

**APPROVED**

11-05-2024

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**

**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-2028**

**MASTER DESIGN STATEMENT FOR**

**Woody Creek**

July 31, 2024  
August 28, 2024  
September 16, 2024

**PREPARED FOR:**

PS116, LLC  
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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Woody Creek, consisting of 21.35 acres MOL, is located within the Northwest Quarter (NW/4) of Section 11, Township 11 N, Range 5 W, of the Indian Meridian, Canadian 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/DEVELOPER**

The owner and developer of this property is PS116, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned PUD-1629 and PUD-1702. Surrounding properties are zoned and used for:

North: R-1 District and used for residential development.  
East: PUD-1701 and R-1 Districts and used for residential development.  
South: PUD-1149 District and used for residential development.  
West: PUD-1702 District and is currently undeveloped.

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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently undeveloped. Mustang Creek flows southwest to southeast on the south boundary of Woody Creek. The site includes a FEMA floodplain area north of the building areas that drain into Mustang Creek east of the site. The primary soils on site consist of Reinach, very fine sandy loam, with a 1 percent slope that is rarely flooded, and Norge silt loam with 1 to 3 percent slopes. The site includes a mix of areas with sparse tree cover, located mostly in the floodplain areas north and those associated with Mustang Creek to the south with little to no tree cover between Mustang Creek and the FEMA floodplain area on the north.

## **SECTION 6.0 .....CONCEPT**

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

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is Edinburg Dr./Bonneycastle Dr. The nearest street to the east is Westbury Dr. The nearest street to the south is SW 23<sup>rd</sup> St. The nearest street to the west is S. Sara Rd.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not 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 33 located at 11630 SW 15<sup>th</sup> St. It is approximately 1.7 miles from this PUD development.

7.5 .....GAS, 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

A portion of the property within this PUD lies within the FEMA 100-year floodplain associated with Mustang Creek.

7.8 .....COMPREHENSIVE 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-1 Single-Family Residential District** shall govern this PUD, 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.

**All uses within the R-1 District shall be permitted within this PUD.**

#### 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.

##### 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

Sight-proof screening shall not be required within this PUD. If provided, fencing/screening requirements shall be per the base zone.

##### 9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the City of Oklahoma City Subdivision Regulations, as amended.

9.6 ..... DRAINAGE REGULATIONS

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

9.7 ..... DUMPSTER REGULATIONS

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 shall be taken from S. Sara Rd. and a connection to the east shall be provided.

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.

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

Roofing for all structures shall conform with adopted Building Code requirements.

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks, with a five (5) foot landscaped buffer, 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 and drives 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 / LOT COVERAGE REGULATIONS

Front: 20 feet

Side: 3 feet

Rear: 10 feet

The maximum lot coverage within this PUD shall be 60%. The minimum lot size within this PUD shall be 5,000 sf.

There shall be a minimum of 10 feet between structures within this PUD, which must be illustrated during the platting stage.

#### 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, private drainage easements, and islands/medians 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.

#### 9.17 ..... SPECIFIC PLAN

A specific plan shall not 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 with Topography Lines

