this Planned Unit Development are consistent and in compliance with Plan OKC.

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 planned unit development. 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 planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

All existing structures and development shall be permitted to remain and shall be deemed to be in compliance with all regulations contained herein, except that the current building shall be required to be fully enclosed and compliant to the regulations contained herein including but not limited to the façade requirements in section 9.1.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **O-2 General Office District** shall govern this PUD, except as herein modified.

The following uses shall be the only uses permitted within this PUD:

- Administrative and Professional Offices (8300.1) [Limited to no more than 2,000 square feet]
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14) [This use is further limited to accessory washing facilities for RVs within an enclosed structure. Washing facilities shall be limited to only being able to be used between the hours of 7:00 am and 11:00 pm]

- Automotive and Equipment: Storage (8300.21) [Limited to the indoor storage of Boats and RVs]
- Business Support Services (8300.24) [Said use must be accessory to the RV and Boat storage use]
- Personal Services: General (8300.58) Personal Storage (8300.60) [Limited to the indoor storage of Boats and RVs. Additionally, the limitation of 800 square feet per unit shall not apply]

**The only use that shall be permitted to be used 24 hours shall be the RV and Boat storage.

9.0 SPECIAL CONDITIONS

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

9.1 FAÇADE REGULATIONS

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

Exterior building wall finish on all main structures (Structures over 200 square feet) shall consist of a minimum of 70% brick veneer, masonry, drivet, rock, stone, stucco and split-faced CMU. Exposed metal or exposed concrete block buildings shall not be permitted.

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, except as modified herein.

9.3 SCREENING REGULATIONS

The use of trees shall satisfy screening requirements within this PUD. Evergreen trees shall be required along the North, West and East. Said trees shall be required to be planted on 8' centers along the North and East and 22' centers along the West.

9.4 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.5 DUMPSTER REGULATIONS

Dumpster(s) shall be consolidated where practical and located within an area a minimum of 50 feet from any residential district and shall be screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from view.

9.6 ACCESS REGULATIONS

Access to the site shall be taken from N. Eastern Ave. There shall be a total of two (2) access points to this PUD from N. Eastern Ave.

9.7 SIGNAGE REGULATIONS

9.7.1 FREESTANDING ACCESSORY SIGNS

There shall be two (2) freestanding ground (monument) sign permitted within this PUD with the maximum size being 8 feet high and 100 square feet in area. No pole signs will be allowed.

9.7.2 ATTACHED SIGNS

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

9.7.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.7.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.8 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. All lighting shall be required to be shielded to avoid light spillover onto abutting properties.

9.9 BUILDING SETBACK REGULATIONS

The building setback lines within this PUD shall be as follows:

North: 100 feet
South: 15 feet
East: 100 feet
West: 25 feet

9.10 HEIGHT REGULATIONS

The maximum height of any new structure shall be 22' in height.

9.11 SIZE REGULATIONS

The maximum size of any structure within this PUD shall be 36,000 square feet.

9.12 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. Parking can be met through shared parking agreements among adjacent uses.

A parking reduction of 25% per the Oklahoma City Municipal Code shall be permitted to reduce the amount of hard surface paving within the development.

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.

9.13 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street or 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.

9.14 PERVIOUS AREA

This PUD shall be required a minimum of 30% unpaved surface.

9.15 SPECIFIC PLAN

A specific plan shall not be required.

9.16 HOUR OF OPERATION

The Boat and RV Storage Facility may be accessible to customers 24 hours a day. However, any office use or other business use aside for entry and exit for existing customer and washing of boats and RVs will be limited to 8:00 am to 8:00 pm.

10.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Site Plan – Conceptual

Exhibit A

Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 24; THENCE North 00°42'34" West, along the West line of said Southwest Quarter (SW/4), a distance of 495.37 feet to the POINT OF BEGINNING; THENCE continuing North 00°42'34" West, along the West line of said Southwest Quarter (SW/4), a distance of 701.42 feet; THENCE North 89°37'06" East, parallel with the West line of said Southwest Quarter (SW/4), a distance 650.00 feet; THENCE South 00°42'34" East, parallel with the West line of said Southwest Quarter (SW/4) a distance of 701.42 feet; THENCE South 89°37'06" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 650.00 feet to the POINT OF BEGINNING.



**RV Rezone
E Hefner Rd. &
N Eastern Ave.**

Exhibit B
10.47 acres
72,000 sq ft of RV storage
36 parking spaces



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Oklahoma City, OK 73104

ENGINEERS SURVEYORS PLANNERS
6/17/21

Conceptual site plan showing feasible option
permitted under proposed rezoning