

C-3  
W) SPECIFIC RESTRICTIONS

**PUD - 1261**

**DESIGN STATEMENT**

**Savannah Estates Commercial**

A Planned Unit Development (PUD)

APPROVED  
MAR 27 2007

BY THE CITY COUNCIL  
CITY CLERK

December 22, 2006

Revised January 30, 2007

Revised February 9, 2007

*(as approved by the Planning Commission on February 8, 2007; with requested amendment to 7.1.)*

*In the Southeast Quarter, Section 12,  
Township 13 North, Range 5 West of the  
Indian Meridian, Canadian County, Oklahoma*

**Applicant:**  
Methvin Enterprises  
10301 S. Sooner Road  
Oklahoma City, OK 73165  
(405) 794-9109

**Prepared by:**  
Johnson & Associates, Inc.  
100 East California Avenue, Third Floor  
Oklahoma City, OK 73104  
(405) 235-8076

### **1.0 LOCATION:**

The proposed development area is located on the northwest corner of the intersection of West Memorial Road and North County Line Road, in the City of Oklahoma City. This site is approximately 8.135 acres, more or less in size (354,360 square feet).

### **2.0 HISTORY:**

The subject property is currently zoned R-1 "Single-family Residential" District. The property lies between the Kilpatrick Turnpike on the south, property to the north and west that have recently been conventionally rezoned to R-1 "Single-family Residential" District and property to the east that is zoned AA "Agricultural" District. The site is predominantly vacant with a house and associated metal barns occupying the northernmost portion of the site.

The property surrounding the PUD is zoned and developed as follows:

- North:** Property to the north is zoned R-1 and is part of the Savannah Estates residential community. The property is currently vacant.
- East:** County Line Road lies directly adjacent to the east. Beyond is property zoned AA "Agricultural" District.
- South:** Memorial Road lies directly adjacent to the south. Beyond is property zoned AA "Agricultural" District.
- West:** Property to the west is zoned R-1 and is part of the Savannah Estates residential community. The property is currently vacant.

### **3.0 SCOPE:**

It is the desire of the developer of the subject property to revise the existing zoning encumbering the subject site to allow the ability to develop a variety of commercial uses that would be of benefit to the residents both within the Savannah Estates Addition but also to those of residential communities currently being developed on area properties. This will be accomplished through the replacement of the existing zoning with the proposed zoning and Special Development Regulations contained herein. These regulations shall allow for the development of restricted commercial uses at the northwest corner of W. Memorial Road and N. County Line Road; access would be sought from N. County Line Road, Memorial Road and a proposed road within the Savannah Estates community. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the property owner with the flexibility necessary to develop the mixed uses envisioned.

#### **4.0 SITE TOPOGRAPHY, DRAINAGE AND EXISTING UTILITIES:**

##### **4.1 Slope Analysis and Drainage:**

The site is predominantly vacant with a single residential structure and associated metal barns and storage structures located in the north portion of the proposed commercial site. The overall site slopes generally towards the north; the lowest portion of the site lies in the northwest corner at an elevation of 1151 with highest portion of the site occurring in the southeast corner of the site with an elevation of 1161.

##### **4.2 Soils:**

Using a generalized soil map of Canadian County, the subject site was found to predominantly contain Renfrow Silt Loam (RbB). This soil is typically deep, well drained, nearly level and have a clayey and loamy subsoil. It has a moderate to high shrink-swell potential and prone to erosion control problems. With regards to floodplain information, according to FEMA Flood Insurance Rate Map for the subject site (Map Number 40109C0181 G, effective date of July 2, 2002), the entire site lies within Zone X, areas determined to be outside the 500-year floodplain.

##### **4.3 Water and Sewer Availability:**

Public water can be provided through a 12" water line located in the west right-of-way of County Line road (north side of site). Sanitary sewer service will be provided through a 12" line that will extend through the Savannah Estates community to the north.

##### **4.2 Fire Protection:**

Fire protection for the site shall be provided through the City of OKC Fire Department. The closest station is Station #3 located at 11601 N. MacArthur Boulevard, approximately 3 miles from the subject site.

#### **5.0 SPECIAL DEVELOPMENT REGULATIONS:**

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Planned Unit Development, 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 Planned Unit Development. 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 Planned

**Unit Development.** 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.

Notwithstanding Section 59-5200.3C of the Oklahoma City Municipal Code, 2002, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 6.1 through 13.7 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

## **6.0 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the C-3 "Community Commercial" District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

### **6.1. The following uses are prohibited:**

- Automotive: Parking Lot (2408.1)
- Automotive: Parking Garage (2408.2)
- Cultural Exhibits (2305.1)
- Community Recreation: Restricted (2308.1)
- Community Recreation: General (2308.1)
- Community Recreation: Property Owners Association (2308.3)
- Animal Sales and Services: Kennels and Veterinary, Restricted (2408)
- Automotive and Equipment: Sales and Rental, Light Equipment (2412)
- Communications Services: Limited (2416.1)
- Spectator Sports and Entertainment: Restricted (2433.1)
- Transient Accommodations: Lodging (2434.2)
- Custom Manufacturing (2501)

