

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-1943

MASTER DESIGN STATEMENT

FOR

Redstone Ranch North

February 28, 2023
REV. April 28, 2023

PREPARED BY:

LTS Engineering Services
PO BOX 31685
Edmond, OK 73003
brad.reid@ltses.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
ZONING	4.1
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
STREETS	7.1
PEDESTRIAN WAYS	7.2
SANITARY SEWER	7.3
WATER	7.4
FIRE PROTECTION	7.5
GAS, ELECTRICAL AND TELEPHONE SERVICES	7.6
PUBLIC TRANSPORTATION	7.7
DRAINAGE	7.8
COMPREHENSIVE PLAN (PLAN OKC)	7.9
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2

SCREENING REGULATIONS	9.3
PLATTING REGULATIONS	9.4
ACCESS REGULATIONS	9.5
SIGNAGE REGULATIONS	9.6
LIGHTING REGULATIONS	9.7
SETBACK REGULATIONS	9.8
HEIGHT REGULATIONS	9.9
PARKING REGULATIONS	9.10
SIDEWALK REGULATIONS	9.11
OTHER	9.12
EXHIBITS	10.0

1.0 INTRODUCTION

The Planned Unit Development of Redstone Ranch North consists of 85.62 acres and is located within the SW/4 of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), in Oklahoma City, Canadian County, Oklahoma. The subject property is generally located on the north of W. Britton Road east of N. Piedmont Road.

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 R-1, Single Family Residential. The property is currently undeveloped. Surrounding properties are zoned and used for:

North: R-1 - Future Phase of Coeur d’Alene subdivision & A-A, Agriculture

East: R-1, Redstone Ranch Single Family Residential.

South: A-A, Agriculture

West: A-A, Single Family acreages

5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1315 on the west side of the property, while the lowest elevation is 1242 in the northeast corner. Slopes range from 1% to 10%. The site is undeveloped land with sparse trees with thicker trees along the stream beds. There is a large existing pond in the northeast corner of the property and a smaller pond on the northwest side.

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

Access to the property will be from N. Piedmont Rd on the west side and from W Britton Road on the south, both are two-lane minor arterial streets paved to rural standards with impending improvements for N Piedmont Road. Access to the east will be from the newly developed portion of Redstone Ranch.

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

Water will be extended from an existing 16" water line along W. Britton Road and connections to the existing Redstone Ranch Subdivision.

7.5 FIRE PROTECTION

There nearest fire station to this property is Station 32 at 12233 N. Mustang Road, on the southwest corner of N. Mustang Road and N.W. 122nd Street. The travel distance is 2.95 miles.

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. The subject site generally drains toward a low on the east side of the property into an existing pond and then to the north. In the low is a USGS blue line stream that flows north toward W Hefner Road between N Mustang Road and N Piedmont Road.

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.

The following special conditions listed in Sections 8.1 through 10.0 shall not be changed or amended in any way except by action of the City Council after review and recommendation by the Planning Commission.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1 Single-family residential district for this PUD, 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:

- There shall be a 20' common area buffer along the entire north property line.
- A minimum of 20 percent open space shall be provided within the PUD.
- An internal pedestrian trail system shall be provided between tracts and common areas A and B. Internal sidewalks can satisfy this requirement.

Tract 1:

- Minimum Lot Area: Four Thousand Eight Hundred (4,800) square feet
- Minimum Lot Width: Forty (40) feet at the building line
- Front Yard Setback: Twenty (20) feet

Tract 2:

- Minimum Lot Area: Three Thousand Six Hundred (3,600) square feet
- Minimum Lot Width: Thirty (30) feet at the building line
- Front Yard Setback: Twenty (20) feet
- Any lot abutting N. Piedmont Road 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. Some existing mature trees will remain along the USGS streamline where feasible.

9.4 PLATTING REGULATIONS

Platting shall be required for this PUD.

9.5 ACCESS REGULATIONS

Access to the property will be from N. Piedmont Rd on the west side and from W Britton Road on the south, both are two-lane minor arterial streets paved to rural standards with impending improvements for N Piedmont Road. Access to the east will be from the newly developed portion of Redstone Ranch.

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

Sidewalks shall be pursuant to the base zoning district regulations.

9.12 OTHER

Tracts boundaries depicted on the Master Development Plan may be adjusted by no more than 10%.

10.0 EXHIBITS

Exhibit A: Legal Descriptions
Exhibit B: Master Development Plan – Conceptual
Exhibit C: Topographic Map

EXHIBIT A

REDSTONE RANCH NORTH OVERALL LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 2663.25; thence
S 00° 14' 27" E a distance of 1396.51 feet; thence
S 89° 47' 58" W a distance of 2667.02 feet to a point on the West line of said SW/4; thence
N 00° 05' 09" W along said West line a distance of 1396.27 feet to the POINT OF BEGINNING.

Said tract contains 3,721,562 Sq Ft or 85.44 Acres, more or less.

