

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT DISTRICT

**PUD –2037**

**MASTER DESIGN STATEMENT**

*DOVE CROSSING*

**9/12/2024**

**10/11/2024**

**10/31/2024**

**PREPARED FOR:**

Westpoint Developers, LLC.  
2731 S. I-35 Service Rd.  
Moore, OK 73160  
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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Dove Crossing, consisting of 122.44 acres is located within the SE/4 of Section 1, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located north of NW 150<sup>th</sup> street and west of North County Line Road.

## **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 / developer of this property is Westpoint Developers, LLC. (2731 S. I-35 Service Rd., Moore OK 73160).

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

The subject property is presently zoned (R1) Residential District. Surrounding properties are zoned and used for:

North: (AA) Agricultural District and currently used as such.  
East: (AA) Agricultural District and currently used as such.  
South: (R1) Single-Family Residential District and currently Dove Crossing Section 1.  
West: (R1) Single-Family Residential District and currently vacant land.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The highest elevation is generally elevation 1130 near the southeast corner and falls in all directions. The lowest elevation of 1162 is along the streambed along the northern edge of the property. The slope of the site is approximately 1-10% throughout. The subject property has silty-loam and clay loam soil characteristics. Renfrow clay loam being the largest area. The property is predominantly used for agriculture while there are wooded portions in the drainage areas. This property drains into the Deer Creek River drainage basin. The subject property is located within a FEMA 100-year flood plain as well as a USGS Blue Line. There is a utility easement running through the west and northwest portion of the site.

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

The concept for this PUD is to provide a modification to the lot requirements in Single-Family Residential District.

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

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

The nearest street to the north is E. Washington Avenue or NW 164<sup>th</sup> St, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the east is N. County

Line Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is N.W. 150<sup>th</sup> Street, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the west is N. Morgan Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards.

Proposed streets shall be public and shall have right-of-way widths of 50 feet and shall be paved to the urban local street standards. Ingress and Egress for this Planned Unit Development shall be from public streets.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

#### 7.2 ..... SANITARY SEWER

Sanitary sewer facilities for this property are available. A public, 15” sanitary sewer line that runs north to northeast and an 8” sanitary sewer as part of Dove Crossing Section 1 will provide sanitary sewers to this Planned Unit Development. The existing sanitary sewer lines should be adequate.

#### 7.3 ..... WATER

Water facilities for this property are available. There is a 12” waterline located at Northwest corner of N.W. 150<sup>th</sup> street and County Line Road, Dove Crossing Section 1 and an 8” waterline located in Dove Crossing Section 1.

#### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 3 located at 11601 N. MacArthur Boulevard, Oklahoma City, approximately 4.0 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

There are no bus stops in this Planned Unit Development, and each will be provided with a pedestrian path and shown on the Master Development Plan.

#### 7.7 ..... DRAINAGE

This property drains into the Deer Creek River drainage basin. Portions of the subject property are located within a FEMA 100-year flood plain.

#### 7.8 .....COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

## **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, 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 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 shall govern this tract, except as herein modified, including conditional, special permit, special exception, 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**

### **9.1 .....MODIFIED LOT REQUIREMENTS**

The following special conditions shall be made a part of this PUD:

Minimum lot size: 4,400 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum lot depth: 110 feet.

Minimum depth of the front yard building line: 20 feet.

Coverage: Main and accessory buildings shall not cover more than 65% of the lot area.

## 9.2.....FACADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

## 9.3 ..... 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.

## 9.4 .....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.

## 9.5 ..... SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended.

## 9.6 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

## 9.7 ..... DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with 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, which includes certain allowances in construction standards for PUD's, 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.

## 9.8 ..... ACCESS REGULATIONS

Access shall be per the Subdivision Regulations, as amended. Additionally, this PUD shall have access to Dove Crossing's Section One, in five locations: Willow Blvd., Dove Crossing Dr., and Cordia Ln., N.W. 151<sup>ST</sup> Street, and White Ash Lane.

Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan Map.

## 9.9 .....PARKING REGULATIONS

The design and number of all parking facilities within this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 ..... SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.11 ..... ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

9.12 ..... SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the N. County Line Road. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. Sidewalks along the interior streets shall be four feet in width. All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

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. Future plats shall provide access to common areas on the west, and include centrally located recreational amenities throughout the subdivision.

