

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

PUD-2060

**MASTER DESIGN STATEMENT FOR
SETENTA GROVE II**

February 4, 2025
March 13, 2025

PREPARED FOR:

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1.0 INTRODUCTION

The Planned Unit Development is located within the Southeast Quarter (SE/4) of Section 29, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma, and consists of 22.23 acres.

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 DEVELOPER

The developer of the property described in Section 2.0 is Les Chateaux LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned PUD-1794 with a portion of the east boundary located in the AE-2 Tinker Airport Overlay District. Surrounding properties are zoned and used for:

North: AA & SP-340 (County Maintenance Facility)
East: AA/residence
South: PUD-1794(RA-2 & C-3)/residential under construction & vacant
West: AA/residence and agricultural buildings

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.

5.0 PHYSICAL CHARACTERISTICS

Elevation of the property is approximately 1268 feet along the northeast, sloping to the south and southwest to an elevation of approximately 1216 feet along the southern border. The property is heavily treed around the platted lots. The completed residential development drains towards the newly constructed street and to the south via existing private drainage easements. The soil characteristics for the property consist of a mixture of Harrah fine sandy loam, Little Axe fine sandy loam and Stephenville-Darnell-Newalla complex.

6.0 CONCEPT

The concept for this PUD is to develop a rural residential development.

7.0 SERVICE AVAILABILITY

7.1 STREETS

This site takes access from Anderson Road, a rural arterial street, with the interior street constructed to local street standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are currently unavailable. Private on-site sewer solutions shall be utilized meeting all ODEQ requirements.

7.3 WATER

Public water facilities for this property are currently unavailable. Private on-site water solutions shall be utilized on site.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Oklahoma City. The nearest fire station is located approximately 300 feet north of the site, Station Number 28 located at 7101 S. Anderson Rd. Individual fire suppression systems shall be provided within each residence or a water distribution system capable of providing adequate water volume and pressure to each home for fire suppression purposes will be provided.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lines adjacent to the subject property. 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

Development of this parcel will comply with the requirements of the Oklahoma City Municipal Code, 2020, as amended.

7.8 PLAN OKC

The property is designated pursuant to the Rural Medium. The uses and concept proposed in this Planned Unit Development are consistent and in compliance with Plan OKC.

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. 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

The use and development regulations of the **RA Single-Family One-Acre Rural Residential District** shall govern development within this PUD, except as modified herein.

8.2 LOT REGULATIONS

- a) Minimum lot size for single family development shall be 43,560 square feet.
- b) Residential density for single family development shall not exceed 18 lots.
- c) Minimum lot width for single family development shall be 120 feet at the platted building limit line, except where abutting a cul-de-sac the lot width shall be permitted to be 75 feet at the platted building limit line.
- d) There shall be no open space requirement for residential development.
- e) Building setbacks within each lot shall be as follows:
 - Front: 40 feet
 - Side: 15 feet interior and 25 feet adjacent to Anderson Road
 - Rear: 25 feet
- f) Maximum building height shall be 2 ½ stories or 35 feet.

8.3 FAÇADE REGULATIONS

Exterior building wall finish on primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

8.4 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. Healthy mature trees along the south, west and north boundaries of the property for a distance of 25 feet from the edge of the property shall be preserved.

8.5 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

8.6 PLATTING REGULATIONS

Platting shall be required for all single-family residential development within this PUD. Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

8.7 ACCESS REGULATIONS

One access point shall be permitted onto S. Anderson Road to serve the development. Residential lots shall not be permitted to take direct access from Anderson Road.

8.8 SIGNAGE REGULATIONS

Signs shall comply with the Oklahoma City Municipal Code.

8.9 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.

8.10 OTHER REGULATIONS

Individual fire suppression systems for each residence or a water distribution system capable of providing adequate water volume and pressure to each residence for fire suppression purposes per Section 5.6.4 of the Oklahoma City Subdivision Regulations shall be required.

