

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

**PUD-2026**

**MASTER DESIGN STATEMENT FOR**

**NW 192<sup>nd</sup> St. & N. Pennsylvania Ave.**

July 11, 2024  
August 15, 2024  
August 26, 2024  
August 29, 2024  
September 17, 2024

**PREPARED FOR:**

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

The Planned Unit Development (PUD) of NW 192<sup>nd</sup> St. & N. Pennsylvania Ave., consisting of 16.04 acres, is located within the Northeast Quarter (NE/4) of Section 30, Township 14 N, Range 3 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 Margaret L. Richardson as Trustee of the Peggy Richardson Revocable Trust.

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

The subject property is presently zoned for PUD-1205 and R-1. Surrounding properties are zoned and used for:

North: PUD-1205, PUD-1225, and PUD-1817 Districts and used for a commercial development and vacant land.  
East: PUD-1202 District and is currently undeveloped.  
South: R-1 District and used for residential development.  
West: AA District and used for Cross Creek Stables.

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 with a creek bisecting through the middle of the site. There is little tree cover except near the creek and the south property line, which consists of a wetland area. The property generally flows to the center creek and east to an existing culvert under Pennsylvania Ave.

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

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

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

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

The nearest street to the north is NW 192<sup>nd</sup> St. The nearest street to the east is N. Pennsylvania Ave. The nearest street to the south is NW 187<sup>th</sup> St. The nearest street to the west is Valencia Park 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 37 located at 16820 N. Pennsylvania Ave. It is approximately 1.7 miles from this PUD development. All multifamily residential structures within this PUD will be sprinklered, excluding common buildings.

## 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. The creek bisecting the site is identified as a Corps of Engineers jurisdictional stream and will be permitted accordingly. Drainage will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

## 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-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.**

The maximum density within this PUD shall be 15 dwelling units per acre.

#### 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 60% brick veneer and masonry. A maximum of 40% cementitious siding (including, but not limited to, the brand commonly known as James Hardie) and wood material shall be permitted. In no instance shall EIFS (Exterior Insulation Finish System) material exceed 5% of the overall exterior building wall finish for each structure. 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. Additionally, a landscape buffer with a minimum of 20 feet in width shall be provided along the west boundary line. Said landscape buffer shall consist of 4 inch caliper trees and spaced as indicated on **Exhibit B**. All landscaping shall be maintained and shall be replaced as needed.

##### 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 a six-foot and no greater than an eight-foot-high wall shall be required along the southern, and eastern boundary line of this PUD. No less than an eight-foot-high wall shall be required along the western boundary line. Said wall shall be constructed entirely of stucco, brick, masonry block, or stone on a continuous footing. No less than a six-foot and no greater than an eight-foot-high wrought iron fence shall be required along the northern boundary line of this PUD.

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

Subdivision requirements shall be per the City of Oklahoma City Subdivision Regulations, as amended.

#### 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 masonry enclosure 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 one (1) access drive off of NW 192<sup>nd</sup> St. and two (2) access drives off of N. Pennsylvania Ave. At least one access to each street shall be provided for all residents. Separation from adjacent driveways shall be per City of Oklahoma City policy.

#### 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 1.5 parking spaces required per dwelling 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 are prohibited.

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

Electronic Message Display signs shall not be permitted.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks, with a (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.

9.13 ..... HEIGHT REGULATIONS

The maximum height within this PUD shall be two (2) stories for Building 1 and Building 3 abutting and along the western property line, as depicted on **Exhibit B**, and three (3) stories and forty feet (40') for all remaining structures.

9.14 ..... SETBACK REGULATIONS

North: 25 feet  
South: 170 feet  
East: 25 feet  
West: 20 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, 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.

Common area shall consist of the wetlands within the south 170 feet of this PUD, as well as the stream that bisects the subject property as depicted on **Exhibit B**. No development shall be permitted within the south 170 feet of this PUD.

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

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150.C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission. The buildings shall be oriented as depicted in the site plan.

