

**PLANNED UNIT DEVELOPMENT**  
**DESIGN STATEMENT**  
**FOR**  
**WADE MARTIN COMMERCIAL CENTER**  
**301 WADE MARTIN DRIVE**

**PUD-Z22-00014**

**THE CITY OF EDMOND, OKLAHOMA**

**Owner:**

Sondra Johnson  
340 W. Vandament  
Yukon, Ok 73099

**Prepared By:**

Smith Roberts Baldischwiler  
100 N.E. 5th Street  
Oklahoma City, Oklahoma 73104

**General Location:**

Wade Martin Road and E. 2<sup>ND</sup> Street  
Edmond, Oklahoma 73034

## **1.0 PROJECT DESCRIPTION.**

The Planned Unit Development of Wade Martin Commercial Center at Wade Martin Road and E. 2<sup>nd</sup> Street consists of approximately 4.00 acres located in the Northeast Quarter (NE/4) of Section Thirty one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma (the “Property”). The Property is generally located east of Coltrane and south of 2<sup>nd</sup> Street. The site is not currently developed and is characterized by two vacant buildings surrounded by trees. This Planned Unit Development contemplates multiple commercial use buildings. The proposed uses will be a mixture of retail and self-storage facilities.

The Wade Martin Commercial Center at Wade Martin Road and E. 2<sup>nd</sup> Street Planned Unit Development site is located within the existing urbanized area of Edmond. All urban services are presently available to the site including a major access arterial running along the northern boundary which provides excellent access to major shopping and employment centers.

## **2.0 LEGAL DESCRIPTION.**

The legal description of the Property is described on **Exhibit A**, attached hereto and made a part of this Design Statement.

## **3.0 OWNER.**

The owner/developer of the Property is Richard Louis Johnson or their assigns.

## **4.0 SITE AND SURROUNDING DEVELOPMENT.**

The property is currently zoned as A, Single Family Dwelling. Title 22.4.6 describes the A zoning district as, “Principle use of land is for single family dwellings and related recreation, religious and educational facilities normally required to provide basic elements of an attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element. The minimum lot area for the A district is 6,000 square feet.

North: Across East 2<sup>nd</sup> Street PUD Z22-00001. Currently vacant.

East: Across Wade Martin Rd, E-2, Open display commercial. Currently operating as Harris automotive.

West: The Falls PUD, E-1, Retail general commercial. Currently operating as Primrose School of East Edmond.

South: A, Single family dwelling. Currently occupied by single home.

## **5.0 PHYSICAL CHARACTERISTICS**

**5.1 TOPOGRAPHIC CHARACTERISTICS.** The Property elevation varies from 1101 to 1142 feet for an average slope of 5.30 percent. It drains from the embankment on the Northeast Corner to a natural depression along the Southwestern property boundary.

**5.2 SOIL CHARACTERISTICS.** See **Exhibit D**

**5.3 EXISTING VEGETATION.** The Property is covered with trees and brush throughout most of the property.

## **6.0 CONCEPT.**

This Planned Unit Development contemplates a commercial development consistent with the intent and spirit of the 2022 Edmond Plan. The proposed zoning for the Property is E-1 Retail General Commercial District. The development shall include commercial retail, and self-storage buildings that will be harmonious with the development patterns established in this area of Edmond.

## **7.0 SERVICE AVAILABILITY.**

Because of the location of the Planned Unit Development of Wade Martin Commercial Center on E 2<sup>nd</sup> St. within the existing urbanized area of Edmond, all city services are presently available to serve this site. The services are as follows.

**7.1 STREETS.** Adjoining the entire northern boundary of Wade Martin Commercial Center lies on 2<sup>nd</sup> street, a four-lane arterial. No new streets will be developed for this project. A secondary private access is provided per an Access Easement granted in Book 14033, Page 1684 with the Primrose School along the western boundary.

**7.2 SANITARY SEWER.** Sanitary Sewer is provided by The City Edmond. There is an existing 8 inch main available at the northeasterly boundary. The sanitary sewer will be extended through the site to provide service to each structure in accordance with regulations of the City of Edmond.

