

A P P R O V E D

2-25-2025

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2048

MASTER DESIGN STATEMENT FOR

NW 150th St. & Peacock Trail Rd.

November 20, 2024
December 22, 2024
January 13, 2025

PREPARED FOR:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of NW 150th St. & Peacock Trail Rd. consisting of 9.9137 acres, is located within the Southeast Quarter (SE/4) of Section 1, Township 13 N, Range 4 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 of this property is North Harvey Properties, LLC. The developer of this property is Seven Oaks, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1726, PUD-678 and CUP-36. Surrounding properties are zoned and used for:

- North: PUD-678 District and used for residential development.
- East: PUD-1925 District and is currently undeveloped.
- South: R-4 District and used for a multifamily development.
- West: O-2 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 5.0PHYSICAL CHARACTERISTICS

This property is undeveloped, with minimal scattered trees. The site falls consistently from east to west and has access to an existing drainage easement that discharges into an unnamed tributary of Bluff Creek.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a single-family residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Via Esperanza. The nearest street to the east is Peacock Trail Rd. The nearest street to the south is NW 150th St. The nearest street to the west is N. Portland Rd.

Streets within this PUD shall be private and may have mountable curbs.

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 not available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 15 located at 2817 NW 122nd St. It is approximately 2.5 miles from this PUD development.

7.5GAS, 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.

7.8COMPREHENSIVE 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

The use and development regulations of the R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

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, siding, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) 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

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence 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. An entry gate may be permitted. In lieu of screening along the north PUD boundary line, the existing landscaping shall be permitted to remain and shall satisfy screening requirements.

9.5 SUBDIVISION/LOT REGULATIONS

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

The minimum lot size shall be 5,000 square feet and the minimum lot width shall be forty feet (40'). There shall be a maximum of 70% lot coverage.

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 may be taken from NW 150th St.

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 two (2) parking spaces per dwelling unit and garages shall count toward meeting the parking requirement. Driveways within this PUD shall be a minimum of 18 feet in length.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ON-PREMISE 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 OFF-PREMISE SIGNS

Off-Premise signs shall be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall be prohibited.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Four (4) foot sidewalks shall be constructed on one side of the interior streets prior to any occupancy certificates being issued. Said sidewalks shall be constructed along the mountable curb.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

- Front: 8 feet
- Side: 5 feet
- Rear: 10 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.

