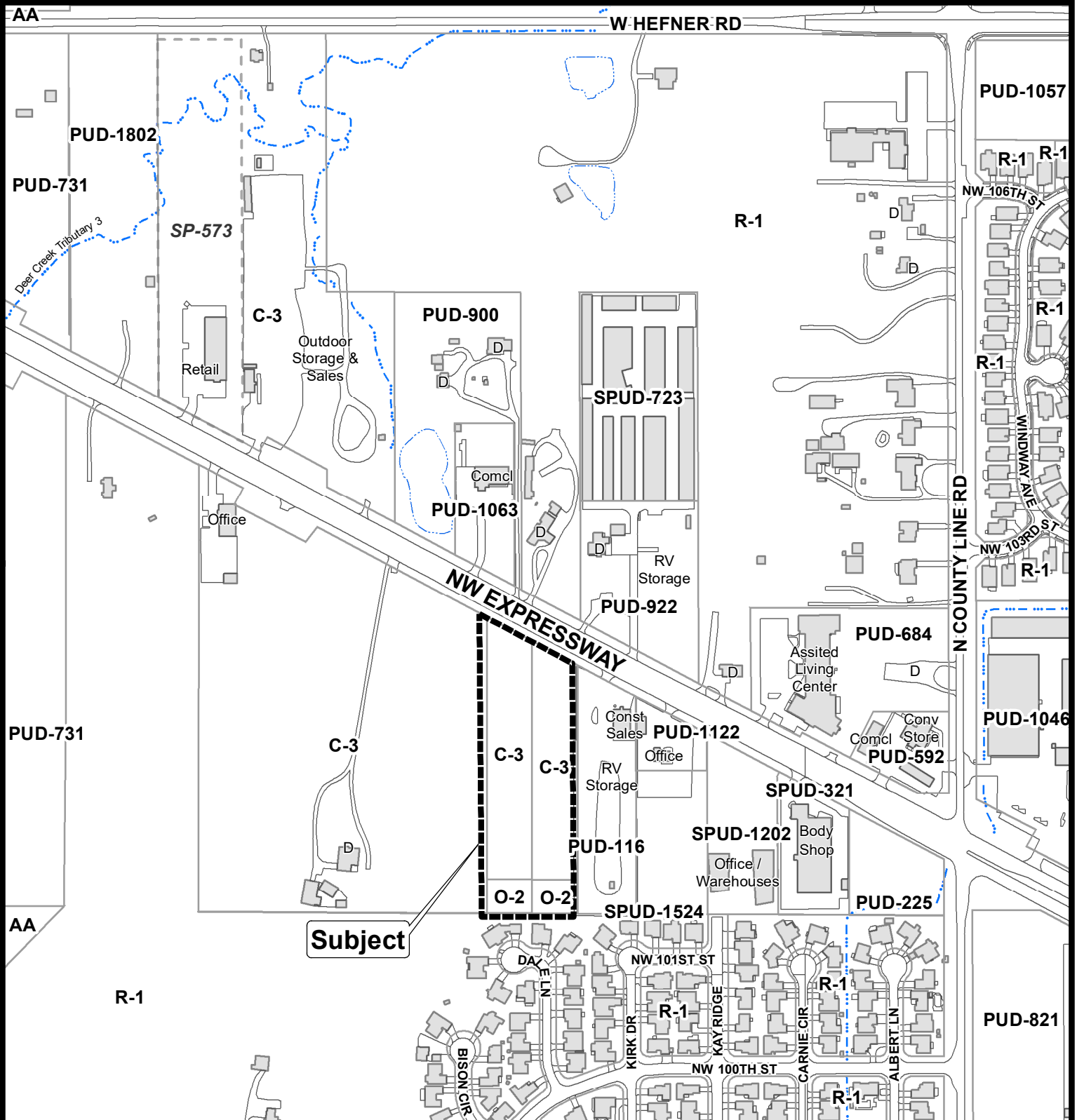


Case No: PUD-2052 Applicant: Salazar Commercial Properties, LLC
Existing Zoning: C-3 / O-2
Location: 9140 NW Expressway



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – (number)

MASTER DESIGN STATEMENT FOR
NORTHWEST EXPRESSWAY DEVELOPMENT PARK

9130 NW Expressway and 9140 NW Expressway

December 31, 2024

PREPARED FOR:

Salazar Commercial Properties, LLC
209 E Main Street
Yukon, OK 73099
405.350.6558

PREPARED BY:

Wallace Design Collective, PC
Purvi Patel
410 N Walnut Ave, Suite 200
Oklahoma City, OK 73104
405.536.2032
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Northwest Expressway Development Park, consisting of 5.21 acres are located within the NE/4 of Section 25, Township 13 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at 9130 and 9140 NW Expressway.