TRACT 1 LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 689.51 feet to the POINT OF BEGINNING;
thence continuing

N 89° 47' 39" E along the North line of said SW/4 a distance of 1923.73; thence
S 00° 14' 27" E a distance of 1396.51 feet; thence
S 89° 47' 58" W a distance of 1694.50 feet; thence
N 00° 12' 02" W a distance of 614.50 feet; thence
N 12° 35' 11" W a distance of 257.40 feet; thence
N 00° 12' 02" W a distance of 57.16 feet; thence
S 89° 47' 58" W a distance of 224.96 feet; thence
N 00° 12' 23" W a distance of 473.27 feet to the POINT OF BEGINNING.

Said tract contains 2,508,274 Sq Ft or 57.58 Acres, more or less.

TRACT 2 LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 689.51; thence
S 00° 12' 23" E a distance of 473.27 feet; thence
N 89° 47' 58" E a distance of 224.96 feet; thence
S 00° 12' 02" E a distance of 57.16 feet; thence
S 12° 35' 11" E a distance of 257.40 feet; thence
S 00° 12' 02" E a distance of 614.50 feet; thence
S 89° 47' 58" W a distance of 972.52 feet to a point on the West line of said SW/4; thence
N 00° 05' 09" W along said West line a distance of 1396.27 feet to the POINT OF BEGINNING.

Said tract contains 1,213,288 Sq Ft or 27.85 Acres, more or less.

EXHIBIT A

REDSTONE RANCH NORTH OVERALL LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 2663.25; thence
S 00° 14' 27" E a distance of 1396.51 feet; thence
S 89° 47' 58" W a distance of 2667.02 feet to a point on the West line of said SW/4; thence
N 00° 05' 09" W along said West line a distance of 1396.27 feet to the POINT OF BEGINNING.

Said tract contains 3,721,562 Sq Ft or 85.44 Acres, more or less.

TRACT 1 LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 689.51 feet to the POINT OF BEGINNING;
thence continuing

N 89° 47' 39" E along the North line of said SW/4 a distance of 1923.73; thence
S 00° 14' 27" E a distance of 1396.51 feet; thence
S 89° 47' 58" W a distance of 1694.50 feet; thence
N 00° 12' 02" W a distance of 614.50 feet; thence
N 12° 35' 11" W a distance of 257.40 feet; thence
N 00° 12' 02" W a distance of 57.16 feet; thence
S 89° 47' 58" W a distance of 224.96 feet; thence
N 00° 12' 23" W a distance of 473.27 feet to the POINT OF BEGINNING.

Said tract contains 2,508,274 Sq Ft or 57.58 Acres, more or less.

TRACT 2 LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

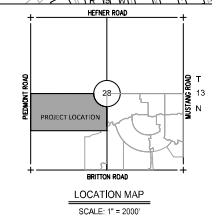
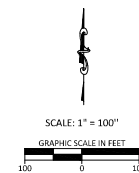
BEGINNING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 689.51; thence
S 00° 12' 23" E a distance of 473.27 feet; thence
N 89° 47' 58" E a distance of 224.96 feet; thence
S 00° 12' 02" E a distance of 57.16 feet; thence
S 12° 35' 11" E a distance of 257.40 feet; thence
S 00° 12' 02" E a distance of 614.50 feet; thence
S 89° 47' 58" W a distance of 972.52 feet to a point on the West line of said SW/4; thence
N 00° 05' 09" W along said West line a distance of 1396.27 feet to the POINT OF BEGINNING.

Said tract contains 1,213,288 Sq Ft or 27.85 Acres, more or less.

MASTER DEVELOPMENT PLAN
OF
REDSTONE RANCH NORTH
A PART OF THE SW/4 OF SECTION 28, T13N, R5W, 1M.
OKLAHOMA CITY, CADDIS COUNTY, OKLAHOMA

