

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

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

**MASTER DESIGN STATEMENT FOR**

**N Eastern Ave. & E Memorial Rd.**

**2001 E Memorial Rd.**

May 1, 2025

**PREPARED FOR:**

Vaughn Development, LLC  
18051 S 25<sup>th</sup> East Ave.  
Mounds, OK, 74047

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PROJECT #6097

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of Eastern and Memorial, consisting of 10.5 acres are located within the SW/4 of Section 12, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 2001 E Memorial Rd.

## **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.

## **3.0 OWNER/DEVELOPER:**

The Developer of the property described in Section 2.0 is Vaughn Development, LLC. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 2001 E Memorial Rd. The property is currently zoned as C-3. The subject property is currently undeveloped.

North: North of the subject site is a parcel zoned as PUD-1572 with a base zoning of O-2, General Office District, currently developed as an apartment building and another parcel that is zoned as C-3, Community Commercial District, and is currently developed as the Wings organization.

East: Immediately east of the subject site is zoned as **R-1** and is developed as the Memorial Road Church of Christ.

South: South of the subject site is E Memorial Rd. Beyond E Memorial Rd. is zoned C-3 and developed as a gas station, PUD-311 and developed as the Oklahoma Islamic Academy and multi-family, and R-1 and developed as single-family housing.

West: West of the subject site is N Eastern Ave. Beyond N Eastern Ave. is zoned as PUD-360 with a base zoning of C-3 and is developed as a Mercy Clinic.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property is 1112-1152 and the slope analysis reveals that the property runs downhill to the northwest. There is no floodplain located on the subject property.

There are several open common areas for the future residents of this development to use and enjoy.

## **6.0 CONCEPT:**

It is the developer's intent to develop the subject property as a small-lot townhome residential development, with a commercial component on the hard corner of N Eastern Ave. and E Memorial Rd.

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.

## **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the **R-1** base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Section 59-6100, Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards - This table states that the minimum lot size in R-1 shall be 6,000 square feet. This PUD proposes a minimum lot size of 2,000 square feet.
- Section 59-6100, Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards – This table states that the minimum lot width is 50-feet. This PUD proposes a minimum lot width of 20-feet.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to the south is E Memorial Rd. which has a right-of-way width of 100 feet and is paved to City standards. The nearest street to the west is N Eastern Ave. which has a right-of-way width of 100-feet and is paved to City standards.

Proposed streets in this Planned Unit Development shall be public.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

### **7.3 WATER**

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 2 located at 2917 E Britton Rd. Approximately 4.2 miles from this PUD development. Anticipated response times are of rural levels.

### **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 in this Planned Unit Development, however, a bus stop currently exists across N Eastern Ave. at the Mercy Health Clinic for the 100X Embark Route.

## **7.7 DRAINAGE**

The property within this Planned Unit Development is not within the FEMA floodplain.

## **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Urban Low land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low 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, 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 **R-1, Single-Family Residential District and 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 as part of this PUD:

### **TRACT 1**

#### **Permitted Use(s):**

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14) (including Single-Family Residential and single family attached housing/Townhome)

### **Tract 1 Bulk Regulations**

Minimum Lot Size: 2,000 square feet

Maximum Height: Per the base zoning district

Maximum Density: 10 Units per acre

Minimum Lot Width: 20-feet

#### **Setbacks:**

- Front Yard: 15-feet
- Side Yard: 0-feet
- Corner Side Yard: - 0-feet
- Rear Yard: 10-feet

### **Tract 2**

#### **Permitted Use(s):**

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales. Small: Restricted (8300.46)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- 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)
- Senior Independent Living (8200.13)
- 

## **Tract 2 Bulk Regulations**

Minimum Lot Size: Per the base zoning district

Maximum Building Coverage: Per the base zoning district

Maximum Height: Per the base zoning district

Minimum Lot Width: Per the base zoning district

Setbacks:

Front: 20-feet

Rear: 0-feet

Side: 5-feet



## **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

## **9.2 LANDSCAPING REGULATIONS**

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

## **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 sight proof screen shall be required along boundaries adjacent to developed residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

## **9.5 PLATTING REGULATIONS**

Per the subdivision regulations.

## **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.

## **9.8 VEHICULAR ACCESS REGULATIONS**

Access shall be per code.

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

## **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.

Garages shall count towards the parking requirements.

## **9.10 SIGNAGE REGULATIONS**

Signage in this PUD shall be per the base zoning district.

## **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

## **9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

## **9.13 HEIGHT REGULATIONS**

Height regulations established in the bulk standards of section 9.0

## **9.14 SETBACK REGULATIONS**

Setback regulations established in the bulk standards of section 9.0

## **9.15 MINIMUM LOT SIZE AND WIDTH REGULATIONS**

Minimum lot size and width regulations established in the bulk standards of section 9.0

## **9.16 PERMIT REQUIREMENTS**

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

## **9.17 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.

#### **9.18 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.

#### **9.19 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided in the Master Development Plan, a Specific Plan approval is not required.

#### **9.20 SPECIFIC PLAN AND FINAL PLAT**

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. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

#### **11.0 EXHIBITS:**

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

- A: Legal Description
- B: Conceptual Site Plan



**PUD-2070**

Exhibit B  
Conceptual Site Plan  
75 Total Lots  
+/-15.35 Acres

**JA**  
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ENGINEERS SURVEYORS PLANNERS  
5/1/25

Conceptual site plan showing feasible option  
permitted under proposed rezoning