

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

**PUD-1950**

**MASTER DESIGN STATEMENT FOR**

**Arcady Heights**

13500 N. Midwest Blvd.

March 30, 2023

May 2, 2023

June 22, 2023

September 14, 2023

**PREPARED FOR:**

Bentwood Investments, LLC  
3117 N. Sooner Rd., Ste. 150  
Edmond, OK 73034

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbbox@wbflaw.com](mailto:dmbbox@wbflaw.com)

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

The Planned Unit Development (PUD) of Arcady Heights, consisting of 41.37 acres, is located within the Northwest Quarter (NW/4) of Section 14, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma 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 Bentwood Investments, LLC.

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

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

- North: AA District and used for residential.
- East: AA District and used for residential.
- South: RA District and is undeveloped.
- West: AA District and used for residential.

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 AA base zoning to a RA base zoning that will permit a residential development.

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

**7.1 ..... STREETS**

The nearest street to the north is E. Memorial Rd. The nearest street to the east is N. Douglas Blvd. The nearest street to the south is E. I-44 Highway. The nearest street to the west is N. Midwest Blvd.

**7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from private septic systems.

7.3 ..... WATER

Water facilities for this property are not available. Water services will be provided from private wells.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Road. It is approximately 6 ½ 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 Rural Low Intensity land use topology area.

**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 RA2 Single-Family Two-Acre Rural Residential District shall govern this PUD, except as herein modified.

**The following uses shall be the only uses permitted:**

- 8250.3 Community Recreation: Property Owners Association
- 8150.6.2 Composting [limited to accessory uses for the single-family residential]
- 8150.6.3 Greenhouse [limited to accessory structures for the single-family residential]
- 8150.6.5 Hoop House [limited to accessory structures for the single-family residential]
- 8200.14 Single-Family Residential (There shall be a maximum of 21 dwelling units within this PUD)

9.0.....SPECIAL CONDITIONS

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, masonry, rock, stone, stucco, or wood, or other similar type finish. Buildings finished with a maximum 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

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.

Trees shall be preserved within common areas and on the entire PUD site to the maximum extent possible.

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

Screening shall be in accordance with the Municipal Code.

9.5 ..... PLATTING REGULATIONS

Platting shall be required within this PUD.

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

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

There shall be no more than one (1) access point from N. Midwest Blvd. Access shall also be permitted along Memorial Road. If individual lots take access from Memorial Road, said lot shall be a minimum of 2 acres in size and a minimum of 250 feet in width.

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.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY 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 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited within this PUD.

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

Electronic Message Display signs will be prohibited within this PUD.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required along the adjacent rural arterial streets, or interior to the development.

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK, LOT AND YARD REGULATIONS

Unless modified herein, setback, lot and yard requirements in this PUD shall be as follows:

- 1) Minimum lot size shall comply with the base zoning.
- 2) Maximum lot coverage shall be thirty percent (30%).
- 3) Lots abutting cul-de-sacs shall maintain a minimum lot width of 90 feet measuring at the platted building limit line, with street frontage width not less than fifty feet.

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 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. Trees within common areas shall be preserved.

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 - Master Development Plan
- Exhibit C - Topography Plan

Exhibit A  
Legal Description

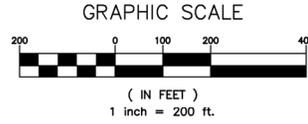
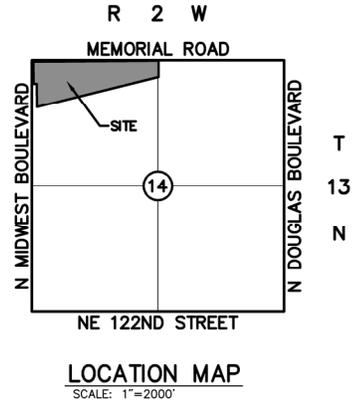
A tract of land lying in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest corner of the NW/4; Thence N 89°32'46" E along the North line of said NW/4 a distance of 2651.36 feet to the Northeast corner of said NW/4; Thence S 00°21'03" E along the East line of said NW/4 a distance of 385.00 feet to a point on the North line of Interstate 44 as described in a Report of Commissioners recorded in Book 1885, Page 574 in the office of the Oklahoma County Clerk; Thence S 76°15'29" W along said North line of Interstate 44 a distance of 2622.93 feet; Thence N 00°20'09" W a distance of 480.70 feet; Thence S 89°39'51" W a distance of 100.00 feet to a point on the West line of said NW/4; Thence N 00°20'09" W along the West line of said NW/4 a distance of 506.97 feet to the Northwest corner of said NW/4 and to the Point of Beginning.