## **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

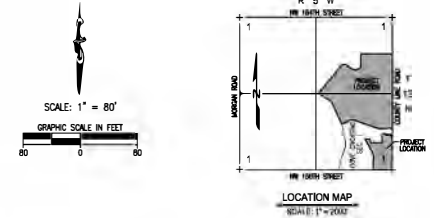
Exhibit C – Topographic Map



PUD-2037 Exhibit A - Legal Description

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows: BEGINNING at the Southeast corner of said Southeast Quarter; thence S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along said boundary line the following Twenty-One (21) courses: 1. N00°04'59"W a distance of 172.54 feet; thence 2. N89°55'01"E a distance of 13.48 feet; thence 3. N00°04'59"W a distance of 339.28 feet; thence 4. N28°24'45"W a distance of 614.29 feet; thence 5. N89°55'01"E a distance of 141.81 feet; thence 6. S45°04'59"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence 7. 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'52"E; thence 8. S28°24'45"E a distance of 67.49 feet; thence 9. N61°35'15"E a distance of 50.00 feet; thence 10. N89°55'01"E a distance of 328.68 feet; thence 11. N00°04'59"W a distance of 323.76 feet; thence 12. N89°55'01"E a distance of 95.00 feet; thence 13. S45°04'59"E a distance of 35.36 feet; thence 14. S00°04'59"E a distance of 15.00 feet; thence 15. N89°55'01"E a distance of 50.00 feet; thence 16. N44°55'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence 17. 34.94 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S73°23'59"E to a point of reverse curvature; thence 18. 56.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S68°16'38"E; thence 19. S42°31'19"E a distance of 36.90 feet; thence 20. S00°04'59"E a distance of 65.70 feet; thence 21. N89°55'01"E a distance of 50.00 feet to the East Line of Said SE/4; thence S00°04'59"E along said East Line a distance of 1114.04 feet to the POINT OF BEGINNING. **AND** A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence N00°04'59"W along the East line of said SE/4 a distance of 1446.04 feet to the POB, same being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; thence along the exterior boundary line of said plat the following Nine (9) courses: 1. S89°55'01"W a distance of 235.00 feet; thence 2. S00°04'59"E a distance of 23.34 feet; thence 3. S89°55'01"W a distance of 192.95 feet; thence 4. N80°05'35"W a distance of 119.70 feet; thence 5. N70°06'09"W a distance of 875.04 feet; thence 6. S08°39'34"W a distance of 2.36 feet; thence 7. S70°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence 8. 28.51 feet along the arc of said curve having a radius of 975.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; thence 9. S72°02'51"W a distance of 208.75 feet; thence N25°16'14"W a distance of 848.24 feet; thence N56°47'15"W a distance of 524.12 feet; thence N39°42'16"E a distance of 1219.61 feet; thence N58°39'20"E a distance of 92.20 feet; thence S88°28'56"E a distance of 85.30 feet; thence S50°52'38"E a distance of 288.78 feet; thence S86°47'54"E a distance of 130.37 feet; thence N62°59'07"E a distance of 180.53 feet; thence N01°24'19"W a distance of 455.57 feet; thence N89°37'53"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence S00°04'48"E along the East Line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.

EXHIBIT B MASTER DEVELOPMENT PLAN  
OF  
**DOVE CROSSING**  
A PART OF THE E/2 OF SECTION 1, T13N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the 1st Meridian (1M) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

**BEGINNING** at the Southeast corner of said Southeast Quarter; thence  
S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of  
DOVE CROSSING SECTION 1, according to the record plat thereof; thence along said boundary by the following  
Twenty-one (21) courses:

1. N00°04'59"W a distance of 172.54 feet; thence
2. N87°35'01"E a distance of 13.48 feet; thence
3. N00°04'59"W a distance of 338.28 feet; thence
4. N28°24'45"W a distance of 614.28 feet; thence
5. N87°35'01"E a distance of 142.01 feet; thence
6. S45°04'36"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
7. 81.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S41°14'52"E; thence
8. S28°24'45"E a distance of 67.49 feet; thence
9. N87°35'01"E a distance of 30.00 feet; thence
10. N87°35'01"E a distance of 328.68 feet; thence
11. N00°04'59"W a distance of 323.76 feet; thence
12. N87°35'01"E a distance of 65.70 feet; thence
13. S45°04'36"E a distance of 35.36 feet; thence
14. S00°04'59"E a distance of 15.00 feet; thence
15. N87°35'01"E a distance of 50.00 feet; thence
16. N43°50'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
17. 34.54 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S72°22'20"E to a point of reverse curvature; thence
18. 58.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S88°16'30"E; thence
19. S42°31'18"E a distance of 36.80 feet; thence
20. S00°04'59"E a distance of 65.70 feet; thence
21. N87°35'01"E a distance of 50.00 feet; thence

S00°04'59"E a distance of 1114.04 feet to the POINT OF BEGINNING.

