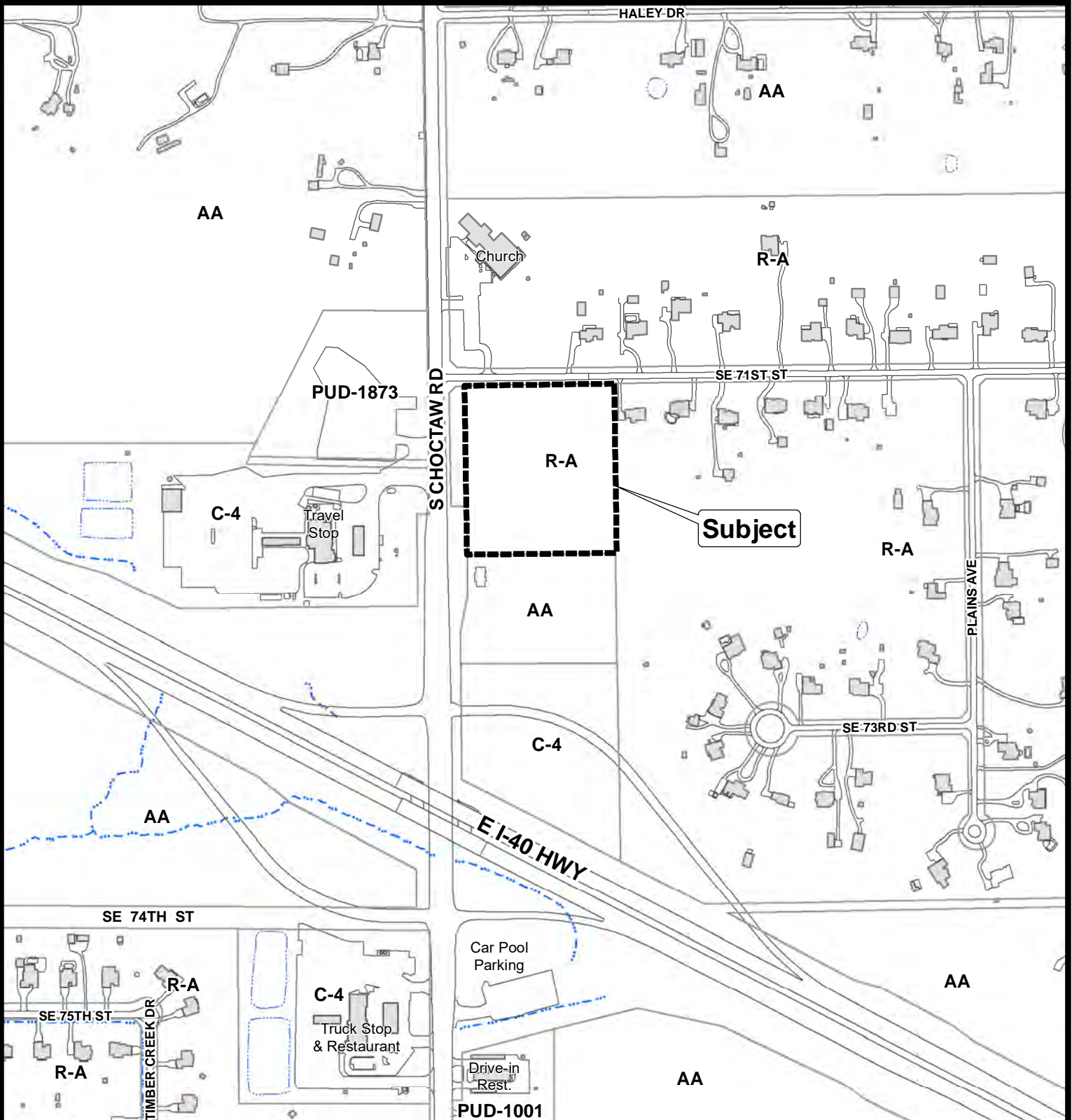


Case No: PUD-2043

Applicant: Capitol Baptist Association, Inc.

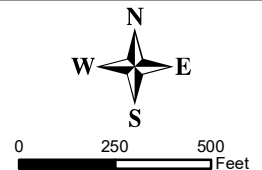
Existing Zoning: R-A

Location: 15000 SE 71st St.



The City of  
OKLAHOMA CITY

# Planned Unit Development



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

**PUD-\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**SE 71<sup>st</sup> St. & Choctaw Rd.**

15000 SE 71<sup>st</sup> St.

October 30, 2024

**PREPARED FOR:**

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**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of SE 71<sup>st</sup> St. & Choctaw Rd., consisting of approximately 8 acres, is located within the Southwest Quarter (SW/4) of Section 25, Township 11 N, Range 1 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 15000 SE 71<sup>st</sup> St.

