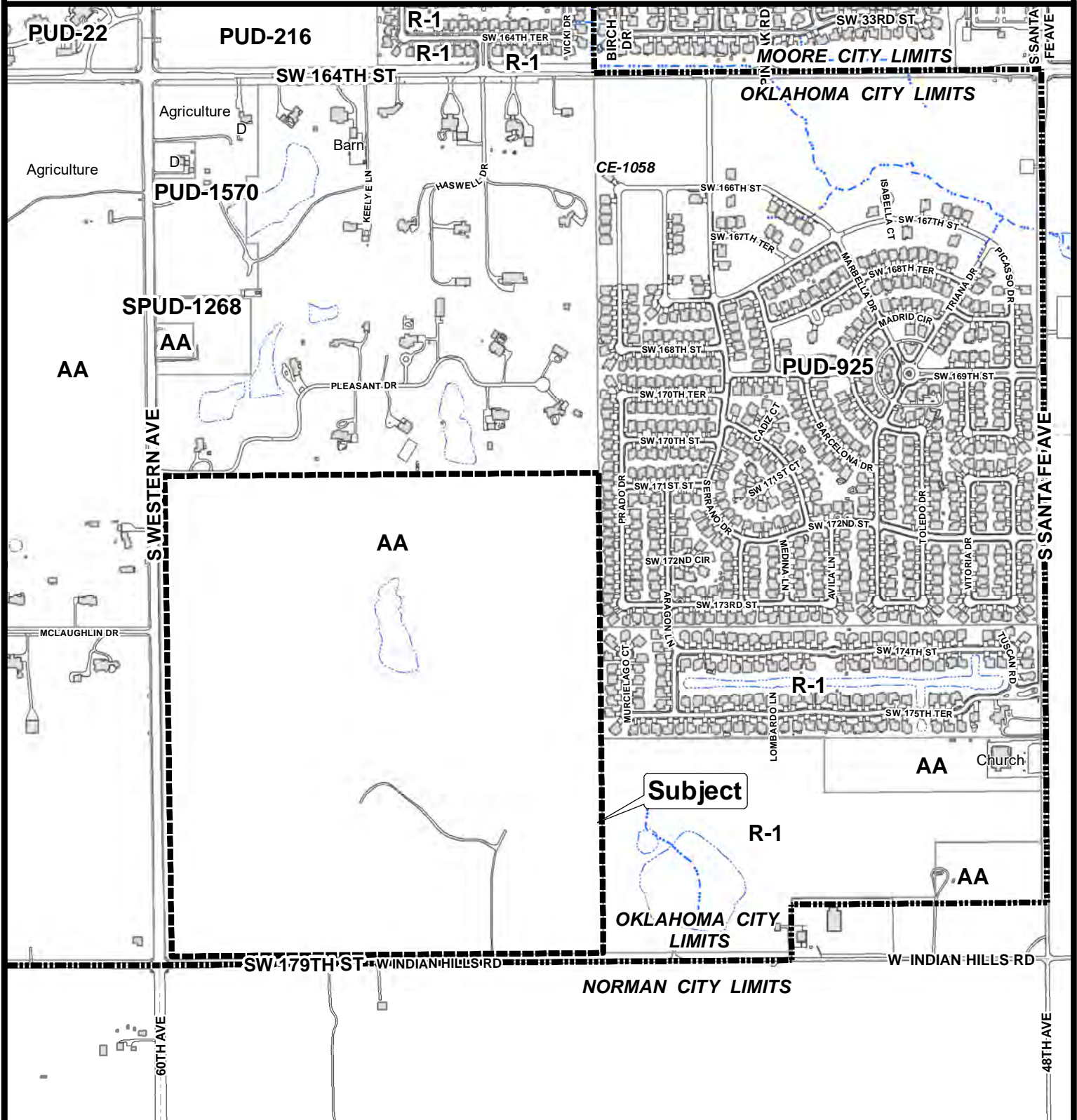


**Applicant: Raven Investments, LLC**

**Existing Zoning: AA**

**Location: 17902 S. Western Ave.**



## Planned Unit Development



0 400 800 Feet

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

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

**MASTER DESIGN STATEMENT FOR**  
**S. Western Ave. & W. Indian Hills Rd.**

January 30, 2025

**PREPARED FOR:**

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

The Planned Unit Development (PUD) of S. Western Ave. & W. Indian Hills Rd., consisting of 160 acres, is located within the Southwest Quarter (SW/4) of Section 33, Township 10 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

## **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 Raven Investments, LLC.

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

The subject property is presently zoned for AA Agricultural. Surrounding properties are zoned and used for:

North: AA District and used for residential development.  
East: R-1 District and used for residential development.  
South: City of Norman and is undeveloped.  
West: AA District and used for undeveloped.

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 change the existing base zoning to a base zoning that will permit a mixed-use development.

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

### **7.1 ..... STREETS**

The nearest street to the north is Pleasant Dr. The nearest street to the east is S. Santa Fe Ave. The nearest street to the south is W. Indian Hills Rd. The nearest street to the west is S. Western Ave.

## 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available for a portion of the property in the hard corner of S. Western Ave. and W. Indian Hills Rd. Sanitary sewer services will be provided from public mains, septic, and/or aerobic.

## 7.3 ..... WATER

Water facilities for this property are available. The addition will be served by a proposed waterline which will have to be extended approximately half a mile east along Indian Hills Road and then approximately a quarter of a mile north along Santa Fe Avenue to connect to an existing water main.

## 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S. May Ave.. 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 Urban Reserve 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

There shall be two (2) Tracts within this PUD as follows:

**Tract 1:** The use and development regulations of the **C-3 Community Commercial District** and the **R-4 General Residential District** shall govern Tract 1, except as herein modified.

#### **The following uses shall be permitted within Tract 1:**

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel & Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use (this use is limited to allow shared parking amongst multiple users for uses located within Tract 1 of this PUD)
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Use (this use unit, in addition to all uses permitted within its definition, shall also allow for a single building to be integrated to allow all uses permitted within this Tract of the PUD)
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8150.6.3	Greenhouse
8150.6.5	Hoop House
8300.48	Laundry Services

8250.11	Library Services and Community Centers
8250.12	Light Public Protection & Utility: General
8250.13	Light Public Protection & Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living

**Tract 2:** The use and development regulations of the **R-1 General Residential District** shall govern Tract Two (2) of this PUD, except as herein modified. The minimum lot size shall be 4,000 square feet. The minimum frontage of lots within this Tract shall be 46'. Single-family residential development shall be permitted to be developed at 85% lot coverage. Accessory uses are allowed subject to the compliance of the conditions and review procedures required by the zoning ordinance.

**The following uses shall be permitted within Tract 2:**

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home
8200.9	Model Home Accessory Parking Lot (This use shall be permitted to be on an adjacent lot or a lot that is separated from the lot in which the Model Home is located)
8200.14	Single-Family Residential (There shall be a maximum of 500 single family lots within Tract 2)
8500.2	Permitted Temporary Uses. Temporary Buildings, On-Site. As Sales Trailer. Sales office in Model home garage, which will be converted back to a garage before occupied as a residence by homeowner.

**9.0.....SPECIAL CONDITIONS**

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

**9.1.....FAÇADE REGULATIONS**

All commercial structures in Tract 1 of this PUD shall have 70% brick veneer, rock, stone or similar masonry finish and no more than 30%, stucco, wood, wood type, or engineered wood siding products on the first-floor perimeter (exclusive of windows, doors, and breezeways). Exposed metal wall panels or unfinished concrete block shall not be permitted as part of the building façade.



The exterior building wall finish, exclusive of windows and doors on all main structures, for single-family residential development in Tracts 1 and 2 of this PUD shall consist of a minimum of 55% brick veneer, rock or stone masonry and no more than 45% Engineered Composite Wood products or Engineer Wood Products (EWP). Smartsite, cement based, or solid wood types shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

For development pursuant to the Multiple-Family Residential (8200.12) and Senior Independent Living (8200.13) use units, the following shall apply: A minimum of 30% brick veneer, rock, stone, stucco or similar masonry finish and no more than 70%, wood, wood type, engineered wood siding products, or cement board on the first floor perimeter (exclusive of windows, doors, and breezeways). The façade for all floors above the first floor, excluding windows and doors, shall be cementitious fiberboard, architectural metal, masonry cedar siding. Exposed metal wall panels or unfinished concrete block shall not be permitted as part of the building façade.