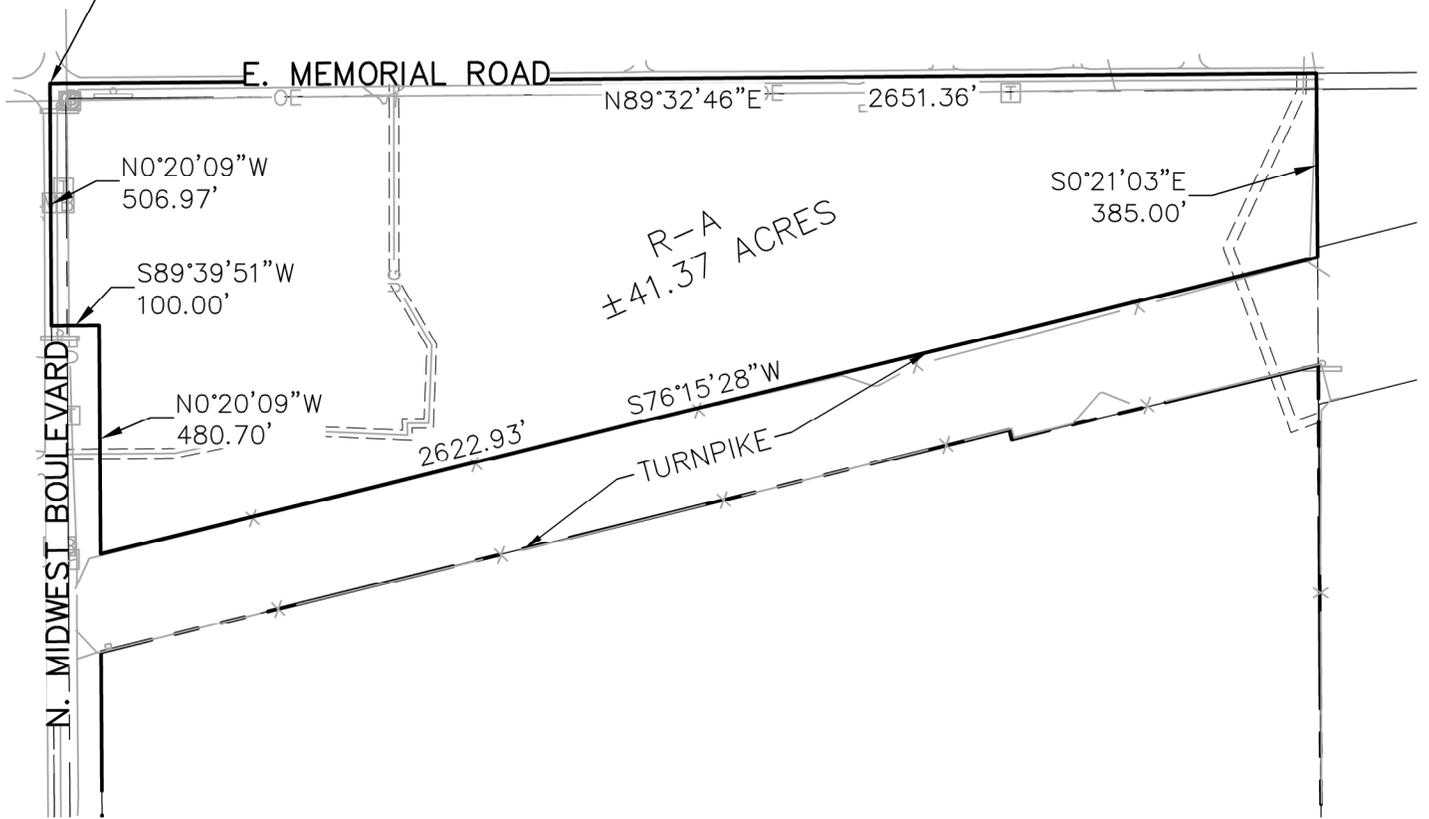
Containing 1,802,102.96 Sq. Ft. or 41.371 Acres, more or less.

Legal Description prepared November 16, 202 b0y Troy Dee, Registered Professional Land Surveyor No.

# EXHIBIT B



NW COR., NW/4,  
SEC. 14, T13N,  
R2W, I.M.