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

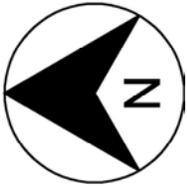
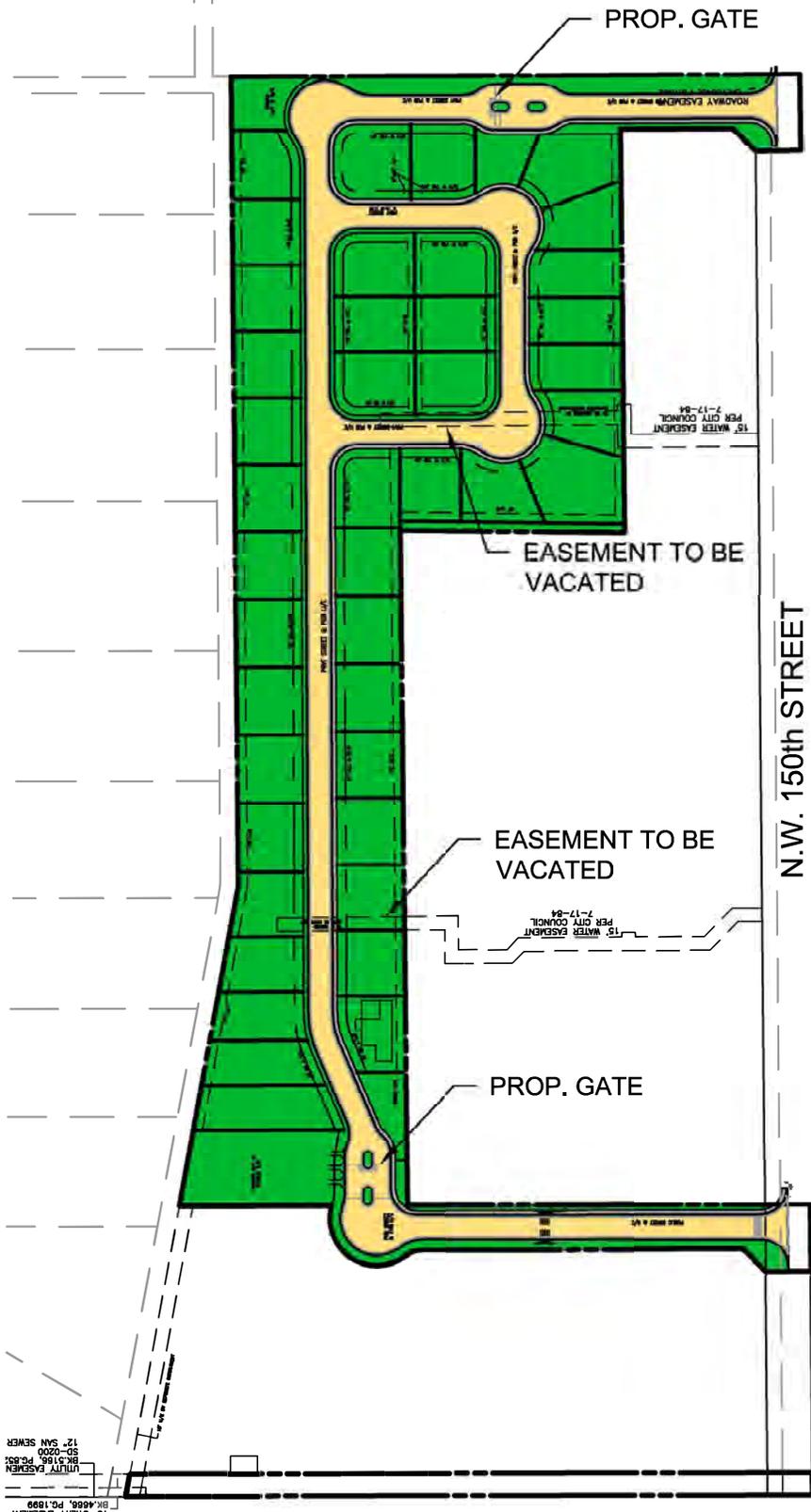
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

PUD-2048 Exhibit A – Legal Description

A tract of land in the Southeast Quarter (SE/4) of section One (1) Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said SE/4; Thence N89°28'00"E a distance of 249.39 feet to the point of beginning; Thence from said point of beginning N00°32'00"W a distance of 50.00 feet; Thence N44°40'49"E a distance of 35.49 feet; Thence N00°06'23"W a distance of 355.99 feet to a point of curvature to the left, said curve having a radius of 30.00 feet, a delta angle of 37°43'11", a chord bearing of N18°57'58"W, a chord length of 19.40 feet; Thence along the arc of said curve, a distance of 19.75 feet to a point of reverse curvature to the right, said curve having a radius of 52.00 feet, a delta angle of 44°37'47", a chord bearing of N34°29'20"E, a chord length of 99.08 feet; Thence along the arc of said curve a distance of 131.26 feet; Thence N00°06'23"W a distance of 168.90 feet; Thence S79°33'22"E a distance of 361.72 feet; Thence N89°28'28"E a distance of 900.00 feet; Thence S00°16'14"E a distance of 630.43 feet to a point on the South line of said SE/4; Thence S89°28'10"W a distance of 84.89 feet; Thence N00°32'00"W a distance of 50.00 feet; Thence N44°43'28"E a distance of 35.52 feet; Thence N00°16'14"W a distance of 124.15 feet; Thence S89°26'26"W a distance of 449.62 feet; Thence N00°37'54"E a distance of 248.94 feet; Thence S89°22'32"W a distance of 750.44 feet; Thence S00°06'23"E a distance of 446.65 feet to a point in the South line of said SE/4; Thence S89°28'00"W a distance of 74.63 feet to the Point of Beginning.

EXHIBIT B



ORIGINAL PAPER SIZE 8.5 x 11





Exhibit C