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 this property is Salazar Commercial Properties, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The undeveloped subject property is currently zoned as C-3 “Community Commercial” District and O-2 “General Office” District. Surrounding properties are zoned and used for:

North: R-1 “Single-Family Residential” District and Planned Unit Development District (PUD-1063). Both northern parcels are currently used for commercial development.

East: Planned Unit Development District (PUD-116). This current use of this parcel is commercial development.

South: R-1 “Single-Family Residential” District. The parcels are developed as single-family structures, included in the Idlewyld Plat.

West: C-3 “Community Commercial” District. The parcel is developed with a single-family structure.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property is 1242-1258 and generally slopes towards the north. The tree cover on the property is approximately 25% and is located mainly along the eastern and western property lines. The entirety of the property is located with FEMA Flood Zone X; furthermore, there are no wetlands on the subject property.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify certain use and regulations within the base zoning district and to allow for an office and warehouse park development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the subject site is NW Expressway (State Highway 3), which abuts the subject site on the north.

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

Public 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 34 located at 8617 N Council Road. Approximately 1.75 miles from this PUD development. Anticipated response times are of Urban service levels.

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 Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban-Low Intensity 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, 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.

9.0 SPECIAL CONDITIONS

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

Permitted Use(s):

- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Administrative and Professional Office (8300.1)
- Animal Sales and Services: Grooming (8300.8)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Custom Manufacturing (8350.3)
- Industrial Light (8350.8)

- Wholesaling Storage & Distribution: General (8350.15)
- Wholesaling Storage & Distribution: Restricted (8350.16)

9.1 FAÇADE REGULATIONS

The northern most buildings shall have wall finish of 100 percent brick, exclusive of windows and doors. The remaining buildings shall have a minimum of 4-foot brick wainscot on the front walls. Brick veneer, rock or stone masonry. EIFS, stucco, wood, concrete-board, exposed metal or exposed concrete block finish shall be permitted on the remainder of the building finish.

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 otherwise noted.

A 25-foot landscape buffer shall be provided along the southern boundary of this development as shown on the Conceptual Master Development Plan. In addition, no less than a six-foot and no greater than an eight-foot-high wood fence shall be provided along the southern boundary.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts 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.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wood fence shall be provided along the southern boundary of this development.

9.5 PLATTING REGULATIONS

Platting shall not be required if the development does not exceed 3 lots.

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 the southern property line.

9.8 ACCESS REGULATIONS

There shall be one access point from NW Expressway (State Highway 3) in this PUD.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive.

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

There shall be one (1) freestanding sign in this PUD.

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 8 feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the commercial buildings they serve. No pole signs will be allowed.

A sign that contains the name of any business development located within this PUD shall be 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 PUD.

9.10.1 ATTACHED SIGNS

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

9.10.2 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.3 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

No sidewalks shall be required along NW Expressway for this PUD.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Yard requirements in the PUD shall be as follows:

Northern boundary of PUD	25 feet
Southern boundary of PUD	25 feet
Eastern boundary of PUD	5 feet
Western boundary of PUD	5 feet

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 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 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 Master Development Plan

Exhibit C - Topography Plan

EXHIBIT A

LEGAL DESCRIPTION

Tract 1

Beginning at a point on the South line of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (S) West of the Indian Meridian, Canadian County, Oklahoma, 1419.00 feet West of the Southeast Corner of said Quarter:

Thence North 898.8 feet to the South line of Highway No. 3 (Northwest Highway);

Thence in a Southeasterly direction along the South right of way line of said Highway a distance of 156.27 feet;

Thence in a Southwesterly direction 825.89 feet to a point on the South line of said Quarter 1,284.43 feet West of the Southeast Corner of said Quarter;

Thence West 134.59 feet to the Point of Beginning.