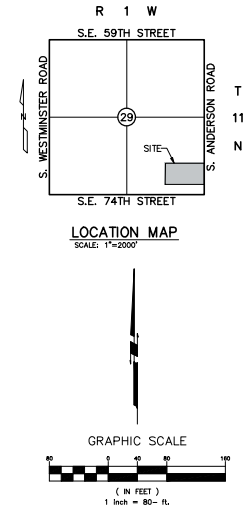
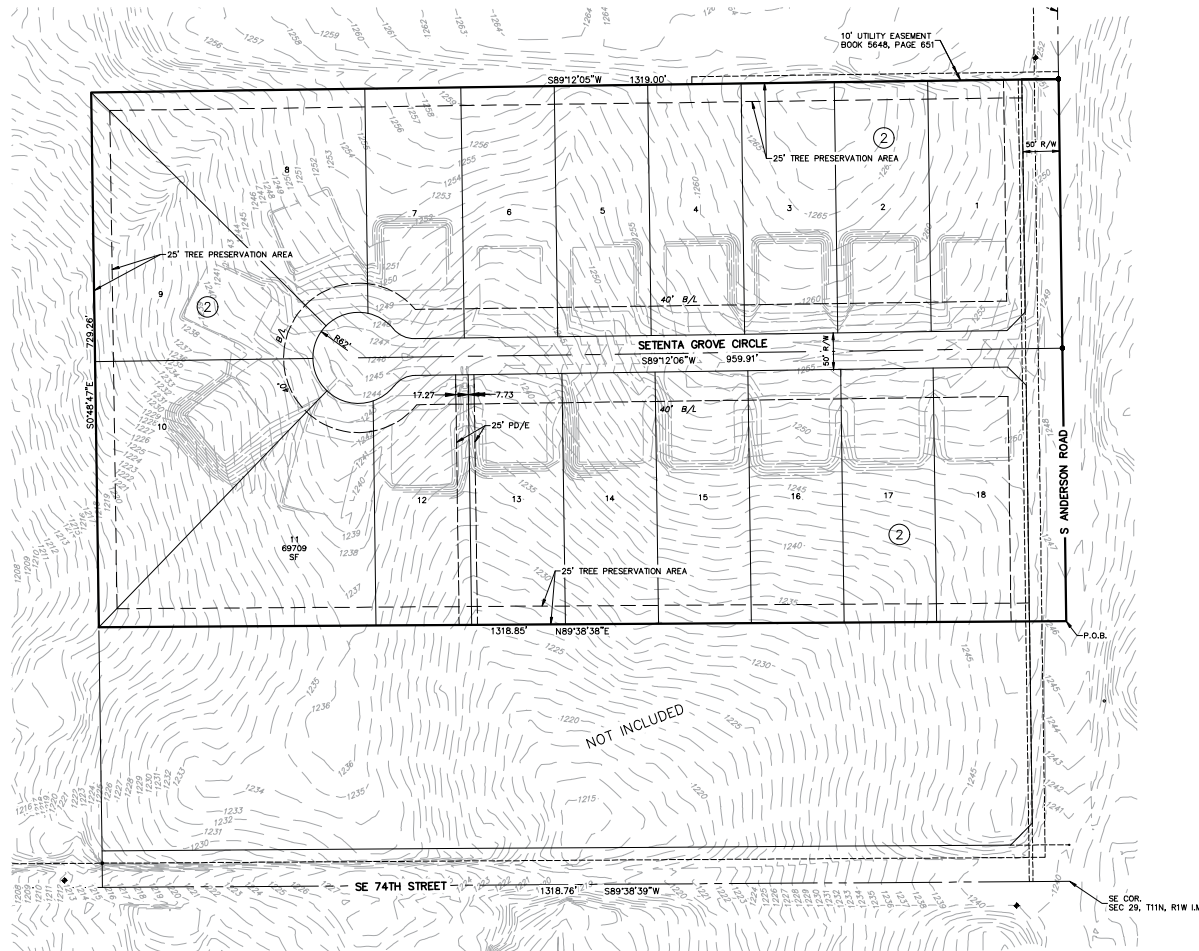
9.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Master Development Plan Map

PUD-2060 Exhibit A - Legal Description

All of Lots 1 through 18 in Block 2, Setenta Grove II, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PUD-2060 Exhibit B



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SETENTA GROVE II
7503 S ANDERSON ROAD
OKLAHOMA CITY, OK
MASTER DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
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11			
12			
13			
14			
15			
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18			

SHEET NUMBER
EXH-B

SETENTA GROVE II