Additionally the following special exception uses are prohibited:

- Moderate Impact Institutional (2304.2)
- Funeral Internment Services: Cremating (2423.2)
- Funeral Internment Services: Interring (2423.3)
- Animal internment Services (2423.4)
- Aboveground Flammable Liquid Storage: Restricted (2511.1)
- Mobile Home Residential: Medical Hardship (2201.5)
- Automotive Sales and Rentals (2411)

- Participant Recreation and Entertainment: Outdoor (2427.2)
- Spectator Sports and Entertainment: General (2433.2)

6.2. If an office park is developed, the following additional requirements shall apply.

6.2.1 Lots within an office park are not required to have frontage on an approved street. Individual lots shall be allowed cross access for the purpose of parking and maneuvering via a cross access agreement effective through recorded covenants and restrictions.

6.2.2. Platting shall be required for the establishment of an office park use.

6.2.3. An individual platted lot is not required to provide on-site parking. Required parking shall be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this planned unit development.

6.2.4. Platted lots are permitted to have shared access.

6.2.5. Lots may be platted/subdivided; there shall be no minimum lot size. A platted lot may be split administratively and is permitted to include adjacent platted common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this PUD. A split lot is not required to have frontage on an approved street.

6.2.6. Applications for building permits in this PUD for an office park use must include an overall PUD site plan that depicts the following:

- Location of proposed buildings;
- Size and address of all existing buildings;
- All existing parking and landscaping;
- Proposed parking and landscaping for the building for which a building permit is requested.

6.3. A 25-foot building line shall be established along North County Line Road and W. Memorial Road. A 15-foot setback shall be established along the west boundary line adjacent to residentially-zoned and/or developed property.

## **7.0 ACCESS/PARKING:**

7.1. Access to this PUD shall be via W. Memorial Road, North County Line Road and a proposed road that is proposed as part of the Savannah Estates Addition; said road is directly adjacent to the north boundary of this PUD. There shall be a

maximum of ~~two~~ **three** driveways along County Line Road and one along Memorial Road. Driveway entrances shall have a minimum of 200 feet of separation between drives within and adjacent to this tract. No driveway shall be constructed within 200 feet of the intersection of Memorial and County Line roads.

- 7.2. There shall be no direct vehicular access allowed from this PUD to the west.
- 7.3. If development 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%.
- 7.4. The Traffic Impact Analysis completed for Savannah Estates (originally submitted January 16, 2007) shall be revised to include analysis of the Savannah Estates Commercial PUD property. Any traffic improvements required for this property shall be installed prior to issuance of any building permit within this PUD.

#### **8.0 ARCHITECTURE:**

- 8.1. Exterior building wall finish on all non-residential structures within this PUD shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EFIS material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Additionally, buildings shall be oriented such that the rears of buildings are not facing towards Memorial or County Line roads.
- 8.2. A multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing the residential properties contains either no upper story windows or upper story windows with opaque glass.
- 8.3. Every structure in this PUD shall have Class C roofing or better.

#### **9.0 HEIGHT:**

- 9.1. Structure height for commercial buildings shall be restricted to 2 stories or 35 feet. The additional C-3 height setback requirements shall not apply.

#### **10.0 SIGNS**

- 10.1. Signs within this PUD shall be ground-mounted signs with a maximum height of eight (8) feet and a maximum sign area of 100 square feet (actual sign

letters/characters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation; support columns shall not be counted towards the overall sign display area). Additionally, the number of ground-mounted signs shall be limited to three (3) on County Line road and one (1) on Memorial Road. Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves.

#### **11.0 LIGHTING:**

- 11.1. To minimize light spillover on adjacent residential uses, outdoor lights 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. Perimeter lighting standards shall have a maximum height of 14 feet.

#### **12.0 LANDSCAPING/SCREENING:**

- 12.1. Landscaping within this PUD shall comply with Section §59-6600 of the Oklahoma City Municipal Code, 2002, as amended.
- 12.2. A screen wall/fence of no less than six (6) foot and no greater than eight (8) foot high shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed of stucco, brick, stone, wood, or iron and /or any combination thereof and shall be solid and opaque.

#### **13.0 GENERAL REGULATIONS:**

- 13.1. Public Improvements shall be made throughout the Planned Unit Development as required by the City of Oklahoma City. All Local, State and Federal ordinances as they shall apply to the site will be adhered to fully.
- 13.2. The subject PUD shall be permitted to develop in phases, be subdivided by tracts, sold by lots, or leased in part or in total in accordance with the City of Oklahoma City Subdivision Regulations.
- 13.3. Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2002 as amended. Drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

Maintenance of any common area 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. The boundary of such a common area shall be adjusted, if necessary, to ensure that the common area covers the entire 100-year floodplain.