**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 of this property is Capitol Baptist Association, Inc.

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

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

- North: R-A District and used for residential development.
- East: R-A District and used for residential development.
- South: AA District and used for a residential development.
- West: PUD-1873 and C-4 Districts and used for commercial/industrial development.

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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

**SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit a commercial development.

**SECTION 7.0..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is SE 71<sup>st</sup> St. The nearest street to the east is S. Plains Ave. The nearest street to the south is I-40 Service Rd. The nearest street to the west is S. Choctaw Rd.

**7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic.

7.3 ..... WATER

Water facilities for this property are not available. Water services will be provided from public mains or well.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 36 located at 17700 SE 104<sup>th</sup> St. It is approximately 5 miles from this PUD development.

7.5 .....GAS, 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 not within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

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

The use and development regulations of the C-3 Community Commercial District shall govern this PUD, except as herein modified.

**The following uses shall be permitted:**

- 8300.1 Administrative & Professional Offices
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8250.3 Community Recreation: Property Owners Association
- 8300.32 Convenience Sales and Personal Services
- 8300.54 Outdoor Sales and Display and Outdoor Storage [shall only be permitted as an accessory use]
- 8300.35 Eating Establishments: Fast Food [shall include seasonal snow cone stands and food trucks]
- 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.41 Food & Beverage Retail Sales
- 8300.45 Gasoline Sales: Large
- 8300.58 Personal Services: General
- 8300.60 Personal Storage
- 8300.63 Retail Sales and Services: General

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. 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. There shall be a twenty-foot buffer along the east property line that will consist existing mature, healthy trees.

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.

9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

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 may be taken from SE 71<sup>st</sup> St. and S. Choctaw Rd.

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.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ON-PREMISE SIGNS

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

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... OFF-PREMISE SIGNS

Non-Accessory signs will be prohibited.



9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ..... ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

Sidewalks will not be required within this PUD.

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.

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, private drainage easements, and islands / medians 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.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

**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 Master Development Plan (north tract)

Exhibit B-1 – Conceptual Master Development Plan (south tract)

Exhibit C – Topography Plan

## **PUD-2043 Exhibit A – Legal Description**

TRACT 1: A TRACT OF LAND THAT IS A PART OF LOTS 1, 2, 3 AND 4 OF BLOCK 2, HERITAGE ESTATES, AN ADDITION TO THE CITY OF OKLAHOMA CITY, IN SECTION 25, TOWNSHIP 11 NORTH, RANGE 1 WEST IN OKLAHOMA COUNTY, OKLAHOMA. SAID PARCEL OF AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, HERITAGE ESTATES; THENCE N 89°21'13" E ALONG THE SOUTH LINES OF SAID LOTS 1, 2, 3 AND 4, BLOCK 2, HERITAGE ESTATES A DISTANCE OF 500.00 FEET TO A POINT THAT IS 57.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 2, HERITAGE ESTATES; THENCE N 00°48'55" W AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 25, A DISTANCE OF 350.00 FEET TO A POINT THAT IS 57.00 FEET WEST OF THE EAST LINE OF SAID LOT 4, BLOCK 2, HERITAGE ESTATES; THENCE S 89°21'13" W AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 1, 2, 3, AND 4, BLOCK 2, HERITAGE ESTATES A DISTANCE OF 500.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CHOCTAW ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY AND PARALLEL WITH THE WEST LINE OF SAID SW/4 OF SAID SECTION 25, S 00°48'55" E A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING. **AND TRACT 2:** A TRACT OF LAND THAT IS A PART OF LOTS 1, 2, 3 AND 4 OF BLOCK 2, HERITAGE ESTATES, AN ADDITION TO THE CITY OF OKLAHOMA CITY, IN SECTION 25, TOWNSHIP 11 NORTH, RANGE 1 WEST IN OKLAHOMA COUNTY, OKLAHOMA. SAID PARCEL OF AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, HERITAGE ESTATES; THENCE N 00°48'55" W ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH CHOCTAW ROAD AND PARALLEL WITH THE WEST LINE OF SAID SW/4 A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH CHOCTAW ROAD AND PARALLEL WITH THE WEST LINE OF SAID SW/4 N 00°48'55" W A DISTANCE OF 279.53 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, BLOCK 2, HERITAGE ESTATES, SAID POINT BEING 85.49 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, HERITAGE ESTATES; THENCE N 89°21'47" E ALONG THE NORTH LINES OF SAID LOTS 1, 2, 3, AND 4, BLOCK 2, HERITAGE ESTATES A DISTANCE OF 557.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 2, HERITAGE ESTATES; THENCE S 00°48'55" E ALONG THE EAST LINE OF SAID LOT 4, BLOCK 2, HERITAGE ESTATES A DISTANCE OF 629.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 2, HERITAGE ESTATES; THENCE S 89°21'13" W ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 2, HERITAGE ESTATES A DISTANCE OF 57.00 FEET TO A POINT THAT IS 108.50 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 2, HERITAGE ESTATES; THENCE N 00°48'55" W AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 25, A DISTANCE OF 350.00 FEET TO A POINT THAT IS 57.00 FEET WEST OF THE EAST LINE OF SAID LOT 4, BLOCK 2, HERITAGE ESTATES; THENCE S 89°21'13" W AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 1, 2, 3, AND 4, BLOCK 2, HERITAGE ESTATES A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

