

A P P R O V E D

8-31-2021

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

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

PUD - 1829

**DESIGN STATEMENT FOR
NW 164th St. & N Rockwell Ave.**

June 27, 2021

Owner:

Hartwig Investments, LLC
16301 N Rockwell Ave.
Edmond, OK 73013
(405) 285-7275

Prepared by:

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1.0 INTRODUCTION:

The Planned Unit Development is located southwest of NW 164th St. & N Rockwell Ave. The property is 6.1520 acres within the NE/4 of Section 5, 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 and developer of this property described in Section 2.0 is Hartwig Investments, LLC. Johnson & Associates prepared this application.

4.0 SITE AND SURROUNDING AREA:

The subject property is located southwest of NW 164th St. & N Rockwell Ave. The property is currently zoned PUD-1213 with a base zoning of C-3, "Community Commercial" District. The site is currently undeveloped.

North: Immediately north of the subject site is NW 164th St. and PUD-1213, which is developed as a Phillips 66. Beyond NW 164th St. is unincorporated Oklahoma County which is zoned as Urban Industrial.

East: East of the subject site is zoned PUD-1213 with the developed Phillips 66 and N Rockwell Ave. Beyond is zoned AA, "Agricultural" District and is undeveloped.

South: South of the subject property is zoned as AA, "Agricultural" District and developed as Total Environment, Inc.

West: Directly west of the subject site is zoned as PUD-1698 with a base zoning of C-3, "Community Commercial" District and is developed as such.

5.0 PHYSICAL CHARACTERISTICS:

The subject site is approximately 6.1520 acres and is undeveloped. The property is not within the FEMA floodplain nor are there any Blue Line Streams running through the property. The elevation of the subject property is relatively flat with no tree cover. 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 an office and industrial development. 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 164th St. and N Rockwell Ave.

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 4.4 miles southeast 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 bus stops within this Planned Unit Development. The closest EMBARK route is 005 Memorial Rd. with the closest stop being at Mercy Hospital, under 5 miles southeast of the subject site.

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:

- Agricultural Supplies and Services (8300.4)
- Industrial, Light (8350.8)
- Wholesaling, storage and Distribution: Restricted (8350.16)

There shall be no outside storage allowed within this PUD.

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 main structures fronting NW 164th or N Rockwell Ave., exclusive of windows and doors, shall consist of a minimum front façade of 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted. Metal buildings shall be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split fade block. 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.

9.3 LIGHTING REGULATIONS

To minimize light spillover on residential uses, outdoor lights within any office use 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

Sight proof screening shall not be required within this PUD.

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.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such 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.

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 one drive from NW 164th St. and shall utilize the existing driveway along North Rockwell Ave.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD is permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A property owners association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

Private shared access drives shall have a minimum right-of-way width of 20 feet for one-way and 24 feet for two-way drives.

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.

An individual lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site parking shall be permitted in order to comply with parking requirements.

9.9 SIGNAGE REGULATIONS

9.9.1 *Freestanding Accessory Signs*

A maximum of three freestanding signs shall be permitted within this PUD and shall be ground monument signs with a maximum size of eight (8) feet high and 100 square feet of display area. There shall be a minimum 25 square feet of landscaping at the base. No pole signs shall be allowed.

A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within this planned unit development.

9.9.2 *Attached Signage*

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

Canopy signs shall be permitted for each business use in this PUD and shall be mounted on the building façade not to exceed 36 inches high and backlit.

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 164th St. with each development parcel 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.

There is an existing five-foot sidewalk along N Rockwell Avenue. If said sidewalk is damaged or removed during construction the developer shall be required to make the necessary repairs and/or replace if necessary.

9.11 HEIGHT REGULATIONS

The maximum building height shall be 40 feet.

9.12 LOT REGULATIONS

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

9.13 SETBACK REGULATIONS

Front Yard (NW 164th St. & Rockwell Ave.): 25 feet
Side Yard: 0 feet, except as required by the building or fire code
Rear Yard: 0 feet, except as required by the building or 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

No building permits shall be issued in this PUD until a specific plan pursuant to Chapter 59, Section 14150C of the Oklahoma City Municipal Code, 2020, as amended has been approved by the Planning Commission.