**7.3 WATER.** Water is provided by The City Edmond. There is an existing 12-inch main along the south side of E 2<sup>nd</sup> Street and is available for extension. The public water main will be extended through the site to provide water and fire service to each structure in accordance with the City's codes and regulations.

**7.4 FIRE PROTECTION.** Fire protection is available from the Edmond Fire Department. The closest station is Edmond Fire Station #1 at 925 E 2<sup>nd</sup> Street, Edmond, Oklahoma.

**7.5 GAS, ELECTRICITY, TELEPHONE AND CABLE TV.** Adequate utility lines are available for extension into this site. Proper arrangements with the utility companies will/have be made in connection with the development of this site by Applicant.

**7.6 PUBLIC TRANSPORTATION.** There are no current public transportation facilities available within this area.

**7.7 DRAINAGE.** Drainage improvements will be in accordance to the applicable sections of Title 23-Stormwater Drainage. Private drainage ways will be permitted with provisions to handle increased stormwater runoff and shall include the existing Storm Sewer Easement Agreement with the adjacent Primrose property owner. Private drainage ways will be designed to handle adequate flows and cannot be built without the approval of the City of Edmond City Engineer. Maintenance will be the responsibility of the property owner.

**7.8 EDMOND PLAN 2018.** The EDMOND Plan, 2018 Land Use Plan designates this PUD to be in the Suburban Infill area. This corridor encourages modifications that would make more efficient use of the space by redeveloping at higher intensity or by converting surface parking to useable building space. The uses proposed in this PUD are consistent and in compliance with the area standards for land use designations.

## **8.0 SPECIAL DEVELOPMENT REGULATIONS.**

The following Special Development Regulations and/or limitations shall control the development of the Planned Unit Development of Wade Martin Commercial Center. Planning and zoning regulations shall be those that are in effect at the time of development; provided, however, density or intensity of use as identified in the Planned Unit Development of Wade Martin Commercial Center shall not be increased. Development shall be when a permit is issued for any construction or addition to any structure on any portion of the Property. Certain zoning districts may be referred to as a part of these Special Development Regulations. For purposes of interpretation of these Special Development Regulations the controlling language shall be the language applicable to any referenced zoning districts as contained in the City of Edmond's Planning and Zoning Code as such exists at the time of development. In the event of conflict between provisions of this Planned Unit Development of Wade Martin Commercial Center and any of the provisions of the Edmond Municipal Code, as amended (the "Code"), in effect at the time a permit is applied for with respect to any portion of the land subject to this Planned Unit Development of Wade Martin Commercial Center on, the provisions of the Code shall prevail and be controlling; provided, however, in the event of any such conflict between the specific provisions of these Special Development Regulations and the Code, the specific provisions of these Special Development Regulations shall prevail and be controlling.

**8.1 USE AND DEVELOPMENT REGULATIONS.** With respect to allowed use and applicable development regulations, the land subject to this Planned Unit Development of Wade Martin Commercial Center shall be subdivided into tracts ("Tracts") as shown on the

Master Development Plan Map, a copy of which, marked as **Exhibit D**, is attached hereto and made a part of this Design Statement.

**8.1.2** The use and development regulations of the E-1 Retail General Commercial District shall apply for the Property, except as otherwise specified herein. Individual buildings shall not exceed two stories in height and 10,000 square feet in area. Only those E-1 Retail General Commercial District uses identified herein shall be allowed by right:

- Child Care Center
- Community Service
- Educational Facilities
- Funeral Home
- Government Facilities
- Medical Facilities
- Place of Worship
- Park
- Convenience Store or Fuel Sales
- Hotel or Motel
- Indoor Recreation
- Office
- Restaurant
- Retail Sales and Service
- Self Storage Facility
- Laboratory, Research or Experimental
- Manufacturing or assembly of optical goods
- Printing Plant
- Sign Painting Shop
- Wholesale Trade
- Kennel
- Feed Store

**8.2 SPECIAL CONDITIONS.** The following special conditions shall be made a part of this Planned Unit Development of Wade Martin Commercial Center.

**8.2.1 LANDSCAPE REGULATIONS.** Landscaping shall be provided in accordance with Title 22 Chapter 6.1 (D) of the Edmond Municipal Code, 2018. A separate landscape plan shall be approved with each building site plan application for the developed area only.

**8.2.2 SCREENING REGULATIONS.** Sight-proof screening shall be required along the southern boundary of the Property. All sight-proof screening shall be in accordance with the City of Edmond Planning and Zoning Code. No sight-proof screening shall be required along the remaining boundary of the Property or between structures; provided, however, sight-proof screening around dumpsters and other trash collection containers shall

be required. All such dumpster screening shall be of a sufficient height to shield dumpsters and other trash collection containers from view from surrounding private drives or parking areas.

**8.2.3 SIGNS.** A sign that contains the name of any business located within the property subject of this Planned Unit Development of Wade Martin Commercial Center shall be deemed accessory, even if the sign is not placed on the parcel or Tract where the business is located. Directional and informational signs shall be allowed. Pole signs will not be allowed anywhere within the Property. Attached signs will be in conformance with the applicable base zoning district regulations for each parcel or Tract. Non-accessory signs are specifically prohibited in this Planned Unit Development of Wade Martin Commercial Center. Electronic Message Display signs are specifically prohibited in this Planned Unit Development of Wade Martin Commercial Center. Monument signs shall each provide a landscaped area containing one (1) point per two (2) square feet of sign area or fraction thereof located within ten (10) feet of the base of any monument sign. Such landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy these landscaping requirements.

**8.2.4 BUILDING RESTRICTIONS.** The base zoning district of each structure as provided herein shall control applicable development restrictions. The proposed structures shall comply with the following design standards; International Building Code, International Fire Code, National Electric Code, and all city codes currently adopted and enforced.

**8.2.5 DRAINAGE.** Drainage improvements, if required, will be in accordance with applicable sections of the Edmond Municipal Code-Title 23-Stormwater Drainage.

**8.2.6 ACCESS.** Individual structures shall not be required to have frontage on a public right of way. Access to a public right of way by means of internal private streets shall be allowed.

**8.2.7 BUILDING FACING.** Buildings shall be located to face the street that provides access to such building.

**8.2.8 DUMPSTER REGULATIONS.** Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets or residences and shall be placed no closer than 50 feet from all property lines adjacent to residentially zoned property.

**8.2.9 OFFSITE PARKING REGULATIONS.** The design and number of all off street parking facilities in this Planned Unit Development of Wade Martin Commercial Center shall be in accordance with Title 22 Chapter 6.1 of the Edmond Municipal Code, 2020, as amended.

**8.2.10 SIDEWALK REGULATIONS.** A 5' Sidewalk will be built along E 2<sup>nd</sup> Street. Interior pedestrian pathways are anticipated in this Planned Unit Development of Wade Martin Commercial Center.

## **9.0 GENERAL PROVISIONS.**

**9.1 DEVELOPMENT PHASING.** Development phasing shall be allowed as a part of the development of the Planned Unit Development of Wade Martin Commercial Center.

**9.2 LIGHTING.** Outdoor lights located within any area shall be hooded and shall not be directed or reflected toward any adjacent residential property. The site lighting in this Planned Unit Development of Wade Martin Commercial Center shall be in accordance with Title 22 Chapter 6.1 (G) City of Edmond Municipal Code, 2018.

**9.3 PLATTING.** The property contained within this PUD shall be required to be platted prior to the issuance of certificate of occupancy for any new buildings or structures. The Property, or any portion thereof, may be platted in phases as development occurs.

**9.4 TRACT SIZE.** The final dimension of each Tract shall be determined at the final plat stage.

**9.5 SETBACK REGULATIONS.** Unless modified herein, yard requirements in this Planned Unit Development of Wade Martin Commercial Center shall be the same as the applicable base zoning district.

**9.6 PUBLIC IMPROVEMENTS.** Public improvements shall be made by the property owner throughout this Planned Unit Development of Wade Martin Commercial Center as required by the City of Edmond Engineering Department or other City, County, or State Department or agency. All local, state, and federal ordinances, rules, or regulations shall be complied with to the extent they apply to this Planned Unit Development of Wade Martin Commercial Center.

## **10.0 EXHIBITS.**

The following exhibits are hereby attached hereto and made a part of this Planned Unit Wade Martin Development at E 2<sup>nd</sup> Street:

- EXHIBIT A – Legal description of the Property
- EXHIBIT B – Master Development Plan Map
- EXHIBIT C – Existing Topographic Map
- EXHIBIT D –Existing Soils Map

EXHIBIT A  
LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4), Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the northwest corner of said Northeast Quarter (NE/4);

THENCE North 89°47'01" East, along the north line of said Northeast Quarter, a distance of 1036.00 feet (1035.37' Recorded) to the POINT OF BEGINNING;

THENCE South 00°06'26" West (South Recorded) a distance of 622.00 feet;

THENCE North 89°47'01" East (East Recorded), parallel with the north line of said Northeast Quarter (NE/4), a distance of 264.37 feet (264.93 Recorded) to a point lying 20 feet west of the east line of the Northwest Quarter of said Northeast Quarter (NW/4 NE/4);

THENCE North 00°06'50" West (North Recorded), parallel with the east line of the Northwest Quarter of said Northeast Quarter (NW/4 NE/4), a distance of 662.00 feet to a point on the north line of said Northeast Quarter (NE/4);

THENCE South 89°47'01" West (West Recorded), along the north line of said Northeast Quarter (NE/4), a distance of 261.82 feet (264.63' Recorded) to the POINT OF BEGINNING.

Said described tract of land contains an area of 174,165 square feet or 3.9983 acres, and a net area (less street rights of way) of 159,759 square feet or 3.6676 acres, more or less.



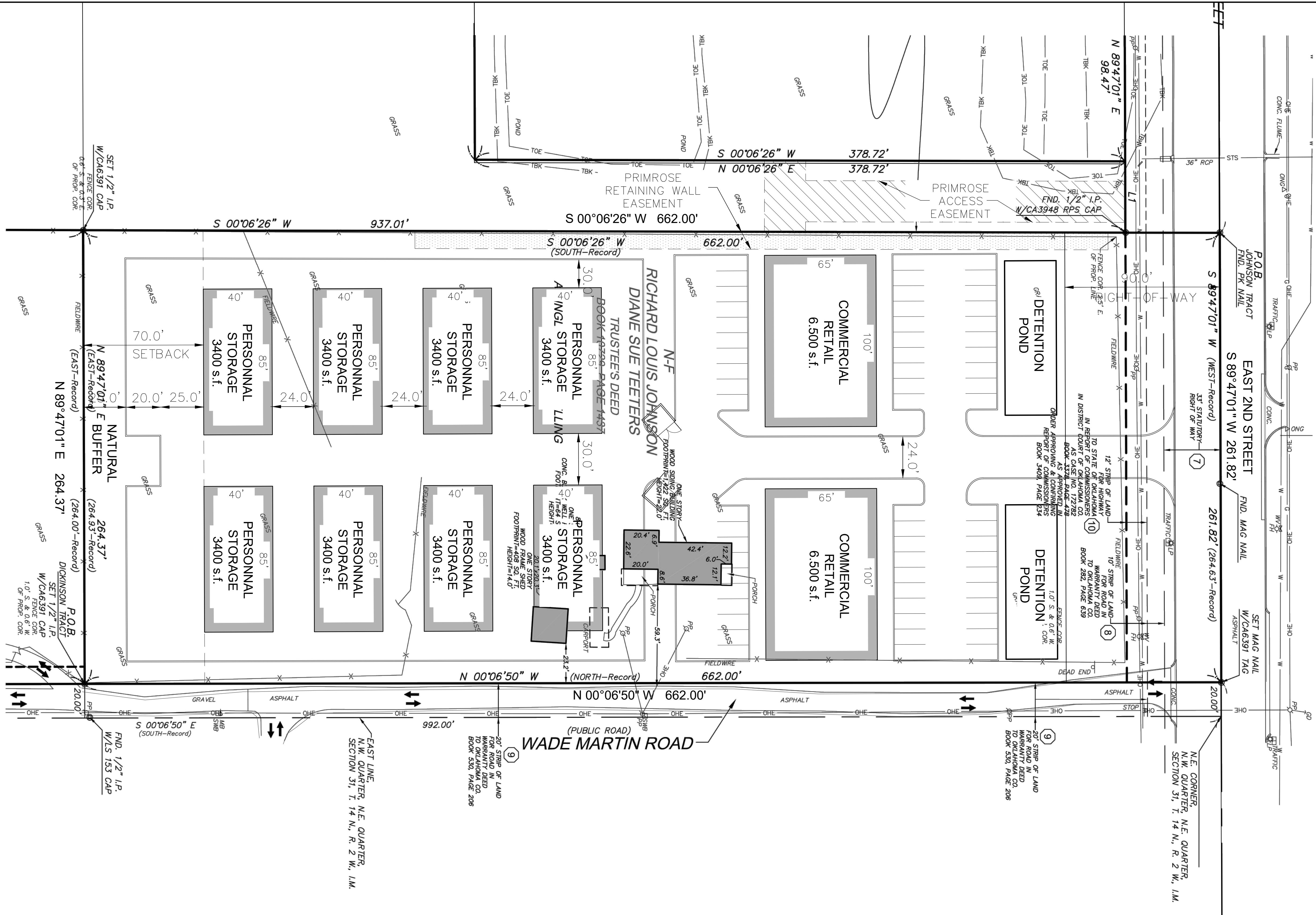
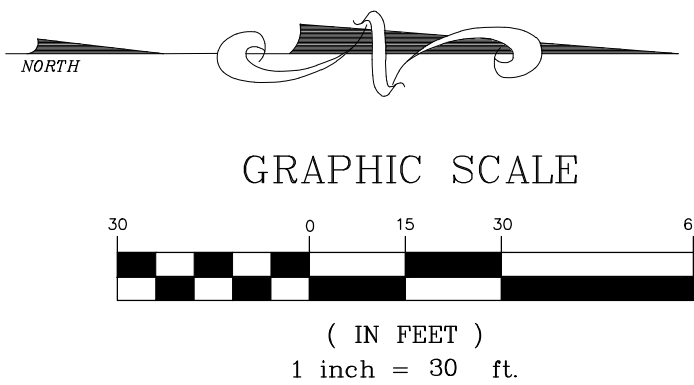
NO.	DATE	DESCRIPTION	BY

