

APPROVED

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BY THE CITY COUNCIL
Amy M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

PUD-2013

MASTER DESIGN STATEMENT

FOR

Enclave at Creekside Village Phase 2

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Residential

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1.0 INTRODUCTION

The Planned Unit Development is located within the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, consisting of 31.83 acres.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit "A", which is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER

The owner / developer of this property is Creekside Village Development, LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned as PUD-1782. Surrounding properties are zoned and used for:

North: R-A

East: AA

South: PUD-1970, portions of Creekside Village

West: PUD-1782, portions of Creekside Village

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

The property is currently undeveloped. Portions are farmed while other areas are tree covered. Mustang Creek, along with a FEMA 50- or 100-year flood plain as well as a USGS Blue Line is located along the northeast edge of the site. This property drains into Mustang Creek.

The highest elevation is generally elevation 1305 near the southeast corner of the site and falls north and northeast. The lowest elevation of 1280 at the far north of the site and by the streambed along the northeastern edge of the property. The subject property has silty-loam and fine sandy loam soil characteristics. Kingfisher and Norge are the predominant silty loam areas while the Reinach is the largest fine sandy loam area.

6.0 CONCEPT

The concept for this PUD is to provide a single-family residential development with the same character as the other portions of Creekside Village.

7.0 SERVICE AVAILABILITY

7.1 STREETS

This site is located south of SW 29th St. and east of S. Czech Hall Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available and will be extended to serve the site.

7.3 WATER

Public water facilities for this property are available and will be extended to serve the site.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Oklahoma City. The nearest fire station is Station Number 33 located at 11630 SW 15th St.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

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 Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

7.8 PLAN OKC

The property is designated pursuant to the Urban Low Intensity. 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 **“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

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

9.1 MODIFIED LOT REQUIREMENTS

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

Minimum lot size: 4,000 square feet

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

Minimum lot depth: 100 feet.

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

Coverage: Main and accessory buildings shall not cover more than 60% of the lot area.

9.2 FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% 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, except that 20 percent usable open space shall be provided within this PUD. Usable Open Space is defined as a landscaped area for residents to occupy passively or use actively, including passive spaces with trees, pathways for leisure, and spaces designed for active uses such as sports, exercise and play. Undisturbed drainageways located in common areas shall be considered usable open space. Utility areas, and buffers along arterial streets shall not be counted as Usable Open Space to meet this requirement. Healthy trees and native understory plants shall be preserved within the floodplain and PUD open space to the greatest extent possible.

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

The subject parcel shall meet the base zoning district requirements of the City of Oklahoma City's Screening requirements in place at the time of development.

9.6 PLATTING REGULATIONS

All residential land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.7 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations. There shall be at least one (1) access point from SW 29th Street. Access to this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Individual lots shall not be permitted to take access from arterial/section line road(s) and "Limits of No Access" shall be established along lots abutting an arterial/section line road. There shall be at least one (1) additional access that connects to another phase within the Creekside Village development.

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

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

The subject parcel shall meet the base zoning district requirements of the City of Oklahoma City's Signage requirements in place at the time of development.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along SW 29th Street. Six-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 and ADA regulations. Four-foot sidewalks shall be constructed on interior streets prior to any occupancy certificates being issued.

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. The minimum depth of the front yard building line shall be 20 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.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

Exhibit A: Legal Description

Exhibit B: Master Development Plan

Exhibit A: Legal Description – The Enclave at Creekside Village – Phase 2

A tract of land situated 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:

BEGINNING at the Northeast corner of said NW/4; thence

S00°11'05"E along the East line of said NW/4 a distance of 2080.99 feet; thence N48°01'12"W a distance of 1789.33 feet to a point being the most Southerly corner of the Northeasterly line of THE ENCLAVE AT CREEKSIDE VILLAGE PHASE 1, according to the recorded plat thereof; thence along said plat the following Four (4) courses:

1. N60°55'05"E a distance of 1141.79 feet; thence
2. N00°14'28"E a distance of 147.61 feet; thence
3. N89°50'06"W and parallel with the North line of said NW/4 a distance of 148.12 feet; thence
4. N00°09'54"E perpendicular to said North line a distance of 182.50 feet to a point on said North line being the Northeast corner of said recorded plat; thence

S89°50'06"E along said North line a distance of 472.57 feet to the POINT OF BEGINNING.

Said tract contains 1,386,673 Sq Ft or 31.83 Acres, more or less.