Platting is not required for this PUD.

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"

PUD-1829

LEGAL DESCRIPTION

N.W. 164th & Rockwell

May 19, 2021

A tract of land being a part of the Northeast Quarter (NE/4) of Section Five (5), Township thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°57'18" West, along and with the North line of said Northeast Quarter (NE/4), a distance of 407.75 feet to the Northwest (NW) Corner of the recorded plat TOTAL EXPRESS AT WALNUT CREEK, said point being the POINT OF BEGINNING;

THENCE South 00°14'08" West, along and with the West line of said plat TOTAL EXPRESS AT WALNUT CREEK, a distance of 359.50 feet to the Southwest (SW) Corner of said plat TOTAL EXPRESS AT WALNUT CREEK;

THENCE South 89°57'18" East, along and with the South line of said plat TOTAL EXPRESS AT WALNUT CREEK, a distance of 407.75 feet to the Southeast (SE) Corner of said plat TOTAL EXPRESS AT WALNUT CREEK, said point lying on the East line of said Northeast Quarter (NE/4);

THENCE South 00°14'08" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 168.50 feet;

THENCE North 89°57'18" West, departing said East line, parallel with and 528.00 feet South of the North line of said Northeast Quarter (NE/4), a distance of 785.17 feet to the Southeast (SE) Corner of the recorded plat WALNUT CREEK COMMERCIAL PARK SECTION 1;

THENCE North 00°14'08" East, along and with the East line of said plat WALNUT CREEK COMMERCIAL PARK SECTION 1, a distance of 528.00 feet to the Northeast (NE) Corner of said plat WALNUT CREEK COMMERCIAL PARK SECTION 1, said point lying on the North line of said Northeast Quarter (NE/4);

THENCE South 89°57'18" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 377.42 feet to the POINT OF BEGINNING.

Containing 267,982 square feet or 6.1520 acres, more or less.

Basis of Bearing: The North line of the Northeast Quarter (NE/4) of Section Five (5), Township thirteen (13) North, Range Four (4) West having a bearing of North 89°57'18" West.