#### 10.0 ..... DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

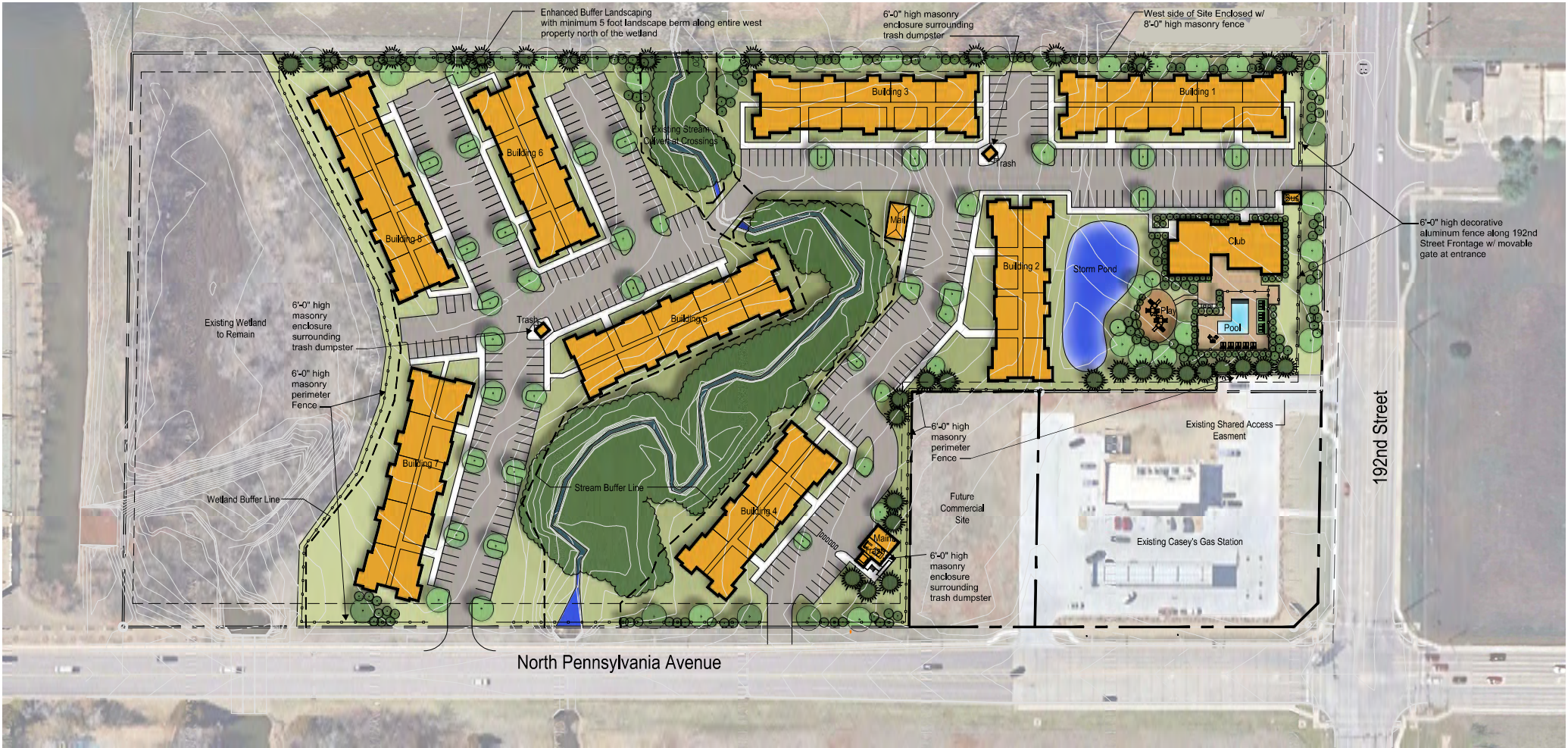
#### 11.0 ..... EXHIBITS

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-2026 Exhibit A – Legal Description

The East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County; LESS AND EXCEPT: A tract of land situated within the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence South 00°38'13" East along the East line of said Northeast Quarter (NE/4) a distance of 74.11 feet; thence South 89°21'47" West a distance of 50.00 feet to a point on the current (2019) Westerly right-of-way line of N. Pennsylvania Avenue, same being the point of beginning; thence South 00°38'13" East along said line a distance of 275.00 feet; thence North 89°36'17" West a distance of 250.00 feet; thence North 00°38'13" West a distance of 300.00 feet to a point on the current (2019) Southerly right-of-way line of the Northwest 192nd Street; thence South 89°36'11" East along said line a distance of 225.00 feet; thence South 45°07'23" East a distance of 35.67 feet to the point of beginning. **AND** LESS AND EXCEPT A tract of land lying in the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter (NE/4) of Section Thirty (30); thence South 00°38'13" East a distance of 350.00 feet; thence North 89°36'17" West a distance of 50.00 feet to a point on the West right-of-way line and the point of beginning; thence South 00°38'13" East along said West right-of-way line a distance of 133.47 feet; thence South 89°58'54" West a distance of 249.97 feet; thence North 00°38'13" West and parallel to said West right-of-way line a distance of 135.27 feet; thence South 89°36'17" East a distance of 250.00 feet to the point of beginning.



192nd & PENNSYLVANIA  
AVENUE,  
OKLAHOMA CITY, OKLAHOMA  
8/28/24