Exhibit C – Conceptual Lot Layout

Exhibit D – Overall Concept Plan

PUD-2028 Exhibit A – Legal Description

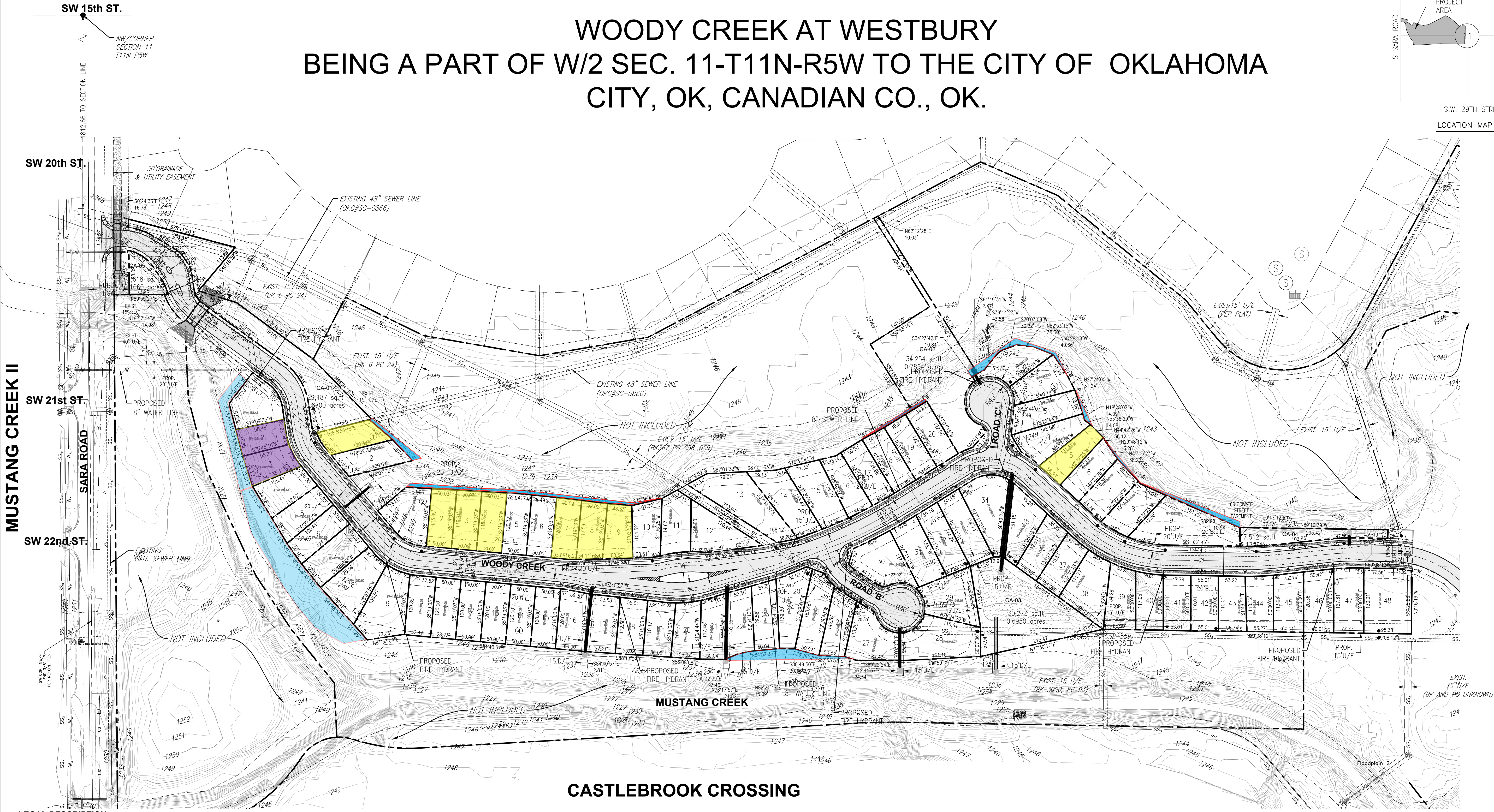
A part of Section Eleven (11), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section 11, Township 11 North, Range 5 West of the Indian Meridian; THENCE South 00°24'33" East, along the West line of said Northwest Quarter (NW/4), a distance of 1812.66 feet; THENCE South 75°11'20" East, along the South line said Block 13, a distance of 51.82 feet to the Southwest corner of Block 13 in WESTBURY ADDITION and the POINT OF BEGINNING; THENCE continuing South 75°11'20" East, along the South line said Block 13, a distance of 251.18 feet; THENCE South 40°16'26" West a distance of 113.89 feet; THENCE South 72°51'43" East a distance of 79.78 feet; THENCE South 53°34'40" East a distance of 190.08 feet; THENCE South 44°04'50" East a distance of 166.74 feet; THENCE South 52°11'13" East a distance of 127.30 feet; THENCE South 76°02'32" West a distance of 149.40 feet; THENCE South 39°50'13" East a distance of 89.74 feet; THENCE North 50°09'47" East a distance of 82.38 feet; THENCE South 86°41'44" East a distance of 204.33 feet; THENCE South 84°15'09" East a distance of 69.19 feet; THENCE South 83°08'06" East a distance of 171.68 feet; THENCE North 79°33'18" East a distance of 61.35 feet; THENCE North 60°59'02" East a distance of 101.95 feet; THENCE North 87°01'33" East a distance of 138.16 feet; THENCE North 76°33'41" East a distance of 123.32 feet; THENCE North 58°11'22" East a distance of 176.85 feet; THENCE North 32°16'46" West a distance of 152.93 feet; THENCE North 57°43'14" East a distance of 140.00 feet; THENCE North 32°16'46" West a distance of 208.84 feet to a point on the Southeast line of Block 18 of said WESTBURY ADDITION; THENCE North 62°12'28" East, along the Southeast line of said Block 18, a distance of 10.03 feet; THENCE South 32°16'46" East a distance of 357.00 feet; THENCE North 55°36'18" East a distance of 102.42 feet; THENCE South 69°49'59" East a distance of 83.80 feet; THENCE South 27°24'00" East a distance of 158.96 feet; THENCE South 38°36'21" East a distance of 154.07 feet; THENCE South 69°06'47" East a distance of 212.80 feet; THENCE South 87°16'19" East a distance of 345.86 feet to a point on the East line of said Northwest Quarter; THENCE South 00°50'16" West along the East line of said Northwest Quarter, a distance of 207.36 feet; THENCE North 89°08'12" West a distance of 615.43 feet; THENCE South 77°30'17" West a distance of 250.74 feet; THENCE South 86°59'09" West a distance of 161.10 feet; THENCE North 89°22'24" West a distance of 125.61 feet; THENCE South 89°46'44" West a distance of 163.38 feet; THENCE South 89°00'50" West a distance of 58.48 feet; THENCE North 86°10'33" West a distance of 110.03 feet; THENCE North 86°13'09" West a distance of 168.25 feet; THENCE North 84°40'57" West a distance of 367.81 feet; THENCE South 81°33'08" West a distance of 120.73 feet; THENCE North 59°49'23" West a distance of 68.33 feet; THENCE North 39°49'19" West a distance of 67.04 feet; THENCE North 31°06'30" West a distance of 157.26 feet; THENCE North 14°14'44" West a distance of 271.18 feet; THENCE North 37°07'05" East a distance of 87.24 feet; THENCE North 54°00'20" West a distance of 140.56 feet to a point of intersection with a tangent curve; THENCE on a curve to the right with a radius of 130.00 feet (said arc subtended by a chord bearing North 36°55'52" West a distance of 76.34 feet) for a distance of 77.48 feet to a point of intersection with a non-tangent line; THENCE South 89°35'27" West a distance of 100.15 feet to a point in the East right of way line of Sara Road; THENCE North 00°24'33" West, along the East right of way line of Sara Road, a distance of 158.97 feet to the POINT OF BEGINNING.