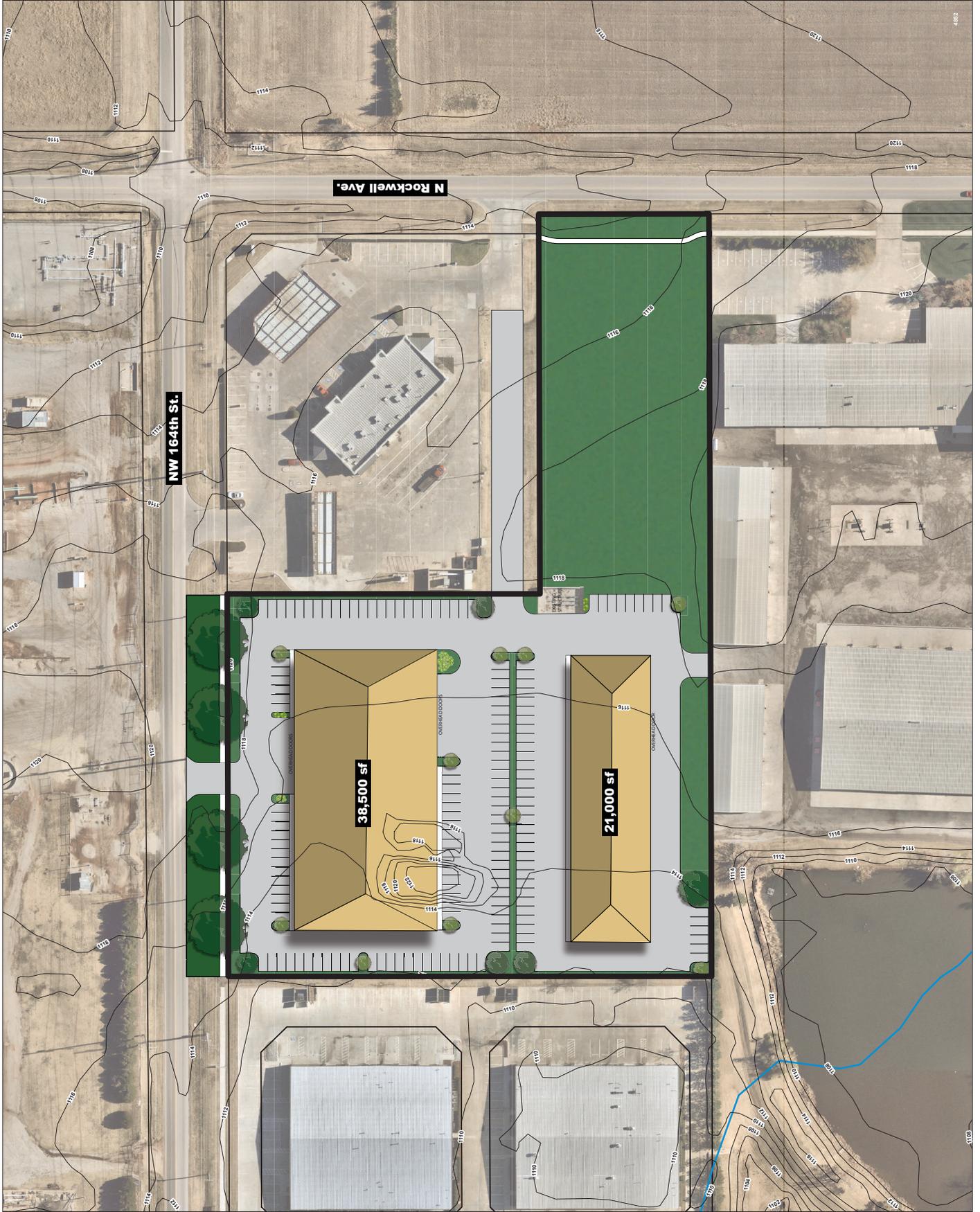


NW 164th & N Rockwell Ave.

Exhibit B
Conceptual Site Plan
6.1520 acres
163 parking spaces



Johnson & Associates, LLC
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Olathe, MO 64662
PH: 816.223.8800
FAX: 816.223.8801
www.ja-associates.com
CONCEPTUAL SITE PLAN
NOVEMBER 14, 2018
PROJECT NO. 18-001
CONCEPTUAL SITE PLAN SHOWING FEASIBLE OPTION
PERMITTED UNDER PROPOSED ZONING



ORDINANCE NO. 26,841

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

~~EMERGENCY ORDINANCE~~

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

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Five (5), Township thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°57'18" West, along and with the North line of said Northeast Quarter (NE/4), a distance of 407.75 feet to the Northwest (NW) Corner of the recorded plat TOTAL EXPRESS AT WALNUT CREEK, said point being the POINT OF BEGINNING;

THENCE South 00°14'08" West, along and with the West line of said plat TOTAL EXPRESS AT WALNUT CREEK, a distance of 359.50 feet to the Southwest (SW) Corner of said plat TOTAL EXPRESS AT WALNUT CREEK;

THENCE South 89°57'18" East, along and with the South line of said plat TOTAL EXPRESS AT WALNUT CREEK, a distance of 407.75 feet to the Southeast (SE) Corner of said plat TOTAL EXPRESS AT WALNUT CREEK, said point lying on the East line of said Northeast Quarter (NE/4);

THENCE South 00°14'08" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 168.50 feet;

THENCE North 89°57'18" West, departing said East line, parallel with and 528.00 feet South of the North line of said Northeast Quarter (NE/4), a distance of 785.17 feet to the Southeast (SE) Corner of the recorded plat WALNUT CREEK COMMERCIAL PARK SECTION 1;

THENCE North 00°14'08" East, along and with the East line of said plat WALNUT CREEK COMMERCIAL PARK SECTION 1, a distance of 528.00 feet to the Northeast (NE) Corner of said plat WALNUT CREEK COMMERCIAL PARK SECTION 1, said point lying on the North line of said Northeast Quarter (NE/4);

THENCE South 89°57'18" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 377.42 feet to the POINT OF BEGINNING.

Containing 267,982 square feet or 6.1520 acres, more or less.

~~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 3rd day of August, 2021.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 31st day of August, 2021.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 31st day of August, 2021.

ATTEST:

Amy K. Simpson
CITY CLERK



Chris Rice
VICE-MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR