

APPROVED

1-2-2024

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-1970

MASTER DESIGN STATEMENT

FOR

The Cove at Creekside Village

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PREPARED BY:

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1.0 INTRODUCTION

The Planned Unit Development of The Cove at Creekside Village consists of 49.95 acres. The project is located in the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma: Located east of S Czech Hall Road, south of SW 29th Street.

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 owners of the property described in Section 2.0 is OKC L DEV., LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is zoned PUD-1782, Single Family Residential. The property is currently undeveloped. Surrounding properties are zoned and used for:

North: PUD-1782, Single Family Residential
East: A-A, Single Family Residential
South: A-A, Single Family Residential
West: PUD-1782, Single Family Residential

5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1312 on the south side of the property, while the lowest elevation is 1290 in the northeast corner. Slopes range from 1% to 10%. The site is undeveloped land with sparse trees with thicker trees along the stream bed.

6.0 CONCEPT

The concept for this PUD is to develop a single-family residential subdivision. The use of this PUD will provide for a more efficient use of the land than could otherwise be achieved through traditional zoning.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The subject site is located east of S Czech Hall Rd and south of SW 29th Street.

7.2 PEDESTRIAN WAYS

Pedestrian ways will be constructed and suitably surfaced to connect with existing or future walkways in the area and provide for adequate pedestrian circulation. Pedestrian ways shall be designated and located in accordance with provisions listed in the City of Oklahoma City Subdivision Regulations.

7.3 SANITARY SEWER

Public sanitary sewer facilities are available to serve the site.

7.4 WATER

A 12" water line is being constructed with Creekside Village Phase 2 along S Czech Hall. Water will be connected to this through tie ins to Creekside Village Phase 2's water infrastructure.

7.5 FIRE PROTECTION

There nearest fire station to this property is Station 33 at 11630 SW 15th Street.

7.6 GAS, ELECTRICAL AND TELEPHONE SERVICES

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

7.7 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development

7.8 DRAINAGE

The subject property has no FEMA 100-year floodplain on the site, although there is a floodplain in the overall Creekside Village addition to the north of the subject property. The subject site generally drains north toward this area in the middle of the Creekside Village addition and then northeast to SW 29th Street.

Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

7.9 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban Low Intensity. The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

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 that 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 by more than 10%. 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** for this Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020)., except as modified in Section 9.0 Special Conditions.

9.0 SPECIAL CONDITIONS

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

- Minimum Lot Area: Three Thousand Six Hundred (3,600) square feet
- Minimum Lot Width: Thirty (30) feet at the building line (A maximum of 200 Lots)
- Front Yard Setback: Twenty (20) feet
- Any lot abutting the adjoining properties on the south or east property lines shall be a minimum of Six Thousand (6,000) square feet with a minimum width of Fifty (50) feet at the building line.

9.1 FAÇADE REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Oklahoma City Zoning Code in place at the time of development, except as modified herein.

9.3 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.4 PLATTING REGULATIONS

Platting shall be required for this PUD.

9.5 ACCESS REGULATIONS

Access to the property will be through Creekside Village Phase 2, currently under construction, from S Czech Hall Rd on the west side and from a future section of The Enclave at Creekside Village from the north, from SW 29th Street, both are two-lane minor arterial streets paved to rural standards. A street stub will be constructed to the south.

9.6 SIGNAGE REGULATIONS

9.6.1 FREESTANDING ACCESSORY SIGNS

Per base zoning district regulations

9.6.2 ATTACHED SIGNS

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

9.6.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.6.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.7 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Oklahoma City zoning regulations.

9.8 SETBACK REGULATIONS

Setbacks within this PUD shall be pursuant to the base zoning district regulations. Except Front Yard Setback for Single Family dwellings shall be Twenty (20) feet

9.9 HEIGHT REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district regulations.

9.10 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Oklahoma City Zoning Code. Maneuvering within the Right of Way shall be permitted for common areas.

9.11 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.12 DRAINAGE

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

10.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Master Development Plan – Conceptual

EXHIBIT A

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; thence
S 89°50'05" E along the south line of said NW/4 a distance of 588.20 feet to the POINT OF BEGINNING; thence
N 00°08'03" W a distance of 122.06 feet; thence
N 89°51'57" E a distance of 36.49 feet; thence
N 00°08'03" W a distance of 50.00 feet; thence
N 45°08'03" W a distance of 35.36 feet; thence
N 00°08'03" W a distance of 25.00 feet; thence
N 89°51'57" E a distance of 120.00 feet; thence
N 00°08'03" W a distance of 610.00 feet; thence
N 89°51'57" E a distance of 36.90 feet to a point on a tangent curve to the left; thence
33.01 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 32.92 feet which bears N 82°17'59" E; thence
S 74°15'47" E a distance of 40.07 feet to a point on a non-tangent curve to the right; thence
2.09 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 2.09 feet which bears S 32°05'29" E; thence
N 58°42'21" E a distance of 50.00 feet to a point on a non-tangent curve to the left; thence
8.12 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 8.12 feet which bears N 33°09'22" W; thence
N 02°06'21" E a distance of 38.35 feet; thence
N 42°01'43" E a distance of 320.81 feet; thence
N 89°54'20" E a distance of 33.54 feet to a point on a non-tangent curve to the right; thence
11.18 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 11.17 feet which bears S 28°50'55 E; thence
N 65°25'12" E a distance of 50.00 feet to a point on a non-tangent curve to the left; thence
31.65 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 31.56 feet which bears N 31°49'58" W; thence
N 01°15'04" W a distance of 36.40 feet; thence
N 42°01'43" E a distance of 196.74 feet; thence
N 87°01'43" E a distance of 35.36 feet; thence
N 42°01'43" E a distance of 50.00 feet; thence
N 02°58'17" W a distance of 35.36 feet; thence
N 42°01'43" E a distance of 225.14 feet; thence
S 48°01'12" E a distance of 780.81 feet; thence
S 48°00'40" E a distance of 762.00 feet to a point on the east line of said NW/4; thence

S 00°11'05" E along said east line a distance of 569.47 feet to the southeast corner of said NW/4;
thence
N 89°50'05" W along the south line of said NW/4 a distance of 2058.23 feet to the POINT OF
BEGINNING.

Said tract contains 2,175,723 Sq Ft or 49.95 Acres, more or less.

