

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD –1995**

**MASTER DESIGN STATEMENT**  
**FOR**

**Country Colonnade Phase VI**

196<sup>th</sup> Street & Thomas Drive

February 1, 2024  
February 22, 2024  
March 18, 2024

**PREPARED FOR:**

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Country Colonnade Phase VI, consisting of 13.81 acres are located within the SW/4 of Section 24, Township 14N N, Range 4W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at East of N. Portland Ave, North of NW 192<sup>nd</sup> St.

## **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 of this property is TG Enterprise Group, LLC. The developer of this property is TG Enterprise Group, LLC.

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

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: Oklahoma County  
East: R-1 Single-Family Residential District  
South: PUD-1786 and used for Two Family Residential and Single Family Residential  
West: AA Agricultural District

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 average elevation of the subject property is 1080 and the average slope analysis reveals 1.75%. The subject property has Soil Group D characteristics with silty clay and the tree cover on the property is 0%. This property is in the Bluff Creek drainage basin and there are 13.81 acres in the drainage area. 0% of the subject property is in the 100-year flood plain.

There are two common open space areas in this Planned Unit Development, which are shown on the Master Development Plan.

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

The concept for this PUD is to change the existing R-1 Single-Family Residential District based zoning to a R-2 Medium-Low Density Residential District based zoning that will permit Two Family Residential with Zero Lot Lines.

## SECTION 6.1 ..... DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations, as amended, to be made part of this PUD:

Code: 5.12.2.b – “Of the total area designated for open space an area equal to 130 square feet per housing unit multiplied by the total number of housing units to be permitted under the platting and zoning controlling the development shall be set aside for recreational use benefiting the residents of the subdivision, provided that the minimum recreational use area shall not exceed the total area required as open space”

Variance: Country Colonnade (Phases 2-7) is a master planned development with a club house and recreational areas planned to serve the overall development. The recreational area use requirement for this PUD will be met by the recreational areas provided in the overall development.

The following represents variations to the R-2 Medium-Low Density Residential District base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, as amended:

None

## SECTION 7.0..... SERVICE AVAILABILITY

### 7.1 ..... STREETS

The property is located north of NW 192nd St, south of NW 206nd St, east of North Portland Ave, and west of North May Ave.

Proposed streets in this Planned Unit Development shall be public or private. See attached Exhibit “B”.

### 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

### 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from mains located within dedicated utility easements or public right-of-way.

### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is the City of Oklahoma City Fire Station #37 located 3.6 miles away at 16820 N. Pennsylvania Ave., Oklahoma City, OK 73012.

#### 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

The property within this Planned Unit Development is not within the FEMA 100-year flood plain.

#### 7.8 .....COMPREHENSIVE PLAN

The property is designated Urban Low Intensity. The uses proposed in this Planned Unit Development are consistent and in compliance with Plan OKC.

### **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, 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-2 Medium-Low Density Residential District** based zoning shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements 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:

### Permitted Use(s):

Single-Family Residential (8200.14)

Two-Family Residential (8200.16)

Low Impact Institutional: Neighborhood-Related (8250.14)

Community Recreation: Property Owners Association (8250.3)

## 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, rock, stone, fiber cement siding also known as James Hardie siding, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on main 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 to the requirements of the Landscaping Ordinance, a minimum five (5) foot landscape buffer shall be installed along the east side of Cow Trail Dr.

## 9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, as amended.

## 9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the eastern boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque. Screening shall not be required on the eastern boundary when adjacent to oil and gas pipeline easements.

## 9.5 ..... PLATTING REGULATIONS

All 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.

9.6 ..... DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall not be allowed within this PUD, except during construction when roll off dumpsters shall be permitted.

9.8 ..... ACCESS REGULATIONS

Access to this PUD shall be per Subdivision Regulations.

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

Signage will be in accordance with the base zoning district regulations.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Four (4) foot sidewalks shall be constructed on the 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.

Front Yard shall be 20 feet



Interior Side Yard shall be 0 feet  
Exterior Side Yard shall be 5 feet  
Corner Side Yard shall be 15 feet  
Rear Yard shall be 10 feet

9.14.1 ..... GARAGE SETBACK REGULATIONS

Driveways shall have a minimum depth of twenty (20) feet to avoid vehicles blocking sidewalks. Dwellings on lots, which abut alleyways, shall be constructed with rear-facing-the-alley garages.

A garage that extends beyond the front wall of a dwelling shall be required two (2), one and a half (1 ½) Inch caliper trees or one (1) three (3) inch caliper tree in the front yard or between the sidewalk and street curbing, provided the area is a minimum of five (5) feet in width.

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.

The boundary of the common area shall be adjusted, if necessary, to ensure that the common area covers the entire (100-year) flood plain.

9.17 ..... SPECIFIC PLAN

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided in the Master Development Plan, a Specific Plan approval is not 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 – Master Development Plan

**PUD-1995, Exhibit A:**  
**COUNTRY COLONNADE PHASE VI LEGAL DESCRIPTION**

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of the Southwest Quarter (SW/4) of said Section Twenty-four (24);

THENCE North 00°19'04" West, along the east line of said Southwest Quarter (SW/4), a distance of 1424.92 feet;

THENCE South 89°23'05" West a distance of 916.30 feet to the POINT OF BEGINNING;

THENCE Continuing South 89°23'05" West a distance of 15.12 feet;

THENCE South 44°21'09" West a distance of 35.31 feet;

THENCE South 89°23'12" West a distance of 60.00 feet;

THENCE North 45°41'29" West a distance of 35.37 feet;

THENCE South 89°23'05" West a distance of 603.81 feet;

THENCE North 00°16'53" West a distance of 1221.56 feet to a point on the north line of said Southwest Quarter;

THENCE North 89°23'08" East, along the north line of said Southwest Quarter, a distance of 444.31 feet;

THENCE South 30°08'27" East a distance of 51.62 feet;

THENCE South 00°16'53" East a distance of 882.28 feet;

THENCE South 32°04'11" East a distance of 66.44 feet;

THENCE South 00°16'53" East a distance of 157.67 feet;

THENCE South 45°26'54" East a distance of 28.20 feet;

THENCE North 89°23'05" East a distance of 73.57 feet;

THENCE North 44°33'06" East a distance of 35.46 feet;

THENCE North 00°16'53" West a distance of 10.41 feet;

THENCE North 89°43'07" East a distance of 70.00 feet;

THENCE South 00°16'53" East a distance of 10.00 feet;

THENCE South 45°26'54" East a distance of 35.25 feet;

THENCE North 89°23'05" East a distance of 10.00 feet;

THENCE South 00°36'55" East a distance of 60.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 601,702.19 square feet or 13.8132 acres, more or less.

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF  
N TWENTY-FOUR, TOWNSHIP FOURTEEN NORTH, RANGE-FOUR WEST  
OF THE INDIAN MERIDIAN,  
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA