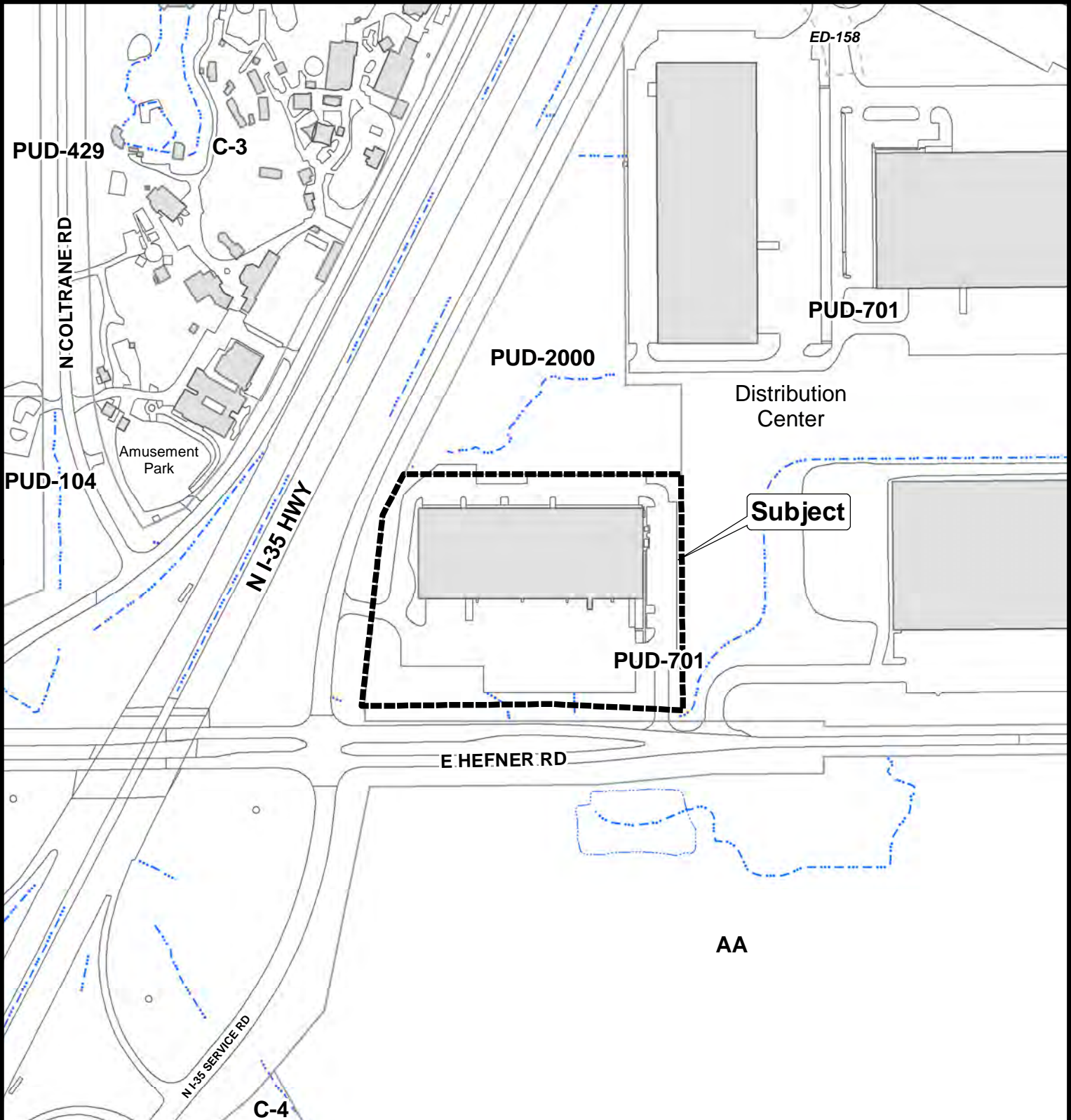
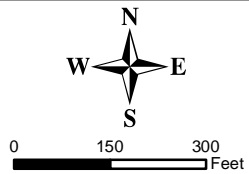


Case No: PUD-2065      Applicant: AMS Properties-OKC, LLC  
Existing Zoning: PUD-701  
Location: 4401 E. Hefner Rd.