PROJ. 116624  
DATE: 08/05/22  
DRAWN BY: CHT  
DESIGNED BY: CET  
CHECKED BY: GN

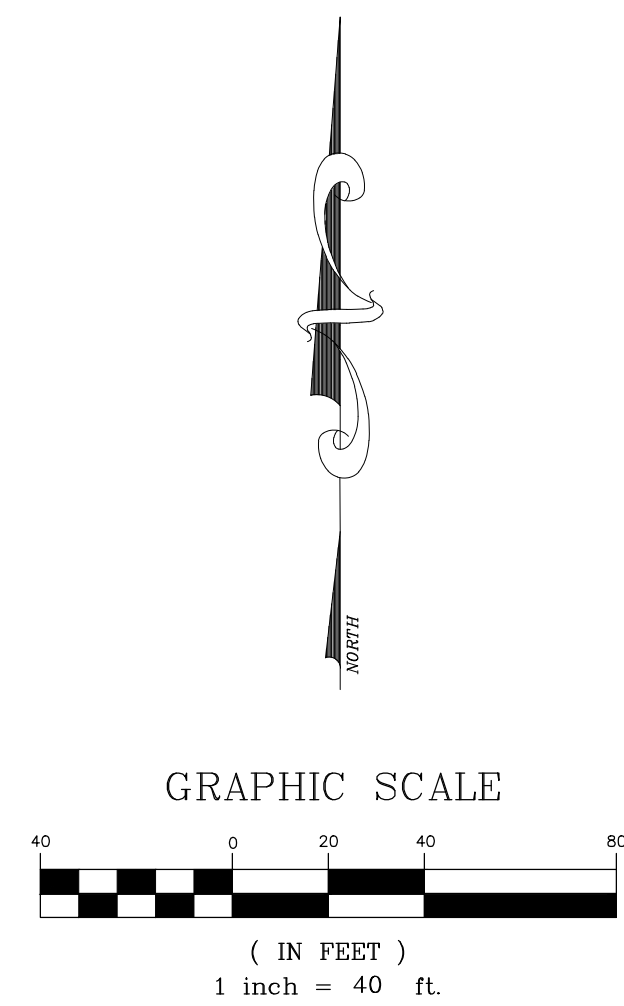
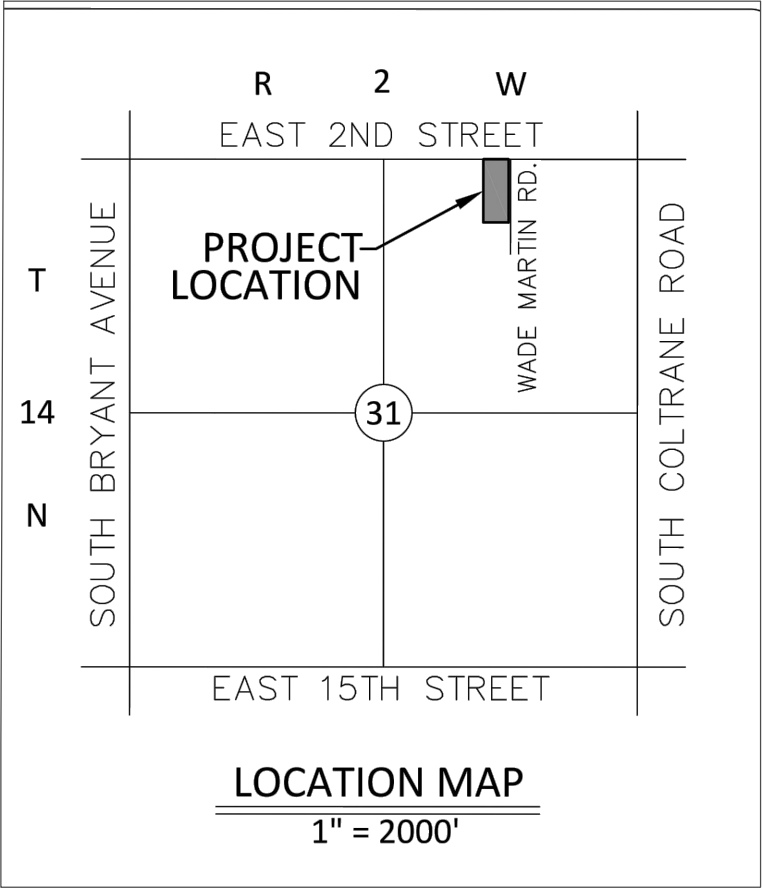
WADE MARTIN COMMERCIAL CENTER  
E. 2ND STREET & WADE MARTIN DRIVE  
EDMOND, OKLAHOMA 73034  
MASTER DEVELOPMENT PLAN

SCALE:  
HOR. 1"=30'

SHEET  
EXH B





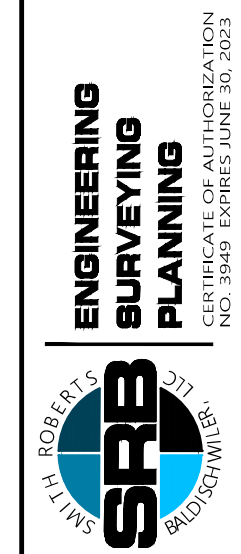


SCALE:  
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SHEET  
EXH C

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CHECKED BY: CET





# EXHIBIT D

Soil Map—Oklahoma County, Oklahoma  
(WADE MARTIN COMMERCIAL DEVELOPMENT)



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

3/30/2022  
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