- 13.4. In accordance with the requirements of the City of Oklahoma City Subdivision Regulations and procedures of the Public Works Department one of the following shall occur: a 6-foot sidewalk shall be installed by the owner within the rights-of-way of N. County Line Road and W. Memorial Road; Public Works shall determine that there is a Bond Issue project that will include the sidewalk improvements and the owner shall not be required to construct the sidewalks; or, the Public Works Department shall determine that the owner shall pay a fee in lieu of sidewalk installation. This requirement shall be addressed prior to issuance of any building permits in the PUD; a sidewalk installed by the owner shall be installed prior to the issuance of any Certificates of Occupancy.
- 13.5. Applications for building permits in this PUD must include a site plan of the overall commercial area depicting the location of the proposed structures and the size and address of all existing buildings. Said site plan shall also depict location of existing commercial parking and landscaping as well as proposed parking and landscaping for which the building permit is requested.
- 13.6. Dumpsters utilized shall be placed such that the service doors are screened from adjacent arterials and residential development. Dumpsters shall be located within an area screened by a 6'-8' high sight-proof wall or fence. Unscreened dumpsters shall be placed a minimum of 50 feet from adjacent residentially-developed or zoned properties.
- 13.7. Street improvements including paving adjacent to this PUD shall be installed as directed by the Director, Public Works Department.

**EXHIBITS:**

The following exhibits are attached hereto and shall be made an integral part of this Planned Unit Development.

- A. Legal Description
- B. Master Development Plan
- C. Topographic Map
- D. Conceptual Site Layout



**EXHIBIT "A"**  
**Legal Description**

**PUD No. 1261**

**N.W. Corner of  
 Memorial & County Line  
 (Savannah Estates Commercial)  
 8.1350 Acre Tract**

**December 12, 2006**

A tract of land out of the Southeast Quarter (SE/4) of Section Twelve (12), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Southeast corner of the Southeast Quarter of said Section Twelve (12);

Thence, North 00° 00' 00" East along the East line of the Southeast Quarter of Section Twelve, for a distance of 282.85 feet;

Thence, North 89° 59' 48" West for a distance of 60.03 feet to the POINT OF BEGINNING;

Thence, North 89° 59' 48" West for a distance of 150.00 feet;

Thence, South 71° 21' 15" West for a distance of 452.60 feet;

Thence, North 18° 38' 45" West for a distance of 301.38 feet;

Thence, North 71° 21' 15" East for a distance of 400.00 feet;

Thence, North 00° 49' 16" East for a distance of 552.70 feet;

Thence, North 90° 00' 00" East for a distance of 273.31 feet;

Thence, South 46° 00' 00" East for a distance of 35.38 feet;

Thence, South 00° 00' 00" West for a distance of 98.37 feet;

Thence South 00° 49' 16" West a distance of 700.10 feet to the POINT OF BEGINNING;

Said tract of land containing 354,380 square feet or 8.1350 acres, more or less

PUD-1261

Published in The Journal Record March 28, 2007

ORDINANCE NO. 23,329

AN ORDINANCE AMENDING CHAPTER 59, SECTION 1400 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2002, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT, ~~AND DECLARING AN EMERGENCY.~~

~~EMERGENCY~~ EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 1400 of The Oklahoma City Municipal Code, 2002, be amended to change the boundaries of the PUD Planned Unit Development District, shown upon the District Map to include therein the following described property:

A tract of land out of the Southeast Quarter (SE/4) of Section Twelve (12), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section Twelve (12); Thence N 00°00'00" E along the E line of the Southeast Quarter of Section Twelve, for a distance of 282.85 feet; Thence N 89°59'48" W for a distance of 60.03 feet to the point of beginning; Thence N 89°59'48" W for a distance of 150.00 feet; Thence S 71°21'15" E for a distance of 400.00 feet; Thence N 00°49'16" E for a distance of 552.70 feet; Thence N 90°00'00" E for a distance of 273.31 feet; Thence S 45°00'00" E for a distance of 35.36 feet; Thence S 00°00'00" W for a distance of 96.37 feet; Thence S 00°49'16" W a distance of 700.10 feet to the Point of Beginning.

~~SECTION 2 (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the Ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this Ordinance shall take effect, and be in full force from and after its passage as provided by law.~~

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 16<sup>th</sup> day of March, 2007.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 27<sup>th</sup> day of March, 2007.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 27<sup>th</sup> day of March, 2007.

ATTEST:  
Chandler Kerry  
CITY CLERK



Mark Curran  
MAYOR

REVIEWED as to form and legality on this 23<sup>rd</sup> day of Feb, 2007.

Paul D. ...  
ASSISTANT MUNICIPAL COUNSELOR