The City of  
OKLAHOMA CITY

# Planned Unit Development



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

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

**MASTER DESIGN STATEMENT FOR**

**E. Hefner Rd. & N. I-35 Service Rd.**

March 25~~\_\_\_\_~~, 2025

**PREPARED FOR:**

Metro Emergency Upfitters  
10308 SE 29<sup>th</sup> St.  
Oklahoma City, OK 73130  
(405) 610-6004  
josh@meuokc.com

**PREPARED BY:**

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

The Planned Unit Development (PUD) of E. Hefner Rd. & N. I-35 Service Rd., consisting of 8.09 acres, is located within the Southwest Quarter (SW/4) of Section 20, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 4401 E. Hefner Rd.

## **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 AMS Properties OKC, LLC. The developer of this property is Metro Emergency Upfitters.

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

The subject property is presently zoned for PUD-701. Surrounding properties are zoned and used for:

North: PUD-2000 District and is currently vacant.  
East: PUD-701 District and used for commercial/industrial development.  
South: AA District and is currently vacant.  
West: N Interstate 35

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 developed as a one-story warehouse building.

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

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit additional automotive uses.

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

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

The nearest street to the north is N. I-35 Service Rd. The nearest street to the east is N. Sooner Rd. The nearest street to the south is E. Hefner Rd. The nearest street to the west is N. I-35 Service Rd.

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

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 2 located at 2917 E. Britton Rd. It is approximately 1.9 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-Low Intensity 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 I-1 Light Industrial District shall govern this PUD, except as herein modified.

**The following uses shall be permitted:**

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 and Veterinary, Restricted
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
8300.21	Automotive and Equipment: Storage
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8350.8	Industrial, Light
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted

8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8350.11	Recycling Collection and Processing Facilities
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage and Distribution: Restricted

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

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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, architectural metal masonry, 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 existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 existing fence shall be permitted to remain and deemed to conform to applicable regulations. A privacy screen may be permitted within the existing fence. In the event of a new fence, screening regulations shall be in accordance with the base zoning district.

### **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 N. I-35 Service Rd. and E. Hefner Rd.

9.9 ..... PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 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.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall 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
- Exhibit C - Topography Plan

ALTA SURVEY FOR  
HEFNER COMMERCE PARK  
OKLAHOMA CITY, OKLAHOMA

PUD-2065 EXHIBIT B

TOPOGRAPHIC LEGEND

	AIR CONDITIONER UNIT		BARBED WIRE FENCE
	FIRE HYDRANT		CHAINLINK FENCE
	GAS METER		PIERAIL FENCE
	GROUND TRANSFORMER		ELECTRIC UNDERGROUND LINE
	GUARD POST		OVERHEAD ELECTRIC LINE
	LIGHT POLE		GAS LINE
	STORM DRAIN MANHOLE		SANITARY SEWER LINE
	SANITARY SEWER MANHOLE		STORM DRAIN LINE
	POWER POLE		UNDERGROUND TELEPHONE LINE
	GUY POLE		WATER LINE
	DOWN GUY		CURB AND GUTTER FIRE LANE
	MONUMENT FOUND		UNKNOWN UNDERGROUND UTILITY
	MONUMENT SET		CURB AND GUTTER
	SANITARY SEWER CLEANOUT		SURFACE DRAINAGE FLOWLINE
	SPRINKLER VALVE		SPOT ELEVATION
	TELEPHONE RISER		CONCRETE
	WATER METER		ASPHALT
	ROOF DRAIN		GRAVEL
	MAILBOX		
	ELECTRIC RISER		
	COMMUNICATIONS VAULT		
	HOSE BIB		
	COMMERCIAL SIGN		
	SIGN		
	HANDICAP PARKING		
	WATER VALVE BOX		
	TELEPHONE MANHOLE		

SCHEDULE B-II

THE FOLLOWING ITEMS REFER TO THE SCHEDULE B - PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1004370-0411 DATED FEBRUARY 10, 2014 AT 7:30AM