AND

Tract 2

Part of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (S) West of the Indian Meridian, Canadian County, Oklahoma:

Beginning at a point 1145.7 feet West of the Southeast corner of said NE/4 of Section 25;

Thence North 752.8 feet to the South line of Highway No. 3 (Northwest Highway);

Thence in a Northwesterly direction along said right of way line 156.27 feet;

Thence in a Southwesterly direction 825.89 feet to a point on the South line of said NE/4 1284.43 feet West of the Southeast corner of said NE/4;

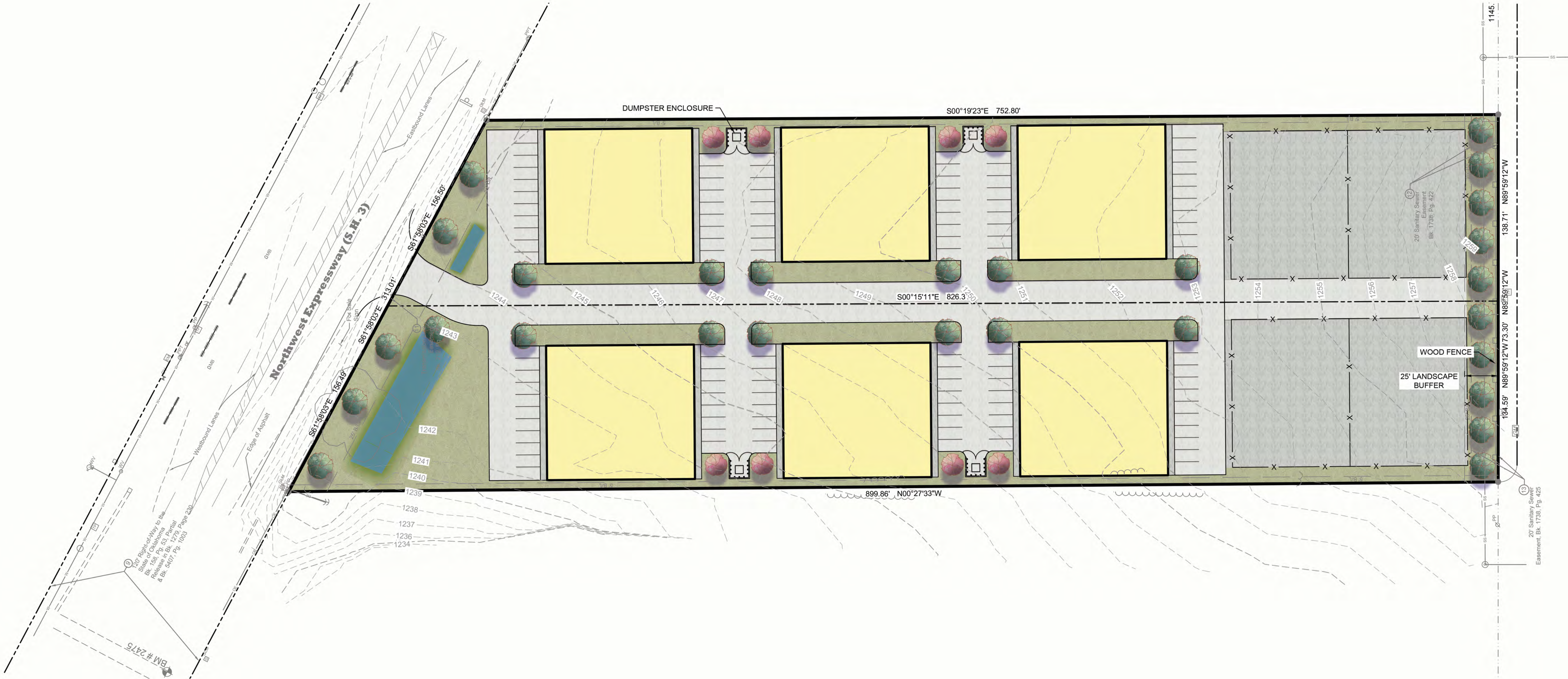
Thence East 148.73 feet to the Point of Beginning.

\\OKC-SERVER\Civil\Projects\2480082 Salazar Development 2.Dwg\PRODUCTION\2480082 SITE PLAN.dwg PLOT:12/20/2024 3:01:02 PM ORIG SIZE:24"x36"



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



9140 NW EXPRESSWAY
SALAZAR HOMES
OKLAHOMA CITY, OKLAHOMA

REV	DESCRIPTION	DATE
DATE		2024.10.31
PROJECT NO.		2480082
SHEET NAME		CONCEPTUAL MASTER DEVELOPMENT PLAN
SHEET NO.		C1.0