400 LOTS
85.44 ACRES
4.68 (DU/AC.) - 0.21 (AC/DU)

OWNER:
OKC I DEV., LLC
4058 NORTH COLLEGE AVE
FAYETTEVILLE, AR 72703



MASTER DEVELOPMENT PLAN OF
REDSTONE RANCH NORTH

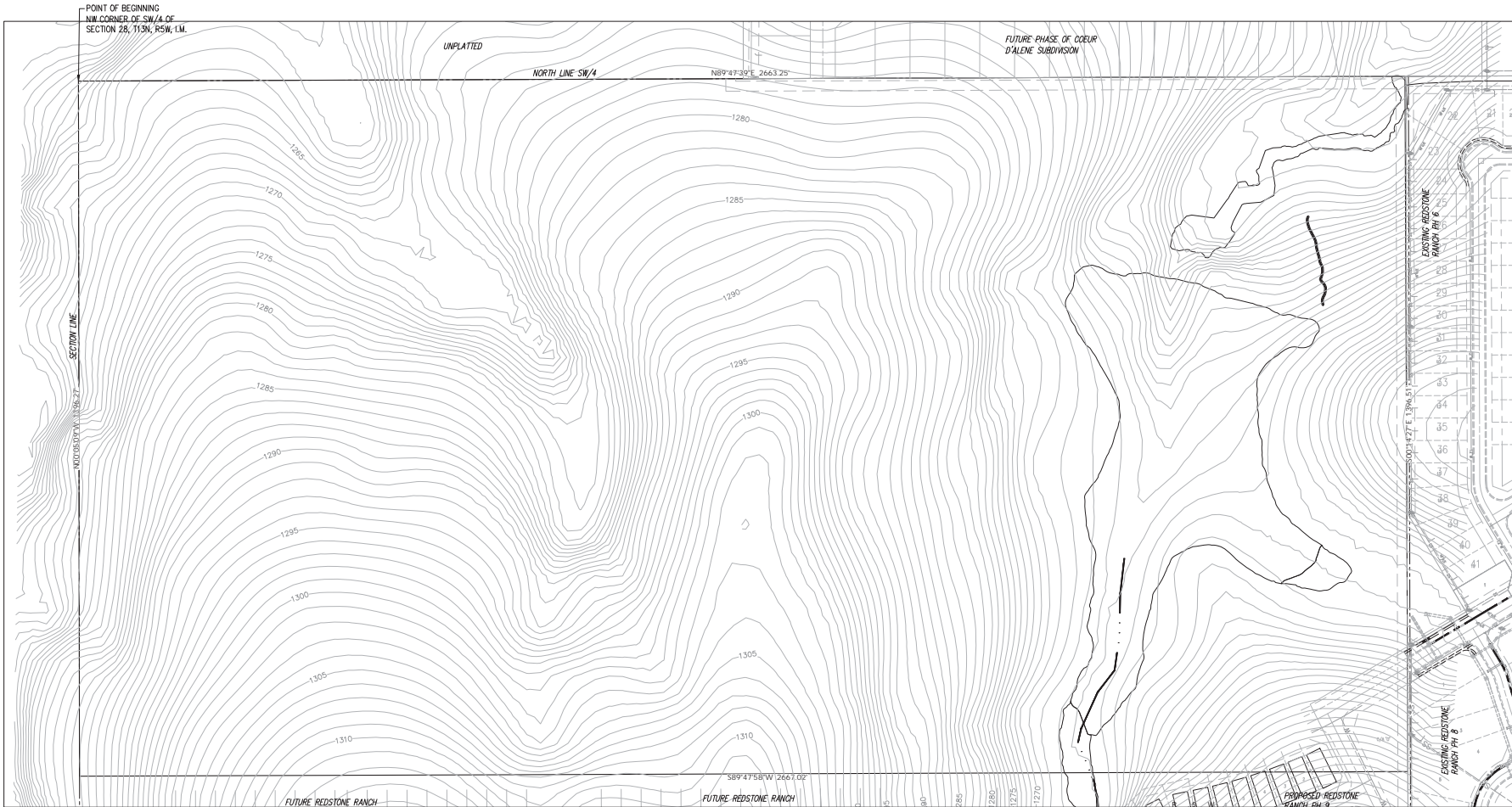
LTS ENGINEERING SERVICES, LLC
P.O. Box 1000, Edmond, OK 73035
CERTIFICATE OF AUTHORIZATION: CA 8710 EXPIRES 06/30/2023
CONTACT: BRAD REED, P.E., 28048

SHEET: 1 OF 1
DATE: 02/28/2023
EXHIBIT B

SITE TOPOGRAPHIC PLAN
OF
REDSTONE RANCH NORTH
A PART OF THE SW/4 OF SECTION 28, T13N, R5W, I.M.
OKLAHOMA CITY, CADDIEN COUNTY, OKLAHOMA

400 LOTS
85.44 ACRES
4.68 (DU/AC.) - 0.21 (AC./DU.)

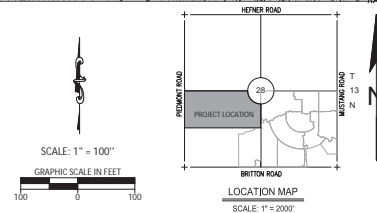
OWNER:
OKC L DEV., LLC
4058 NORTH COLLEGE AVE
FAYETTEVILLE, AR 72703



LEGAL DESCRIPTION:
A tract of land situated in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 2663.25; thence
S 00° 14' 27" E a distance of 1396.51 feet; thence
S 89° 47' 58" W a distance of 2667.02 feet to a point on the West line of said SW/4; thence
N 00° 05' 09" W along said West line a distance of 1396.27 feet to the POINT OF BEGINNING.

Said tract contains 3,721,562 Sq Ft or 85.44 Acres, more or less.



SITE TOPOGRAPHIC PLAN OF
REDSTONE RANCH NORTH

LTS ENGINEERING SERVICES, LLC
P.O. Box 10401, Edmond, OK 73035
CERTIFICATE OF AUTHORIZATION: CA #710 EXPIRES 06/30/2023
CONTACT: BRAD REED P.E. - 28048

SHEET: 1 OF 1
DATE: 03/13/2023
EXHIBIT C