Said tract contains 772.291 Sq Ft or 17.73 Acres, more or less.

TOGETHER WITH:

A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the 1st Meridian (1M) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

**BEGINNING** at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence  
N00°04'59"W along the East line of said SE/4 a distance of 1448.04 feet to a point being the Northeast  
East corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along the exterior  
boundary line of said plot the following Nine (9) courses:

1. S89°36'23"W a distance of 235.00 feet; thence
2. S00°04'59"E a distance of 23.34 feet; thence
3. S89°36'23"W a distance of 192.85 feet; thence
4. N87°35'01"E a distance of 119.70 feet; thence
5. N70°06'09"W a distance of 875.04 feet; thence
6. S00°04'59"E a distance of 2.35 feet; thence
7. S72°22'20"E a distance of 174.26 feet to a point on a non-tangent curve to the right; thence
8. 28.51 feet along the arc of said curve having a radius of 875.00 feet, subtended by a chord of 28.51 feet which bears S18°42'41"E; thence
9. S72°02'51"E a distance of 208.75 feet; thence
10. N25°16'14"W a distance of 848.24 feet; thence
11. N87°16'14"W a distance of 524.12 feet; thence
12. N42°16'14"E a distance of 1219.61 feet; thence
13. N87°35'01"E a distance of 92.20 feet; thence
14. S87°35'01"E a distance of 65.70 feet; thence
15. S07°52'28"E a distance of 288.78 feet; thence
16. S87°47'54"E a distance of 130.37 feet; thence
17. N87°35'01"E a distance of 180.53 feet; thence
18. N07°24'16"W a distance of 455.57 feet; thence
19. N87°35'01"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence
20. S00°04'59"E along the East line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence
21. S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.

Said tract contains 4,561,013.53 Sq Ft or 104.71 Acres, more or less.

Total tract contains 5,333,304.53 Sq Ft or 122.44 Acres, more or less.

