

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2033

MASTER DESIGN STATEMENT FOR

6401 Shiloh Blvd.

August 29, 2024
October 31, 2024
November 19, 2024

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 6401 Shiloh Blvd., consisting of 6.35 acres, is located within the Northwest Quarter NW/4 of Section 30, Township 11 N, Range 4 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

The owner of this property is WRW, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1933. Surrounding properties are zoned and used for:

- North: SPUD-1219 and SPUD-795 Districts and currently undeveloped.
- East: State Highway 152.
- South: PUD-1683 District and used for residential development.
- West: R-1 District and used for residential development.

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 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped. The elevation of the subject property ranges from 1294 feet in the northeast corner to 1300 feet to the south/southwest. The property is slightly higher in the west and southwest and drains northeasterly across the site. There is no tree cover on the property. This property is in the North Canadian River drainage basin and there are 9,973 square miles in the drainage area.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 59th St. The nearest street to the east is State Highway 152. The nearest street to the south is SW 74th St. The nearest street to the west is Bentley Dr.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 20 located at 7929 SW 29th St. It is approximately 3 miles from this PUD development.

7.5GAS, 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.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

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 R-4 General Residential District shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD.

There shall be a maximum of 21.5 dwelling units per acre within this PUD. Preliminary design layout, regarding location and orientation, shall be tied to Exhibit B.

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. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

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. In addition, there shall be no less than a 20' wide continuous landscape buffer along the boundary of this parcel where it is adjacent to any residential use. Said buffer shall contain, (per 100 linear feet): five (5) canopy trees at least 15 feet in height at time of planting and planted on 20-foot centers, two (2) evergreen trees, (2.7) understory trees, and twelve (12) shrubs. Plantings may be located atop a landscape berm, to be decided at the Specific Plan stage.

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

No less than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, stone, or other masonry/cementitious material on a continuous footing, and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall not be required.

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

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

Access may be taken from the existing Shiloh Dr. and the existing access point on Highway 152.

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, except that there shall be a minimum of 1.5 parking spaces per unit.

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.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall be required on one side of the private drive or street that connects to Shiloh Drive.

9.13 HEIGHT REGULATIONS

Height regulations shall be in accordance with the base zoning district, except that height shall be limited to a maximum height of four (4) stories for Building 1, two (2) stories for Building 2, and four (4) stories for Building 3 as depicted on **Exhibit B**.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

West: 115 feet

South: 105 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.

An on-site playground shall be required and permitted within this PUD.

9.17 SPECIFIC PLAN

A specific plan shall 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 - Conceptual Master Development Plan

Exhibit C - Topography Plan

PUD-2033 Exhibit A - Legal Description

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty (30), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being described as follows: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE continuing South $00^{\circ}07'23''$ East along said East line, a distance of 984.30 feet to the POINT OF BEGINNING; THENCE continuing South $00^{\circ}07'23''$ East along said East line, a distance of 596.73 feet to the Northeast corner of BENT WOOD CREEK VILLAS, an addition to the City of Oklahoma City, according to the plat recorded at Book 75 Plats, Page 2, filed in the offices of the County Clerk of Oklahoma County, Oklahoma; THENCE South $89^{\circ}52'37''$ West, along the North line of said addition, a distance of 358.00 feet to a point on the East line of BENT WOOD CREEK – SECTION 3, an addition to the City of Oklahoma City, according to the plat recorded at Book 71 Plats, Page 17, filed in the offices of the County Clerk of Oklahoma County, Oklahoma; THENCE North $00^{\circ}07'23''$ West, along said East line, a distance of 39.56 feet; THENCE North $10^{\circ}08'29''$ West, along said East line and along the East line of BENT WOOD CREEK – SECTION 2, an addition to the City of Oklahoma City, according to the plat recorded at Book 68 Plats, Page 93, filed in the offices of the County Clerk of Oklahoma County, Oklahoma, a distance of 669.66 feet; THENCE North $79^{\circ}19'42''$ East, a distance of 259.72 feet; THENCE Northerly on a non-tangent curve to the left, having a radius of 320.00 feet, central angle of $11^{\circ}25'29''$, chord bearing of North $12^{\circ}24'10''$ East, chord distance of 63.70 feet, for an arc length of 63.81 feet to a point on the South line of the Permanent Easement in favor of the City of Oklahoma City, recorded at Book 13408, Page 1725, filed in the offices of the County Clerk of Oklahoma County, Oklahoma; THENCE along a line non-tangent to said curve, South $83^{\circ}18'34''$ East, a distance of 28.64 feet, said line being along the South line of said Permanent Easement; THENCE South $09^{\circ}30'19''$ West, a distance of 105.48 feet; THENCE Southwesterly on a curve to the right, having a radius of 150.00 feet, central angle of $28^{\circ}58'22''$, chord bearing of South $23^{\circ}59'30''$ West, chord distance of 75.04 feet, for an arc length of 75.85 feet; THENCE South $38^{\circ}28'41''$ West, a distance of 46.23 feet; THENCE North $89^{\circ}52'37''$ East, perpendicular to the East line of said Northwest Quarter (NW/4), a distance of 254.06 feet to the POINT OF BEGINNING.



SHILOH- OKC

Preliminary Yield Study - Concept 5

Oklahoma City, Oklahoma - November 19, 2024



DEVELOPMENT SUMMARY

6.35 Acres
132 Multi-Family Units

- 26 2 Bedrooms
- 72 3 Bedrooms
- 34 4 Bedrooms

20.78 units/acre

Parking Provided:
 198 Surface Spaces (1.5 per unit)