## 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

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

The base zoning district of each respective tract shall regulate the screening requirements, except that four (4) foot split rail or other open see through fencing shall be permitted to abut common areas adjacent to any residential uses.

## 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 25 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

Non-residential 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. Platted building setbacks shall be enforced in lieu of the base zoning setbacks on lots platted to take access from a platted common area/access easement.

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 pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed.

Non-residential lots may be platted/subdivided, and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent 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.

#### 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, except that parking and maneuvering adjacent to a platted common lot will be permitted in the public street right-of-way upon receipt of a revocable permit. All parking spaces shall be located off of the right-of-way on private property. The plat shall indicate the location where maneuvering will be permitted within this PUD. However, the development may reduce the parking requirements within any commercial development of this PUD by 15% if the following policy is adhered to:

Provide incentives to encourage commercial districts rather than linear, strip development as the preferred pattern for new commercial development. A commercial district is similar to the traditional “main street” with multi-story buildings, service alleys, shared parking, narrow facades, and an occasional parking lot. These commercial uses should have a combination of uses including residential. Buildings, drives, parking areas, and walkways should be laid out in patterns which encourage pedestrian activity. Commercial districts should be interconnected with surrounding neighborhoods for easy and convenient access. As an incentive, developers would be allowed to dedicate larger amounts of land to commercial use than typically allowed in strip commercial developments.

#### 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 in accordance with the base zoning district regulations.

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

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

9.12 ..... SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed on the arterial street or six-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. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways shall be provided in this Planned Unit Development and shall connect residential tracts to adjacent Common Areas.

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK REGULATIONS

For Tract One (1):

The base zoning district shall govern the setbacks within this Tract, except that for any multi-family development within this Tract, the R-4 General Residential District shall govern said development.

For Tract Two (2):

*Front:* A minimum of 2' is permitted provided all garages have a minimum 20' front yard setback.

*Rear:* 10'

*Side:* 0' or 3' or 6'

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**

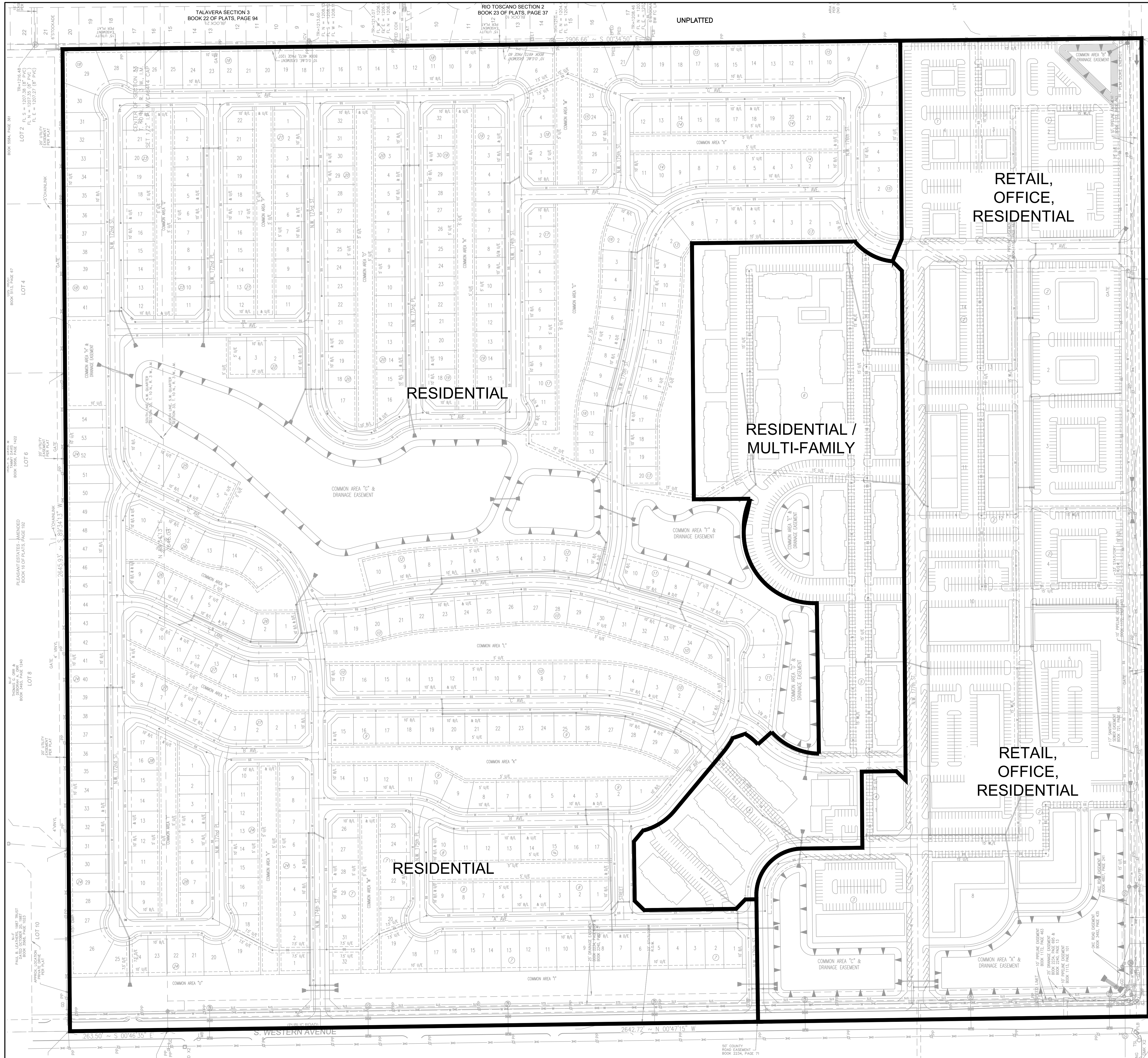
Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 ..... EXHIBITS**

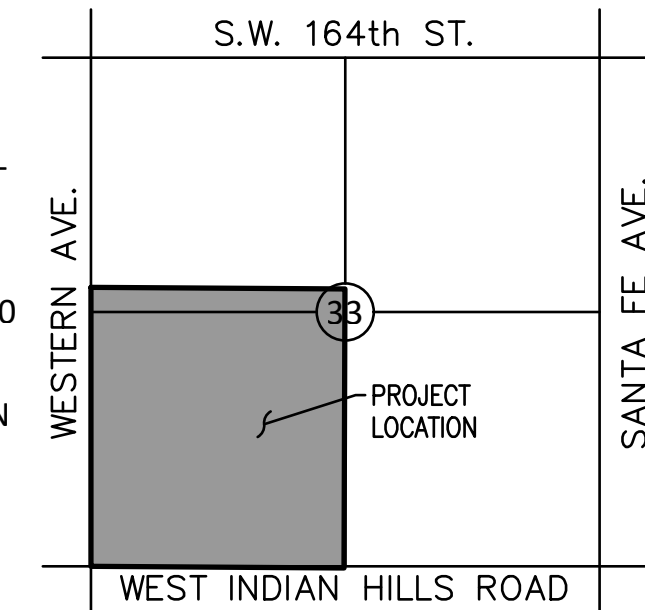
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

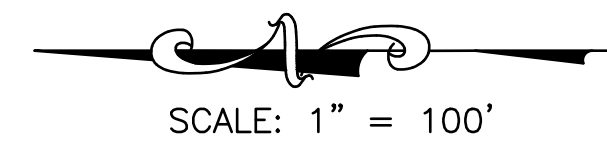




Master Zoning Exhibit  
**WESTERN HILLS**  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE W. 1/2, SECTION 33,  
T10N, R3W, I.M.  
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP  
1" = 2000'



- RESIDENTIAL - 113.94 ACRES  
RESIDENTIAL / MULTI FAMILY - 18.11 ACRES  
RETAIL, OFFICE, RESIDENTIAL - 44.15 ACRES  
  
OPEN SPACE = 37.31 Ac.

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**WESTERN HILLS**

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PROJECT NO. 6580.00  
DATE: 01/28/25  
SCALE: 1" = 100'  
DRAWN BY: G.G.  
ENGINEER: [Signature]  
P.E. NUMBER: [Number]

MASTER ZONING EXHIBIT

SHEET NO.  
1