Exhibit "B"

WOODY CREEK AT WESTBURY  
BEING A PART OF W/2 SEC. 11-T11N-R5W TO THE CITY OF OKLAHOMA  
CITY, OK, CANADIAN CO., OK.

MUSTANG CREEK II



**LEGAL DESCRIPTION**  
A part of Section Eleven (11), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:  
COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section 11, Township 11 North, Range 5 West of the Indian Meridian;  
THENCE South 00°24'33" East, along the West line of said Northwest Quarter (NW/4), a distance of 1812.66 feet (1813.35 feet record);  
THENCE South 75°11'20" East, along the South line said Block 13, a distance of 51.82 feet to the Southwest corner of Block 13 in WESTBURY ADDITION and the POINT OF BEGINNING;  
THENCE continuing South 75°11'20" East, along the South line said Block 13, a distance of 251.18 feet;  
THENCE South 40°16'26" West a distance of 113.89 feet;  
THENCE South 72°50'04" East a distance of 79.70 feet;  
THENCE South 53°34'40" East a distance of 190.08 feet;  
THENCE South 44°05'32" East a distance of 166.75 feet;  
THENCE South 52°11'13" East a distance of 127.30 feet;  
THENCE South 76°02'32" West a distance of 149.40 feet;  
THENCE South 39°50'13" East a distance of 89.74 feet;  
THENCE North 00°09'47" East a distance of 82.38 feet;  
THENCE North 86°41'44" East a distance of 204.33 feet;  
THENCE North 84°15'09" East a distance of 69.19 feet;  
THENCE South 83°08'06" East a distance of 171.68 feet;  
THENCE North 79°33'18" East a distance of 61.35 feet;  
THENCE North 60°59'02" East a distance of 101.95 feet;  
THENCE North 87°01'33" East a distance of 138.16 feet;  
THENCE North 76°33'41" East a distance of 123.32 feet;  
THENCE North 58°11'22" East a distance of 176.85 feet;  
THENCE North 32°16'46" West a distance of 152.93 feet;  
THENCE North 57°43'14" East a distance of 140.00 feet;  
THENCE North 62°12'28" East, along the Southeast line of Block 18 of said WESTBURY ADDITION, a distance of 10.00 feet;  
THENCE South 32°16'46" East a distance of 357.00 feet;  
THENCE North 55°36'18" East a distance of 102.45 feet;  
THENCE South 69°49'59" East a distance of 83.80 feet;  
THENCE South 27°24'00" East a distance of 158.96 feet;

