

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD – 1900**

**MASTER DESIGN STATEMENT FOR**

**DeLayne Acres**

**May 4, 2022**  
**June 13, 2022**  
**July 25, 2022** Amended

**PREPARED FOR:**

Princy D, LLC  
17304 N. May Ave., Ste B  
Edmond, Oklahoma, OK, 73012  
580-399-3701  
daryl@hrebok.com

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13

SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN .....	9.17
DENISTY.....	9.18
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

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

The Planned Unit Development (PUD) for 3301 Harriet St., consisting of approximately 9.65 acres are located within the southwest quarter (SW/4) of Section 30, Township 13 N, Range 2 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/DEVELOPER**

The owner and developer of this property is Princy D, LLC.

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

The subject property is presently zoned for AA Agricultural District. Surrounding properties are zoned and used for:

North: AA District and used for residential.  
East: AA District and used for residential.  
South: AA District and is undeveloped.  
West: AA and R-1 District and used for residential.

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 currently consists of a single-family dwelling.

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

The concept for this PUD is to change the existing to permit development of single-family homes.

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

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

The nearest street to the north is E. Hefner Rd. The nearest street to the east is Harper Ave. The nearest street to the south is Harriet St. The nearest street to the west is Nancy Rd.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from private on-site facilities.

7.3 ..... WATER

Water facilities for this property are not available. Water services will be provided from private wells.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Rd. It is approximately .6 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

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low 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

There shall be two (2) Tracts within this PUD. Tract One shall consist of approximately 5 acres. Tract Two shall consist of approximately 4.65 acres.

##### Tract 1

The use and development regulations of the **AA Agricultural District** shall govern Tract 1, except as herein modified.

**All uses permitted within the AA District shall be permitted within Tract 1 of this PUD.**

##### Tract 2

The use and development regulations of the **RA Single-Family One-Acre Rural Residential District** shall govern Tract 2, except as herein modified.

**The following uses shall be permitted:**

8250.3	Community Recreation: Property Owners Association
8150.6.2	Composting
8150.6.3	Greenhouse
8150.6.5	Hoop House
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.14	Single-Family Residential

The minimum lot size within Tract 2 shall be one (1) acre.

#### 9.0.....SPECIAL CONDITIONS

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

##### 9.1.....FAÇADE REGULATIONS

All existing structures within this SPUD shall be permitted to remain on site and shall be deemed to conform to any architectural requirements.

In the event of any new structures within this PUD, exterior building wall finish on all new structures shall consist of a minimum 70% of the following: brick veneer, masonry, architectural

metal, drivet, rock, stone, stucco, or wood, or other similar type finish. Buildings finished with EIFS (Exterior Insulation Finish System) material shall 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. Healthy Mature Tree shall be preserved and protected to the greatest extent possible.

## 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, 2020, as amended.

## 9.4 ..... SCREENING REGULATIONS

Screening regulations shall be in accordance with the base zoning district.

## 9.5 ..... PLATTING REGULATIONS

Platting shall be required within this PUD.

## 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

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 Harper Ave. for Tract 1 and Linder Rd. for Tract 2 (the road along the eastern boundary of the **Undeveloped** PUD)

Dwelling units within Tract Two shall be oriented to face the eastern boundary.

## 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 shall be prohibited.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display shall be prohibited.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of new structures in this PUD.

9.14 ..... SETBACK REGULATIONS

Tract 1

South: 50 feet  
North: 25 feet  
East: 25 feet  
West: 25 feet

Tract 2

Front: 80 feet  
Side: 25 feet  
Rear: 50 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.

Existing healthy, mature trees located within 50 feet of the western boundary line of Tract 2 shall remain.

9.17..... SPECIFIC PLAN

A specific plan shall not be required.

9.18.....DENSITY

Tract 1

There shall be a maximum of one (1) dwelling unit within Tract 1 of this PUD. The existing structure shall be deemed accessory. Accessory structures shall be permitted within Tract 1.

Tract 2

There shall be a maximum of four (4) dwelling units within Tract 2 of this PUD. Accessory structures shall be permitted within Tract 2.

Dwelling units within Tract 2 shall have a minimum square footage of 2,400 square feet.

**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 Site Plan

## Exhibit C – Topography Plan

EXHIBIT A

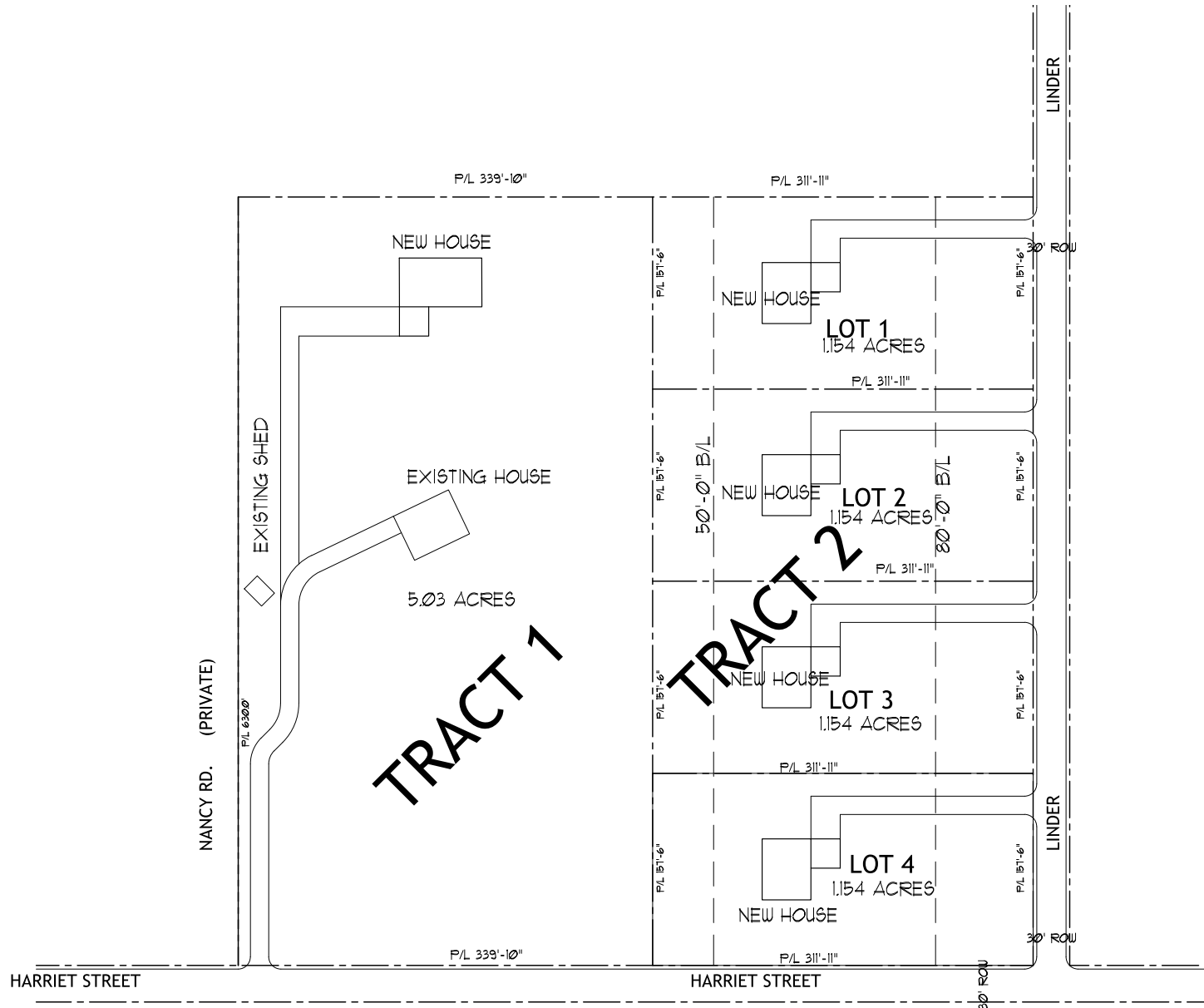
PUD-1900

Legal Description

3301 Harriet Street

Oklahoma City, OK 73131

The South 630 feet of Block Three (3), of WILSON PLACE, Oklahoma County, Oklahoma, according to the recorded plat thereof.



LEGAL DESCRIPTION:  
 SOUTH 630 FEET OF BLOCK THREE (3), OF WILSON PLACE  
 OKLAHOMA COUNTY, OKLAHOMA

1 SITE PLAN  
 AU SCALE: 1"=40'-0"

