

**A P P R O V E D**

10-8-19

BY THE CITY COUNCIL  
*Sharon Kasey* CITY CLERK

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT

**PUD-1731**

MASTER DESIGN STATEMENT FOR

*Silver Cross Business Park*

**July 3, 2019**  
**August 14, 2019**  
**August 26, 2019**

PREPARED BY:

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## **1.0 INTRODUCTION**

The Planned Unit Development of *Silver Cross Business Park* consisting of approximately 34.06 acres located in Section Thirty-Two (32), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian in Oklahoma County, Oklahoma.

## **2.0 LEGAL DESCRIPTION**

The legal description of the property is described in attached Exhibit A, which is made a part of this design statement.

## **3.0 OWNER/DEVELOPER**

The owner of the property described in Section 2.0 is Express Development II, L.L.C.

The developer of the property described in Section 2.0 is Silver Cross Business Park, LLC.

## **4.0 SITE AND SURROUNDING DEVELOPMENT**

The property consists of 34.06 acres.

### **4.1 ZONING**

The subject property is currently zoned pursuant to the **PUD-806**. Surrounding properties are zoned for:

North: O-1, O-2.

East: I-2.

South: PUD-433, I-3.

West: R-1.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible.

## **5.0 PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

## **6.0 CONCEPT**

This Planned Unit Development contemplates development for small businesses including but not limited to office, retail, light industrial and office/warehouse.

## **7.0 SERVICE AVAILABILITY**

## **7.1 STREETS**

The site is bounded on the south by W. Wilshire an east/west section line road. Silver Crossing, a north/south collector street bisects the site, providing access to Northwest Expressway. NW 82<sup>nd</sup> Street, borders the west half of the northern boundary. Further to the west is N. Council, a north/south arterial.

## **7.2 SANITARY SEWER**

Sewer facilities are existing in the surrounding area to serve this PUD.

## **7.3 WATER**

Water facilities are existing in the surrounding area to serve this PUD.

## **7.4 FIRE PROTECTION**

Fire protection for the site shall be provided through the City of Oklahoma City Fire Department. The closest fire station to this site is Station No. 34 at 8617 N. Council Rd.

## **7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICES**

Proper coordination with the various utility companies will be made in conjunction with this Development.

## **7.6 PUBLIC TRANSPORTATION**

There are no existing Oklahoma City bus lines which run within or close to this Planned Unit Development.

## **7.7 PLAN OKC**

The Property is designated in PlanOKC as Urban Low Intensity. The uses proposed in this Planned Unit Development are consistent and in compliance with the relevant designation.

## **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 planned unit development, provided, however, that the density and or intensity of the planned unit development 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, as amended (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, 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 planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

This planned unit development shall consist of three (3) tracts as follows:

### **8.2 TRACT ONE (1)**

The use and development regulations of the **R-1 Single Family Residential District** shall govern Tract One (1) of this PUD, except as herein modified.

The following uses shall be the only uses permitted within Tract 1:

- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted

### **8.3 TRACT TWO (2)**

The use and development regulations of the **I-1 Light Industrial District** shall govern Tract Two (2) of this PUD, except as herein modified.

The following uses shall be the only uses permitted within Tract 2:

- 8300.1 Administrative and Professional Office
- 8150.2 Agricultural Processing: Limited
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.18 Automotive and Equipment: Automobile Dealerships and Malls [This use unit is further restricted to prohibit outdoor display of vehicles. Rather, it is anticipated that this use unit would allow the sale of cars through an online sales function and not operate as a traditional automobile mall]
- 8300.21 Automotive and Equipment: Storage [This use unit is further limited to prohibit any outdoor storage]
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services

- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8300.31 Construction Sales and Services
- 8300.32 Convenience Sales and Personal Services
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Uses
- 8300.35 Eating Establishments: Fast Food
- 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window (Said use shall be a minimum distance of 400' east of Tract 1.
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.44 Funeral and Interment Services: Undertaking
- 8350.8 Industrial, Light
- 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 [However, the 800 square foot limitation shall not apply]
- 8300.61 Repair Services: Consumer
- 8300.62 Research Services: Restricted
- 8300.63 Retail Sales and Services: General
- 8200.13 Senior Independent Living
- 8350.16 Wholesaling, Storage and Distribution: Restricted

#### **8.4 TRACT THREE (3)**

The use and development regulations of the **I-1 Light Industrial District** shall govern Tract Three (3) of this PUD, except as herein modified.