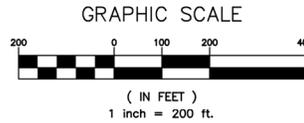
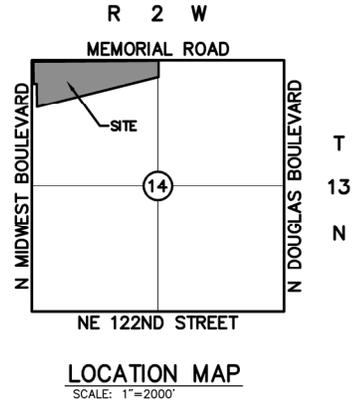
Proj. No.: 20-075  
Date: 3/29/2023  
Scale: (Horiz.) 1"=400'  
(Vert.) N/A  
Drawn By: KLTP  
Checked By: TM  
Approved By: MCG

**ARCADY HEIGHTS**  
E MEMORIAL ROAD & N MIDWEST BLVD  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
**MASTER DEVELOPMENT PLAN**

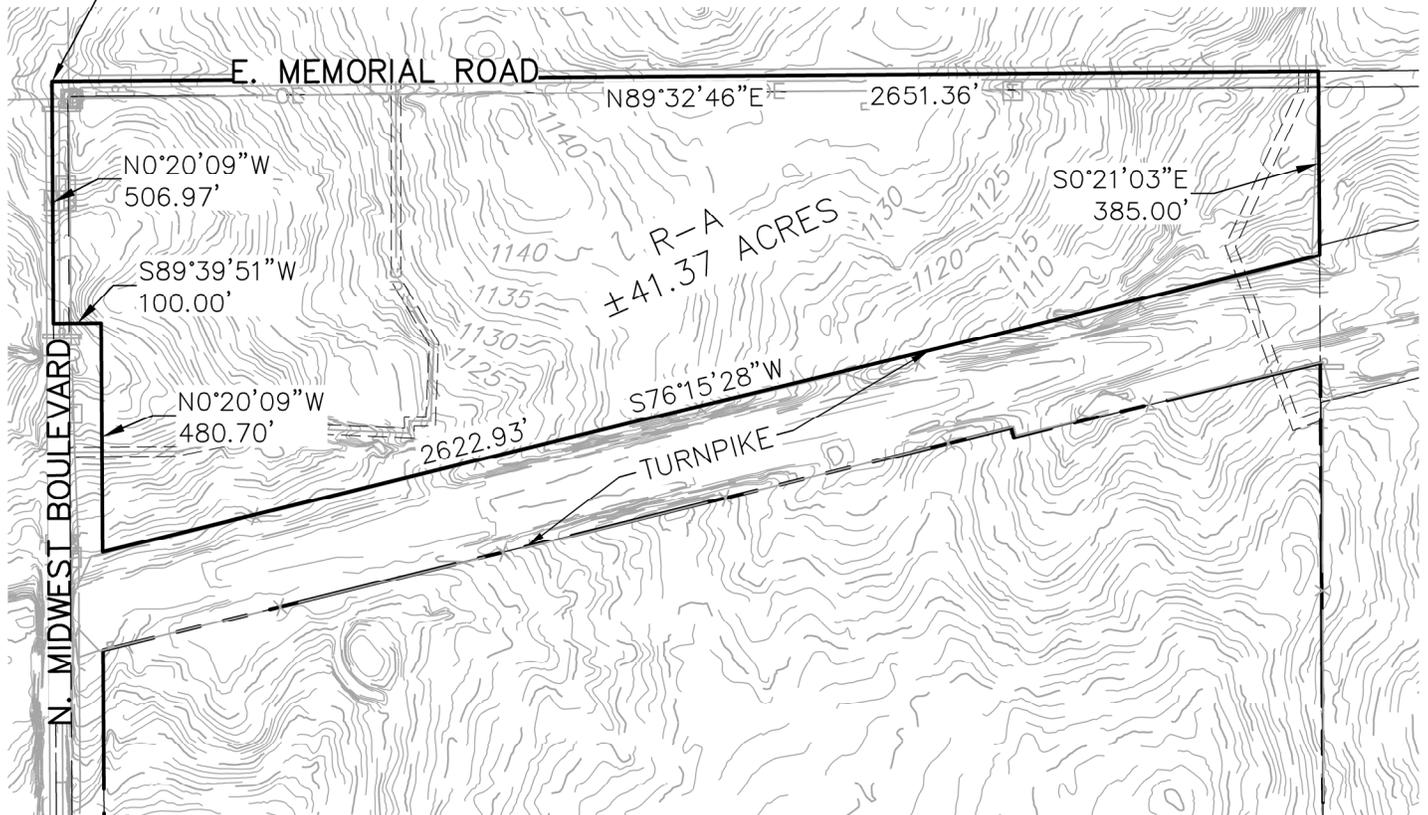
**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649  
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

**EXH  
B**

# EXHIBIT C



NW COR., NW/4,  
SEC. 14, T13N,  
R2W, I.M.



Proj. No.: 20-075  
Date: 3/29/2023  
Scale: (Horiz.) 1"=400'  
(Vert.) N/A  
Drawn By: KLTP  
Checked By: TM  
Approved By: MCG

**ARCADY HEIGHTS**  
E MEMORIAL ROAD & N MIDWEST BLVD  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
**TOPOGRAPHIC MAP**

**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649  
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

**EXH  
C**