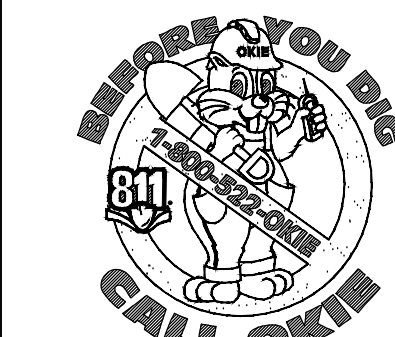
THENCE South 38°36'21" East a distance of 154.07 feet;  
THENCE South 89°06'47" East a distance of 212.80 feet;  
THENCE South 87°16'19" East a distance of 344.32 feet to a point on the East line of said Northwest Quarter;  
THENCE South 00°24'10" West along the East line of said Northwest Quarter, a distance of 207.48 feet;  
THENCE North 89°08'07" West a distance of 618.38 feet;  
THENCE South 77°30'17" West a distance of 250.74 feet;  
THENCE South 86°59'09" West a distance of 161.10 feet;  
THENCE North 89°22'24" West a distance of 125.61 feet;  
THENCE South 89°46'44" West a distance of 163.38 feet;  
THENCE South 89°00'50" West a distance of 58.48 feet;  
THENCE North 86°10'33" West a distance of 110.03 feet;  
THENCE North 86°13'09" West a distance of 111.04 feet;  
THENCE North 86°13'09" West a distance of 57.21 feet;  
THENCE North 84°40'57" West a distance of 367.81 feet;  
THENCE South 81°33'08" West a distance of 120.73 feet;  
THENCE North 59°49'23" West a distance of 68.33 feet;  
THENCE North 39°49'19" West a distance of 67.04 feet;  
THENCE North 31°06'30" West a distance of 157.26 feet;  
THENCE North 14°14'44" West a distance of 271.18 feet;  
THENCE North 37°07'05" East a distance of 87.24 feet;  
THENCE North 54°00'20" West a distance of 140.56 feet to a point of intersection with a tangent curve;  
THENCE on a curve to the right with a radius of 130.00 feet (said arc subtended by a chord bearing North 36°55'52" West a distance of 76.34 feet) for a distance of 77.48 feet to a point of intersection with a non-tangent line;  
THENCE South 89°35'27" West a distance of 100.18 feet to a point in the East right of way line of Sara Road;  
THENCE North 00°24'33" East, along the East right of way line of Sara Road, a distance of 158.97 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 930,932 square feet or 21.3713 acres, more or less.  
The bearing of South 00°24'33" East as shown on the West line of said Northwest Quarter (NW/4) was used as the basis of bearing for this survey. The bearings shown hereon are based upon the Oklahoma State Plane Coordinate System - North Zone.

**STATISTICAL DATA**  
CURRENT PROPERTY ZONING = PLANNED UNIT DEVELOPMENT  
TOTAL GROSS ACRES = 21.37  
TOTAL NUMBER OF LOTS = 80  
TOTAL DWELLING UNITS = 80  
RESIDENTIAL ACREAGE = 13.00  
COMMON AREA ACREAGE = 2.41  
ROW ACREAGE = 4.68  
LINEAL FOOTAGE OF PROPOSED LOCAL ROADWAY = 3090 LF  
ZONING CLASSIFICATION = PUD 1629

The elevations depicted hereon are based upon NAVD88 (Geoid03) Datum and were derived from the CORS system using dual frequency static GPS techniques.  
B.M. #1 is the top of rim of the sanitary sewer manhole located on Tract B. Elev. = 1246.90  
B.M. #2 is the top of rim of a sanitary sewer manhole located on Tract C. Elev. = 1242.31

OWNER/SUBDIVIDER:  
PS116, LLC  
8501 S. WALKER AVENUE  
EDMOND, OK 73139  
405-692-1903  
CIVIL ENGINEER:  
BWR DESIGN GROUP, LLC  
PO BOX 31732  
EDMOND, OK 73003  
405-761-5517  
LAND SURVEYOR:  
GOLDEN LAND SURVEYING  
7304 NW 164TH STREET, SUITE #5  
EDMOND, OK 73013  
405-802-7883



WOODY CREEK AT WESTBURY  
OKLAHOMA CITY, OKLAHOMA

Project Number: Client Number:  
----- N/A

Seal:

BRYAN W. RICHARDS, P.E.  
Expires: 11/30/2022

**BWR**  
DESIGN GROUP

BWR DESIGN GROUP, LLC  
PO BOX 31732  
EDMOND, OK 73003  
405-761-5517  
CA 7227, EXP. 06/30/2024

Issue Date:  
09/22/2022

Purpose - Issue:  
FINAL

Revisions:

No.	Date	Revision

Sheet Title:

FINAL PLAT

Sheet Number:

1.1









# **WESTBURY GOLF COURSE REDEVELOPMENT**

## **LEGEND**

- RESIDENTIAL
- PONDICREEK
- OPENSOURCE
- COMMERCIAL

## **WESTBURY MASTER PLAN**