Exhibit B

**OWNER/DEVELOPER**

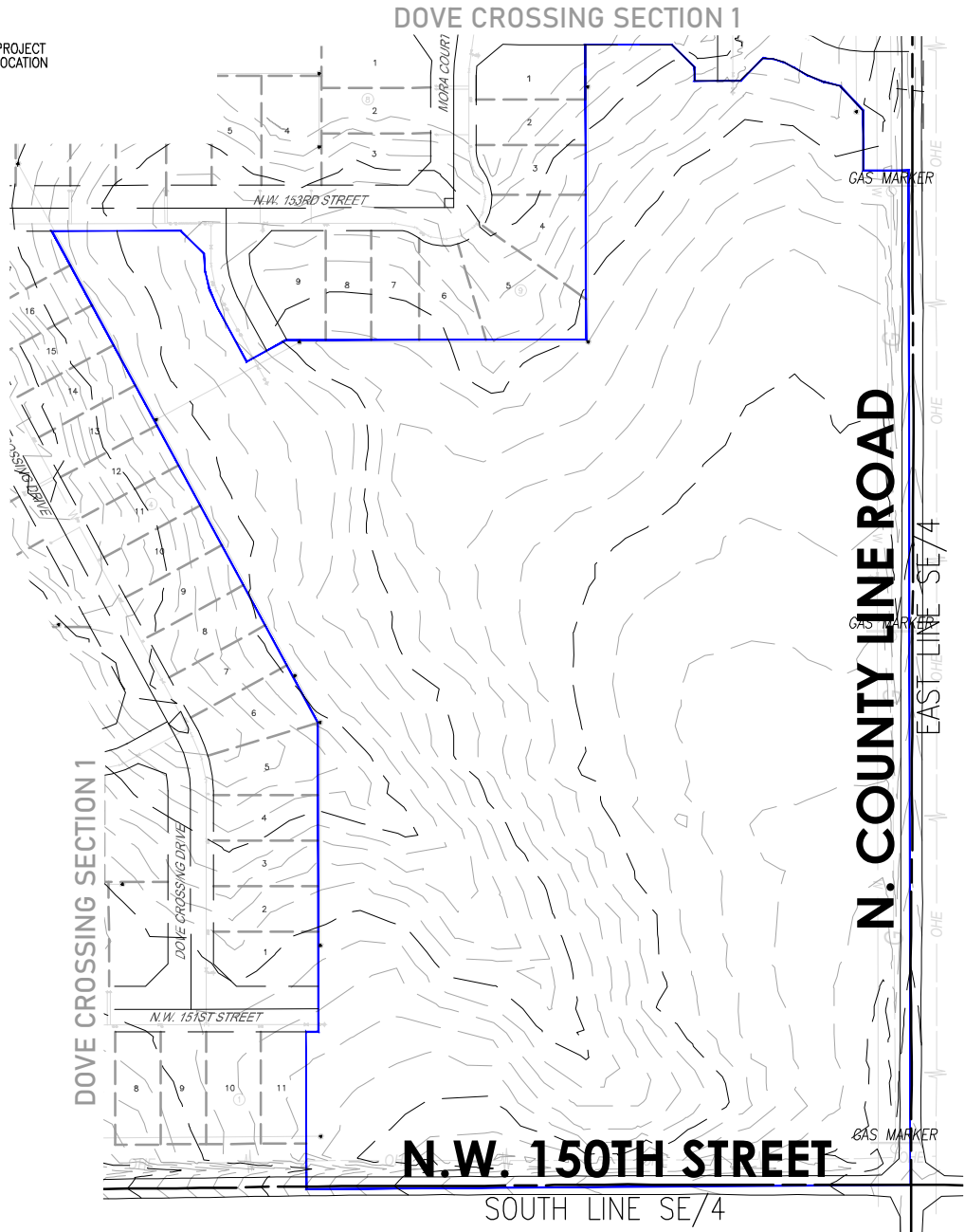
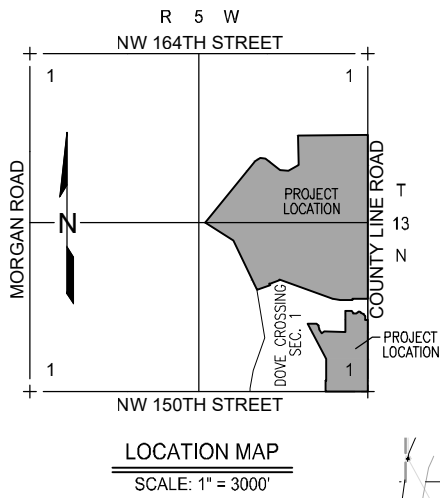
WESTPOINT DEVELOPERS, L.L.C.  
2731 S. I-35 SERVICE RD.  
MOORE, OK  
73160



**Crafton Tull**  
architectural engineering landscape  
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SHEET NO.: 1 OF 2  
DATE: 8/28/2024  
PROJECT NO.: 216088-00





SCALE: 1" = 200'

