

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-1951

MASTER DESIGN STATEMENT FOR

16160 N. Morgan Rd.

April 12, 2023

May 17, 2023

PREPARED FOR:

The David J. Batson Trust
16300 Morgan Rd. NE
Piedmont, OK 73078

PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 16160 N. Morgan Rd., consisting of 41.06 acres, is located within the Northwest Quarter (NW/4) of Section 1, Township 13 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 The David J. Batson Trust.

SECTION 4.0 SITE AND SURROUNDING AREA

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

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

The property is currently developed and used for residential and accessory structures.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing AA base zoning that will permit an indoor gymnasium.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Washington Ave. E. The nearest street to the east is N. County Line Rd. The nearest street to the south is NW 150th St. The nearest street to the west is N. Morgan Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic.

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 32 located at 12233 N. Mustang Rd. It is approximately 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 Intensity with an Urban Future overlay 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 AA District shall govern this PUD, except as herein modified.

All AA uses shall be permitted within this PUD, including the following:

8300.55 Participant Recreation and Entertainment: Indoor

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: 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. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

All existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: 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

All existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, screening shall be in accordance with the base zoning district.

9.5 PLATTING REGULATIONS

Platting shall not 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

There shall be one (1) access point from N. Morgan Rd.

9.9 PARKING REGULATIONS

The existing parking/driveway shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: 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

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

In the event of a new structure, the following shall apply: five (5) foot sidewalks 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 prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: the base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

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.

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 - Aerial
- Exhibit C - Topography Plan

Exhibit A

LEGAL DESCRIPTION

A Tract of Land in the W/2 of the Northwest Quarter (NW/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter (NW/4) of said Section 1; Thence S 00°14'34" E as the basis of bearing on the west line of said NW/4, a distance of 1229.69 feet to the Point of Beginning; Thence east 33' to a point on the East Right-of-Way of North Morgan Road; Thence N 37°23'57" E a distance of 82.67 feet; thence N 89°50'30" E a distance of 561.53 feet; Thence on a tangent curve to the right, having a radius of 100.00 feet, a chord bearing of S 62°40'19" E and a chord distance of 92.31 feet, for an arc length of 95.95 feet; Thence on a compound curve to the left, having a radius of 380.00 feet, a chord bearing of S 28°40'29" E, and a chord distance of 86.16 feet, for an arc length of 86.36 feet; Thence S 22°09'50" E a distance of 99.68 feet; Thence on a tangent curve to the left, having a radius of 190.00 feet; a chord bearing of S 56°05'42" E, and a chord distance of 212.11 feet, for an arc length of 225.04 feet; Thence N 89°58'26" E a distance of 340.23 feet to the East line of said W/2; Thence S 00°10'26" E on the East line of said W/2 a distance of 1154.58 feet to the Southeast corner of said W/2; Thence S 89°44'11" W on the South line of said NW/4 a distance of 1322.47 feet to the Southwest corner of said NW/4; Thence N 00°14'34" E on the West line of said NW/4 a distance of 1421.75 feet to the Point of Beginning.

Lat: 35.634° ; Lng: -97.686°

EXHIBIT B



090031464

090132784

N Morgan Rd.

N Morgan Rd.

Deer Cre

Deer Creek