The following uses shall be the only uses permitted within Tract 3:

- 8300.1 Administrative and Professional Office
- 8300.2 Adult Day Care Facilities
- 8150.2 Agricultural Processing: Limited
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.18 Automotive and Equipment: Automobile Dealerships and Malls [This use unit is further restricted to prohibit outdoor display of vehicles. Rather, it is anticipated that this use unit would allow the sale of cars through an online sales function and not operate as a traditional automobile mall]

- 8300.21 Automotive and Equipment: Storage [This use unit is further limited to prohibit any outdoor storage]
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 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
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.44 Funeral and Interment Services: Undertaking
- 8300.45 Gasoline Sales, Large
- 8350.8 Industrial, Light
- 8300.48 Laundry Services
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8300.51 Lodging Accommodations: Commercial Lodging
- 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 [However, the 800 square foot limitation shall not apply]
- 8300.61 Repair Services: Consumer
- 8300.62 Research Services: Restricted
- 8300.63 Retail Sales and Services: General
- 8200.13 Senior Independent Living
- 8350.16 Wholesaling, Storage and Distribution: Restricted

**9.0 SPECIAL CONDITIONS**

The following special conditions shall be made a part of this planned unit development:

**9.1 FAÇADE REGULATIONS**

All exterior walls of structures fronting Wilshire and Silver Crossing are required to contain a minimum of 60% brick, rock or stone masonry, drivet, stucco, or wood, or other similar type veneer.



Exterior walls facing the streets on the remaining structures are required to contain 100% brick, rock or stone masonry, drivet, stucco, or wood, or other similar type finish. Exterior walls that connect or are adjacent to the front elevation must carry the same veneer as the front elevation down the connecting wall a distance of no less than 15 feet, top to bottom.

No overhead doors shall be permitted to face Silver Crossing Blvd.

## **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 modified herein. Street trees shall be provided on 50-foot centers along W Wilshire Blvd and Silver Crossing and shall count towards required landscaping points.

## **9.3 SCREENING REGULATIONS**

Sight proof screening shall meet all the requirements of the base zoning district, except that site proof screening shall not be required between Tracts 1 and 2. The screening that is required shall not be required until the time of the development of each individual lot and shall be the responsibility of each lot owner to install at the permitting phase.

## **9.4 PLATTING REGULATIONS**

All land within this PUD shall be contained within a Preliminary and Final Plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

## **9.5 DRAINAGE REGULATIONS**

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, as amended, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

## **9.6 DUMPSTER REGULATIONS**

Dumpsters shall be consolidated where practical and shall be placed no closer than 25 feet from all property lines adjacent to residential use.

## **9.7 ACCESS REGULATIONS**

The subject parcel shall take access from Silver Crossing and W. Wilshire Blvd. A maximum of three (3) access points along Wilshire shall be allowed west of Silver Crossing. A maximum of two (2) access points along W. Wilshire Blvd shall be allowed east of Silver Crossing. A minimum of 200' shall be required centerline to centerline along W. Wilshire, and a minimum of 100' centerline to centerline shall be required along Silver Crossing.

## **9.8 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, 2010, as amended.

## **9.9 SIGNAGE REGULATIONS**

### **9.9.1 Freestanding Signs:**

All freestanding signs within this PUD shall be ground (monument) signs with the maximum height being 15 feet high and 150 square feet in area per side. The sign shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

### **9.9.2 Attached Signs:**

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

### **9.9.3 Non-Accessory Signs:**

Non-accessory signs are specifically prohibited in this PUD.

### **9.9.4 Electronic Message Display Signs:**

Electronic Message Display signs are specifically prohibited in this PUD.

## **9.10 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, 2010, as amended.

## **9.11 SETBACK REGULATIONS**

Setbacks within this PUD shall be regulated by the I-1 zoning district, except that there shall be no setback requirement for the western boundary of Tract 2.

**9.12 SIDEWALK REGULATIONS**

Sidewalks shall be required W. Wilshire Blvd. and Silver Crossing. Sidewalks shall not be required for other streets within the PUD.

**9.13 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the planned unit development 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.

**9.14 SPECIFIC PLAN**

A specific plan shall not be required.

**9.15 COMMON AREAS**

There are no common areas contemplated within this PUD except that Tract 1 is intended to serve as an open space buffer.

**9.16 DEVELOPMENT SEQUENCE**

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

**10.0 EXHIBITS**

The following exhibits are attached and incorporated into this planned unit development:

- EXHIBIT A** Legal Description
- EXHIBIT B** Master Development Plan

## **EXHIBIT A LEGAL DESCRIPTION**

Lowell – Total Tract  
SILVER SPRINGS CROSSING  
Oklahoma City, Oklahoma Co., Oklahoma

June 25, 2019

A part of Lot 8, Block 1 of SILVER SPRINGS CROSSING, Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 53 of Plats, page 69, filed in the offices of the County Clerk of Oklahoma County, Oklahoma, and being particularly described as follows:

**COMMENCING** at the Southwest corner of said Lot 8;

THENCE South 68°52'31" East, along the South line of said Lot 8, a distance of 22.87 feet to the **POINT OF BEGINNING**;

THENCE North 89°11'19" East, parallel with the North line of said Lot 8, a distance of 355.87 feet to a point on the East line of said Lot 8;

THENCE South 00°15'43" West, along said East line, a distance of 46.99 feet to the Southeast corner of said Lot 8;

THENCE along the said South line for the following 2 courses:

1. THENCE North 89°44'17" West, a distance of 250.00 feet;
2. THENCE North 68°52'31" West, a distance of 113.23 feet to the **POINT OF BEGINNING**.

**AND**

All of Lot 9, Block 1 of SILVER SPRINGS CROSSING, Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 53 of Plats, page 69, filed in the offices of the County Clerk of Oklahoma County, Oklahoma.

**AND**

All of Lots 1 and 2, Block 5 of SILVER SPRINGS CROSSING, Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 53 of Plats, page 69, filed in the offices of the County Clerk of Oklahoma County, Oklahoma.

The basis of bearings for the above-described tracts of land are platted bearings as shown said final plat of SILVER SPRINGS CROSSING.

Prepared by Durham Surveying, Inc.  
Matt C. Barnum, PLS No. 1742

SW COR., SW/4, SEC. 32,  
T13N, R4W, 1.M.

COUNCIL ROAD

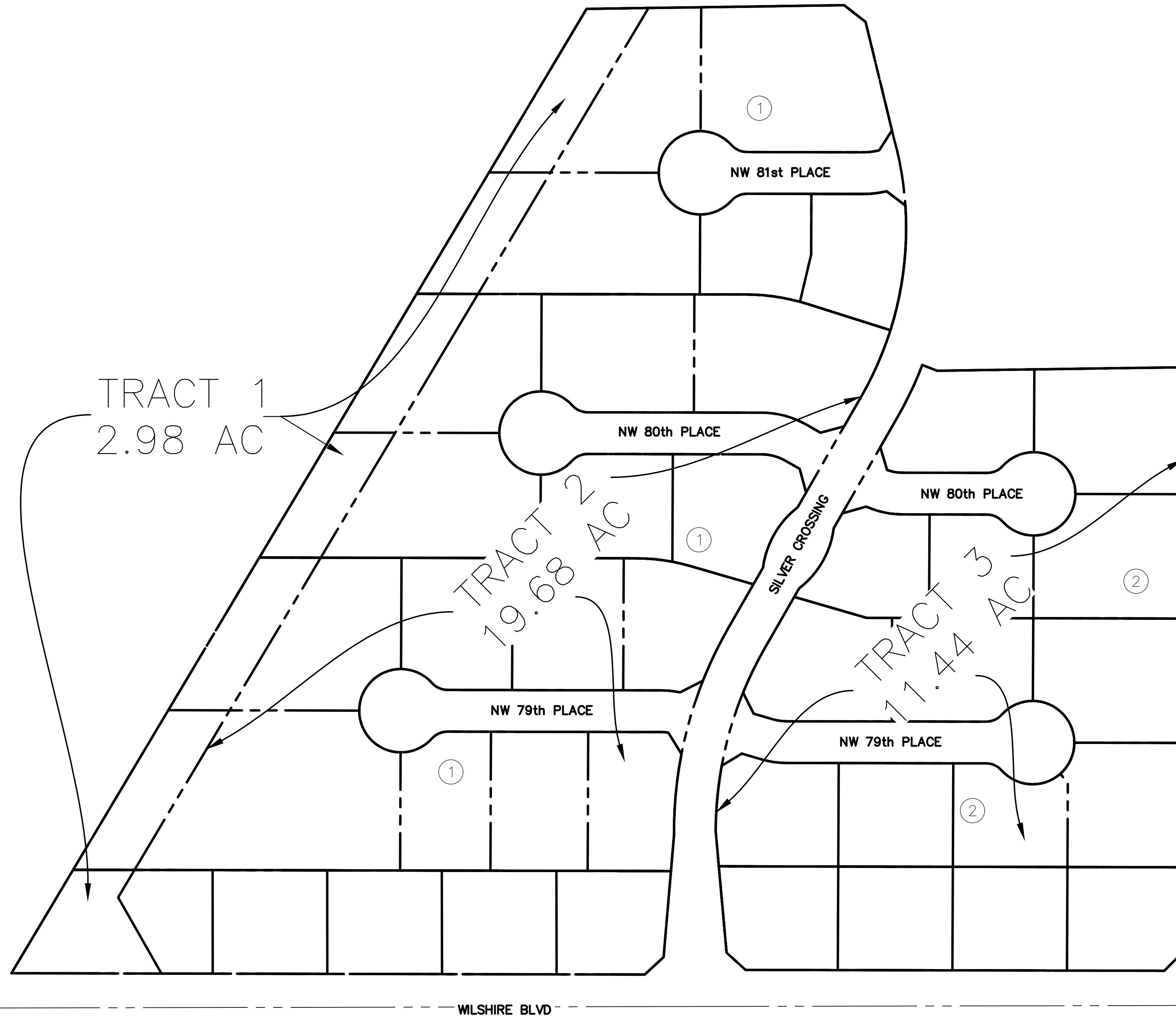
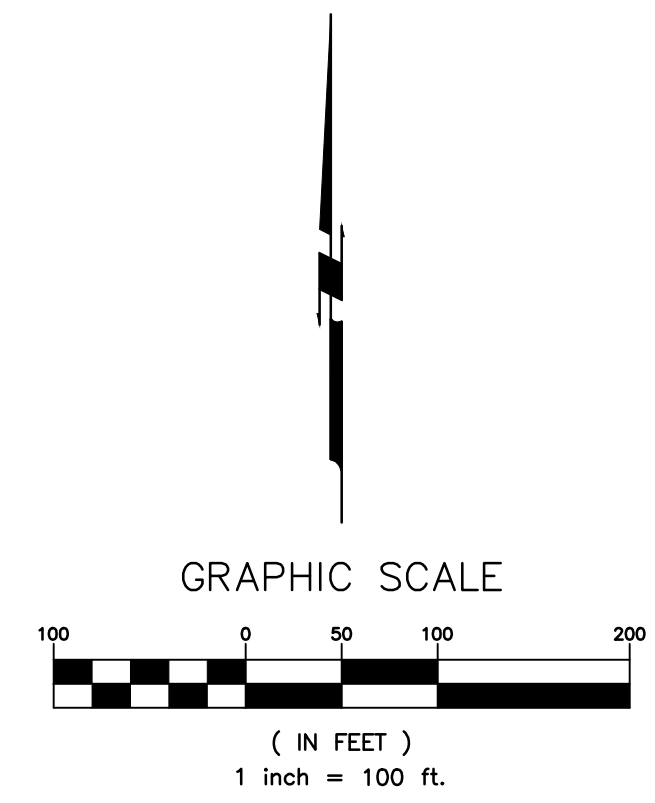
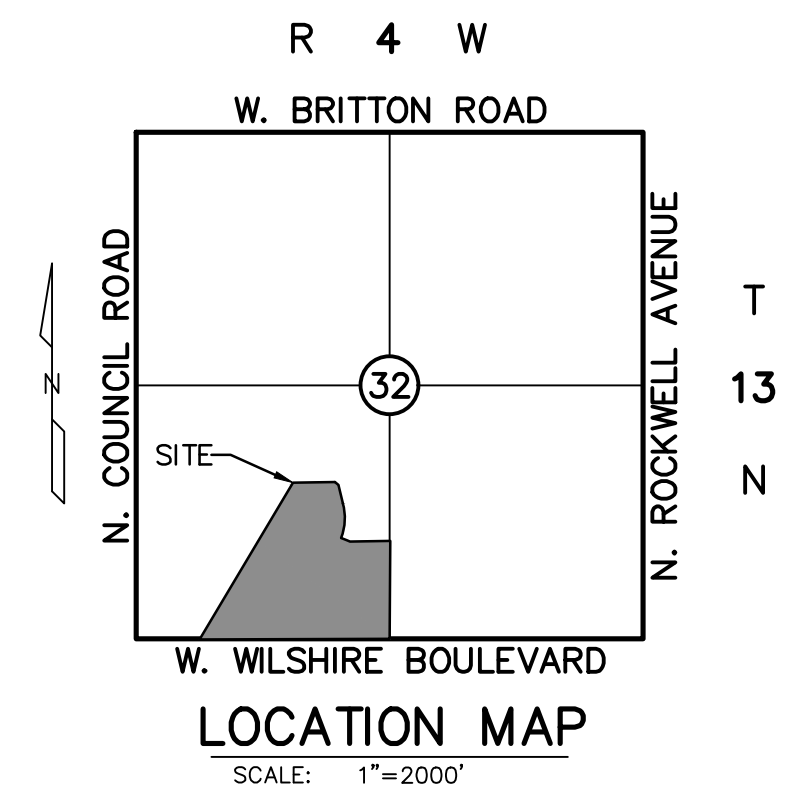


EXHIBIT B



**RUBBS CONSULTING, LLC**  
 CIVIL ENGINEERING & LAND PLANNING  
 1800 S. GARDEN ROAD  
 YUKON, OK 73099  
 Phone: (405) 265-0641  
 Fax: (405) 265-0649  
 GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA5115 EXP. 09/30/20

**SILVER CROSS BUSINESS PARK**  
 WILSHIRE BLVD & SILVER CROSSING  
**MASTER DEVELOPMENT PLAN**

NO.	REVISIONS DESCRIPTION	DATE

Proj. No.: 19-043  
 Date: 07-02-19  
 Scale: (Horiz.) 1"=100'  
 (Vert.) N/A  
 Drawn By: JMS  
 Checked By: JMS  
 Approved By: MGS

SHEET NUMBER  
**EXH-B**