11. EASEMENT IN FAVOR OF THE CITY OF OKLAHOMA CITY RECORDED IN BOOK 7596, PAGE 444. AFFECTS AND SHOWN

13. RIGHT-OF-WAY IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 7729, PAGE 479. AFFECTS AND SHOWN

16. EASEMENT IN FAVOR OF THE CITY OF OKLAHOMA CITY RECORDED IN BOOK 7970, PAGE 255. AFFECTS AND SHOWN

21. EASEMENT IN FAVOR OF THE CITY OF OKLAHOMA CITY RECORDED IN BOOK 11085, PAGE 1441. AFFECTS AND SHOWN

22. EASEMENT IN FAVOR OF THE CITY OF OKLAHOMA CITY RECORDED IN BOOK 11171, PAGE 1072. AFFECTS AND SHOWN: EASEMENT 1, EASEMENT 2 AND EASEMENT 3

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF:

-FIRST AMERICAN TITLE INSURANCE COMPANY  
-HEFNER COMMERCE PARK 2, LLC

I, EDWARD GLEN PAINTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH HEREON THAT I OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN OKLAHOMA COUNTY, STATE OF OKLAHOMA AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY (20), TOWNSHIP THIRTEEN (13) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WARRANTY DEED BOOK 7596, PAGE 0444

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE SOUTH 89°26'55" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 1278.00 FEET, SAID POINT BEING 1369.80 FEET NORTH 89°26'55" EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE NORTH 00°25'24" WEST, A DISTANCE OF 73.39 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HEFNER ROAD AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF HEFNER ROAD THE FOLLOWING TWO (2) COURSES: NORTH 87°11'11" WEST A DISTANCE OF 291.10 FEET; SOUTH 89°26'55" WEST A DISTANCE OF 425.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HEFNER ROAD WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35; THENCE ALONG THE EAST RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 35 THE FOLLOWING TWO (2) COURSES: NORTH 06°17'58" EAST A DISTANCE OF 428.10 FEET; NORTH 27°14'13" EAST, PARALLEL WITH AND 235.00 FEET EAST AS MEASURED PERPENDICULAR TO THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 35, A DISTANCE OF 102.52 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 617.97 FEET; THENCE SOUTH 00°25'24" EAST A DISTANCE OF 526.34 FEET TO THE POINT OF BEGINNING.

PHYSICAL ADDRESS: 4401 EAST HEFNER RD., OKLAHOMA CITY, OKLAHOMA

I FURTHER CERTIFY THAT:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 4, 7, 8, 9, 10, 11 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

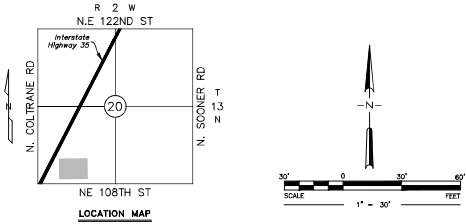
2. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE "OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WHILE SURVEY WAS CONDUCTED.

BAIS OF BEARING: S89°26'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN.



EDWARD GLEN PAINTER, P.L.S. NO. 1710  
Last Date of Survey: 3/11/2014



UTILITY WARNING:  
The underground utilities shown have been located from record documents or field locations by the operator. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Utility elevations and sizes may have been measured under adverse field conditions. Upon exposing the utility, elevations and line sizes should be verified by the contractor prior to construction. Contractor should verify critical elevations using the benchmark provided by the surveyor or engineer. Any discrepancies should be immediately brought to the engineer's and surveyor's attention.

OKIE TICKET NO. 14030415182312



**LEAKE LAND SURVEYING**

2028 EAST CORNER DRIVE, NORMAN, OK 73072  
TEL: 405.596.8841 FAX: 405.596.1804  
WWW.LEAKE-LAND-SURVEYING.COM

Surveyed By:	CG & DR	Drawn By:	RAP
Approved By:	EGP	Date:	03/27/2014
Scale:	1" = 30'	Project No:	140304
Sheet:	1	Of:	2

ALTA SURVEY  
HEFNER COMMERCE PARK 2, LLC  
4401 E. HEFNER ROAD  
OKLAHOMA CITY, OK 73102  
GARDNER TANENBAUM GROUP  
211 N. ROBINSON AVENUE, OKLAHOMA CITY, OK 73102

Sheet  
Number  
1  
Sheet  
1 of 2