## PROJECT OWNER & DEVELOPER

Westpoint Developers, LLC.  
2731 S. I-35 Service Rd.  
Moore, OK  
73160

PH: 405-366-0000  
email: Anthony@westpointgroup.com

DRAWING: G:\21608800\_DOVECRSNG\INFRASTRUCTURE\CIVIL\DWG\LSIPUD EXHIBIT - TOPO.DWG

## Exhibit C

### TOPOGRAPHIC MAP - DOVE CROSSING

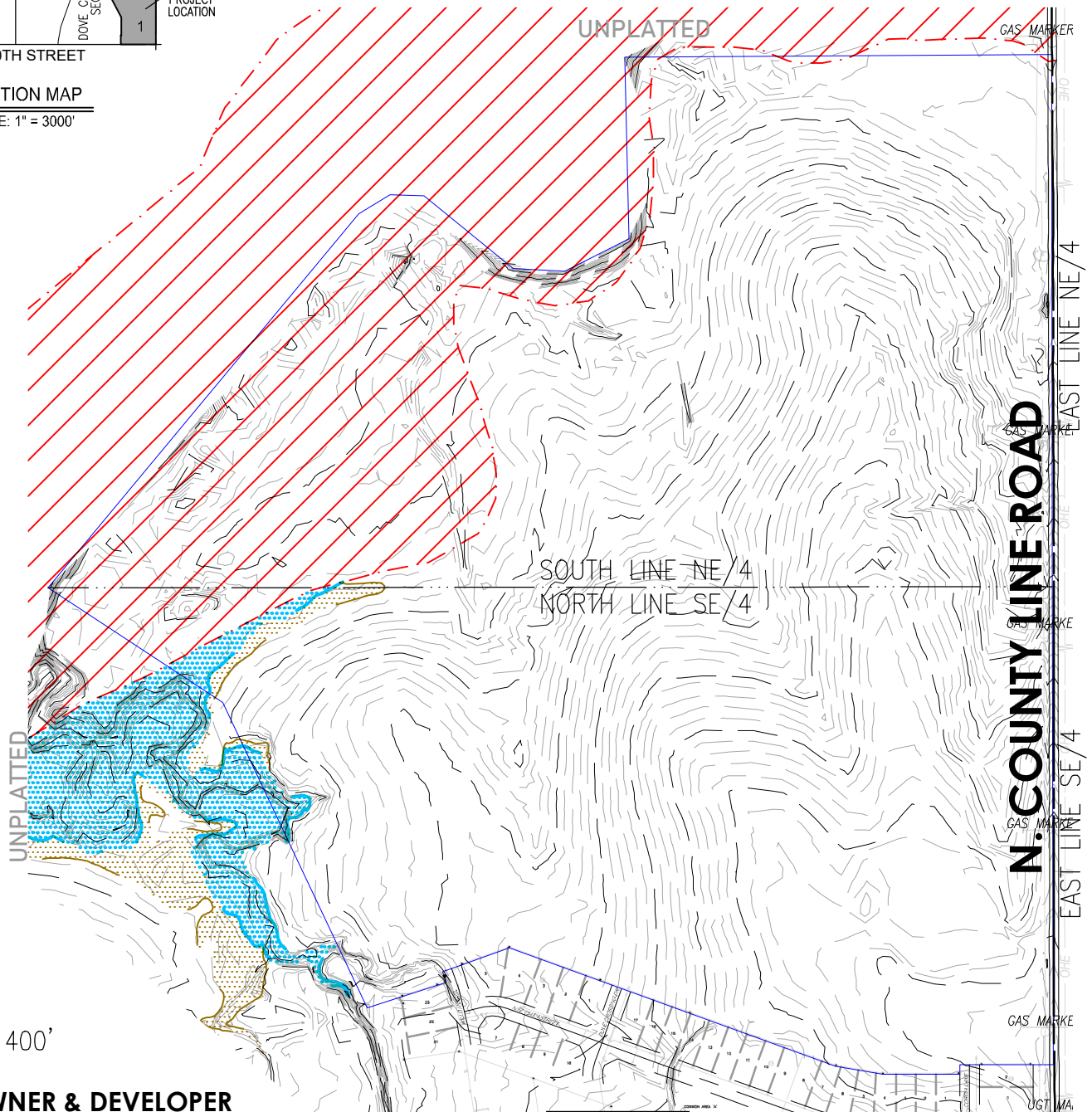
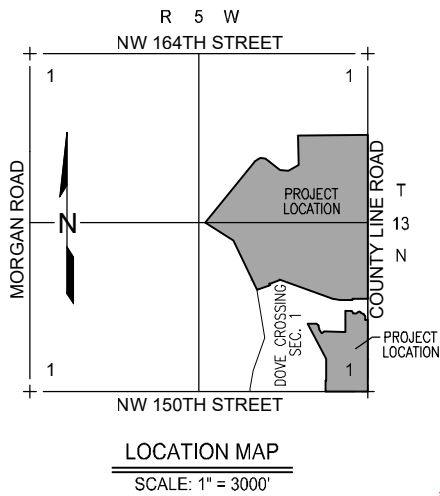


**Crafton Tull**  
architecture | engineering | surveying

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CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 2  
DATE: 08/28/24  
PROJECT NO.: 21608800



SCALE: 1" = 400'

## PROJECT OWNER & DEVELOPER

Westpoint Developers, LLC.  
2731 S. I-35 Service Rd.  
Moore, OK  
73160

PH: 405-366-0000  
email: Anthony@westpointgroup.com

DRAWING: G:\21608800\_DOVECRSNG\INFRASTRUCTURE\CIVIL\DWG\ISPUD EXHIBIT - TOPO.DWG

## Exhibit C DOVE CROSSING SECTION 1

### TOPOGRAPHIC MAP - DOVE CROSSING



**Crafton Tull**  
architecture | engineering | surveying

405.787.6270 | 405.787.6276 |  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 2 of 2  
DATE: 08/28/24  
PROJECT NO.: 21608800