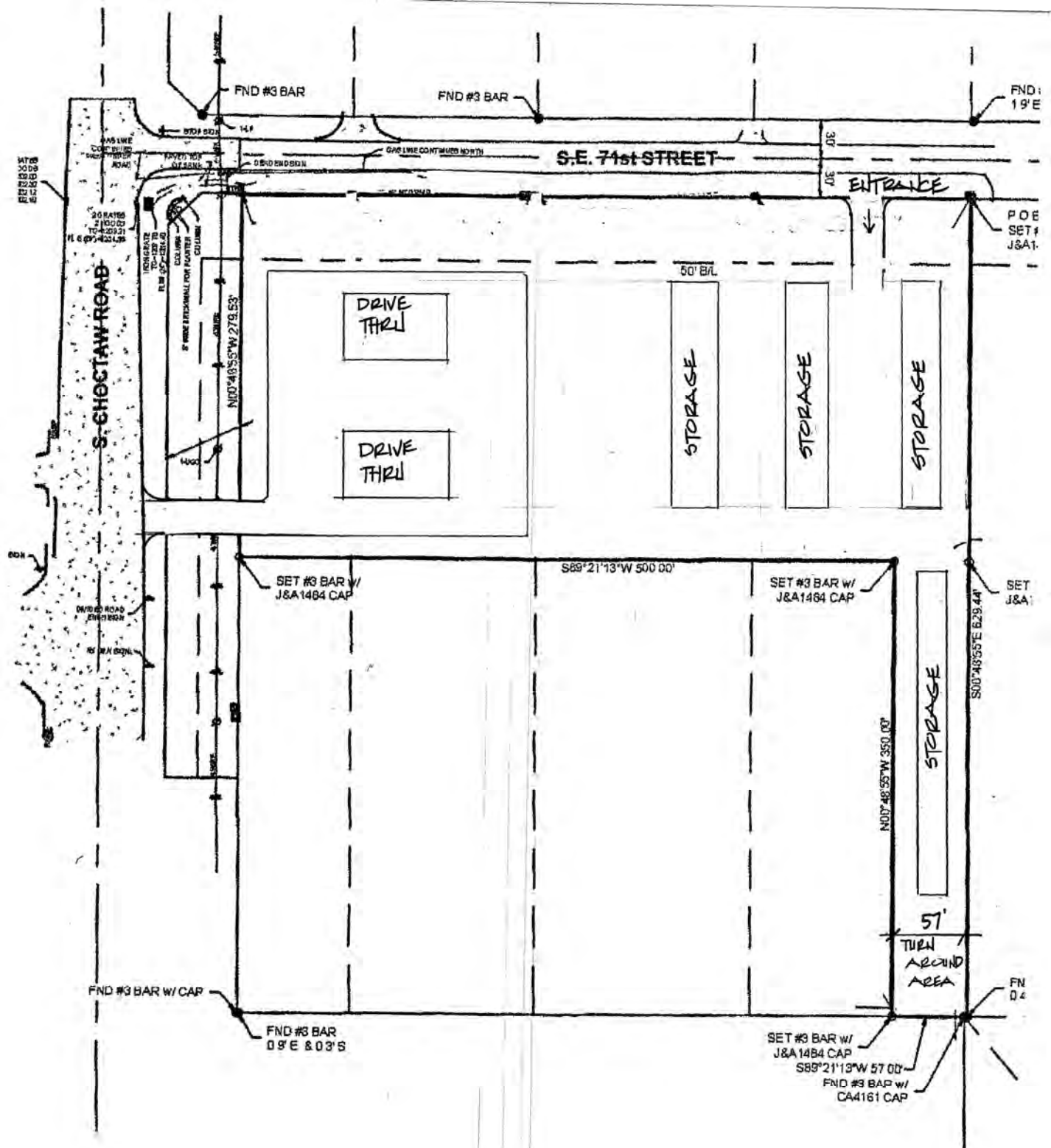


Exhibit B



