

**APPROVED**

2-25-2025

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

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

**PUD-2049**

**MASTER DESIGN STATEMENT FOR**

**WHISPERING BEND**

~~November 20, 2024~~  
~~December 19, 2024~~  
January 14, 2025

**PREPARED FOR:**

**Whispering Bend Development, LLC**  
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**EXHIBIT A – Legal Description (attached hereto and made a part hereof)**

**EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)**

**EXHIBIT C – Conceptual Plan (attached hereto and made a part hereof)**

## **SECTION 1.0 INTRODUCTION**

This Planned Unit Development consists of 72.48 acres and is located in the Southeast Quarter of Section 24, Township 13 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, north of Hefner Road, along the west side of County Line Road.

## **SECTION 2.0 LEGAL DESCRIPTION**

The legal description of the property is described in Exhibit A, attached and made a part of this Design Statement.

## **SECTION 3.0 OWNER/DEVELOPER**

The developer of this property is Whispering Bend Development, LLC

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

The subject property consists of vacant farmland. The property is currently zoned R-1 Single Family Residential. Surrounding properties are zoned and used for:

North: R-1/vacant & residences  
East: PUD-782 (R-1)/residences  
South: AA/vacant  
West: AA/vacant

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The elevation of the subject property ranges from 1220 feet in the southwest to 1204 feet east of center toward an existing pond, and an elevation of 1214 feet along County Line Road, sloping west toward to the pond. The subject property has a soil type of Bethany Silt Loam, and is currently covered by a mixture of grass pasture. A predominant tree line exists along an existing creek in the eastern portion of the property.

## **SECTION 6.0 CONCEPT**

The concept for this PUD is to provide an urban residential development.

### **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the R-1 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-6100.3, Table 6100.2 – minimum lot size and lot width for single family is reduced, and the maximum lot coverage is slightly increased.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The property abuts County Line Road, a minor arterial street according to Oklahoma City's street classification layer in the OKC Data Portal.

### **7.2 SANITARY SEWER**

Public sanitary sewer will be extended throughout the development from the existing sanitary sewer bisecting the property.

### **7.3 WATER**

Public water lines will be extended throughout the site from the existing twelve-inch public water line located along County Line Road.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is Station 34, located 2.2 miles to the south at 8617 N. Council Road.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, 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 unavailable to this site.

### **7.7 DRAINAGE**

The property within this Planned Unit Development drains to the northeast.

### **7.8 COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in Urban Low Intensity 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 this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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, 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

- a) The PUD permits residential development in accordance with the use and development regulations of the R-1 Single Family Residential District, except as otherwise amended herein.:
  - 1) Minimum lot size for single family dwellings shall be 4,500 square feet.
  - 2) Minimum lot width for single family dwellings shall be 40 feet.
  - 3) Maximum lot coverage shall be 70%.

#### 8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein.

#### 8.3 ACCESS REGULATIONS

- a) Access shall be from County Line Road, with future secondary access points provided via street stubs to the undeveloped properties to the west, north and south.

#### 8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code.

#### 8.5 PARKING REGULATIONS

- a) Parking shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses constructed for property owners within each development area shall not be required.

#### 8.6 COMMON AREA REGULATIONS

- a) Maintenance of the common areas, private drainage easements and islands / medians in public rights of way shall be the responsibility of the property owner's association and/or property owners. 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 drainage related common areas and/or drainage areas easements shown. Certain

amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

#### 8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Platting shall be required for single family residential development.
- b) A Specific Plan shall not be required.

#### 8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) Facades for residential development shall comply with the Oklahoma City Municipal Code.

#### 8.9 LIGHTING REGULATIONS

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

#### 8.10 DRAINAGE REGULATIONS

- a) Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances

#### 8.11 DUMPSTER REGULATIONS

- a) Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

#### 8.12 ROOFING REGULATIONS

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

#### 8.13 SIDEWALK REGULATIONS

- a) Sidewalks shall be in accordance with the City of Oklahoma City Municipal Code requirements.

#### 8.14 HEIGHT REGULATIONS

- a) The base zoning district regulations shall regulate heights of structures in this PUD unless otherwise noted herein

#### 8.15 PUBLIC IMPROVEMENTS

- a) 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.

## 8.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- a) Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

## **SECTION 9.0 DEVELOPMENT SEQUENCE**

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

## **SECTION 10.0 EXHIBITS**

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT C: CONCEPTUAL PLAN MAP



## PUD-2049 Exhibit A – Legal Description

The North One Half (N/2) of the Southeast Quarter (SE/4) of Section 24, Township 13 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma; **LESS AND EXCEPT** the East 792 feet of the North 275 feet; **AND LESS AND EXCEPT** commencing at the Southeast Corner of said Section 24; Thence N 00°10'11" W a distance of 1329.32 feet to the Southeast Corner of the North Half of the Southeast Quarter of said Section 24 for a point of beginning; Thence N 89°55'27" W a distance of 310.00 feet; Thence N 00°10'11" W a distance of 210.00 feet; Thence S 89°55'27" E a distance of 310.00 feet to the East line of said SE/4; Thence S 00°10'11" E a distance of 210.00 feet to the point of beginning. **AND LESS AND EXCEPT** a tract of land located in the North Half of the Southeast Quarter of a part of the N/2 of the SE/4 of Section 24, T13N, R5W of the Indian Meridian, Canadian County, Oklahoma, described by metes and bounds as Commencing at the Southeast Corner of said N/2, SE/4; Thence N 00°11'36" W along the East line of said N/2, SE/4 a distance of 210.00 feet to the Point of beginning; Thence N 89°56'53" W a distance of 310.00 feet; Thence N 00°10'11" W a distance of 210.00 feet; Thence S 89°56'53" E 310.00 feet to the East line of said N/2, SE/4; Thence S 00°11'36" E along the East line of said N/2, SE/4 a distance of 210.00 feet to the point of beginning.



1/4" = 12' 1" P.  
Note: South 0.33' West 1.04'

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Note: South 0.33' West 1.04'

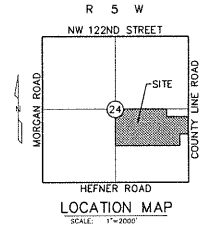
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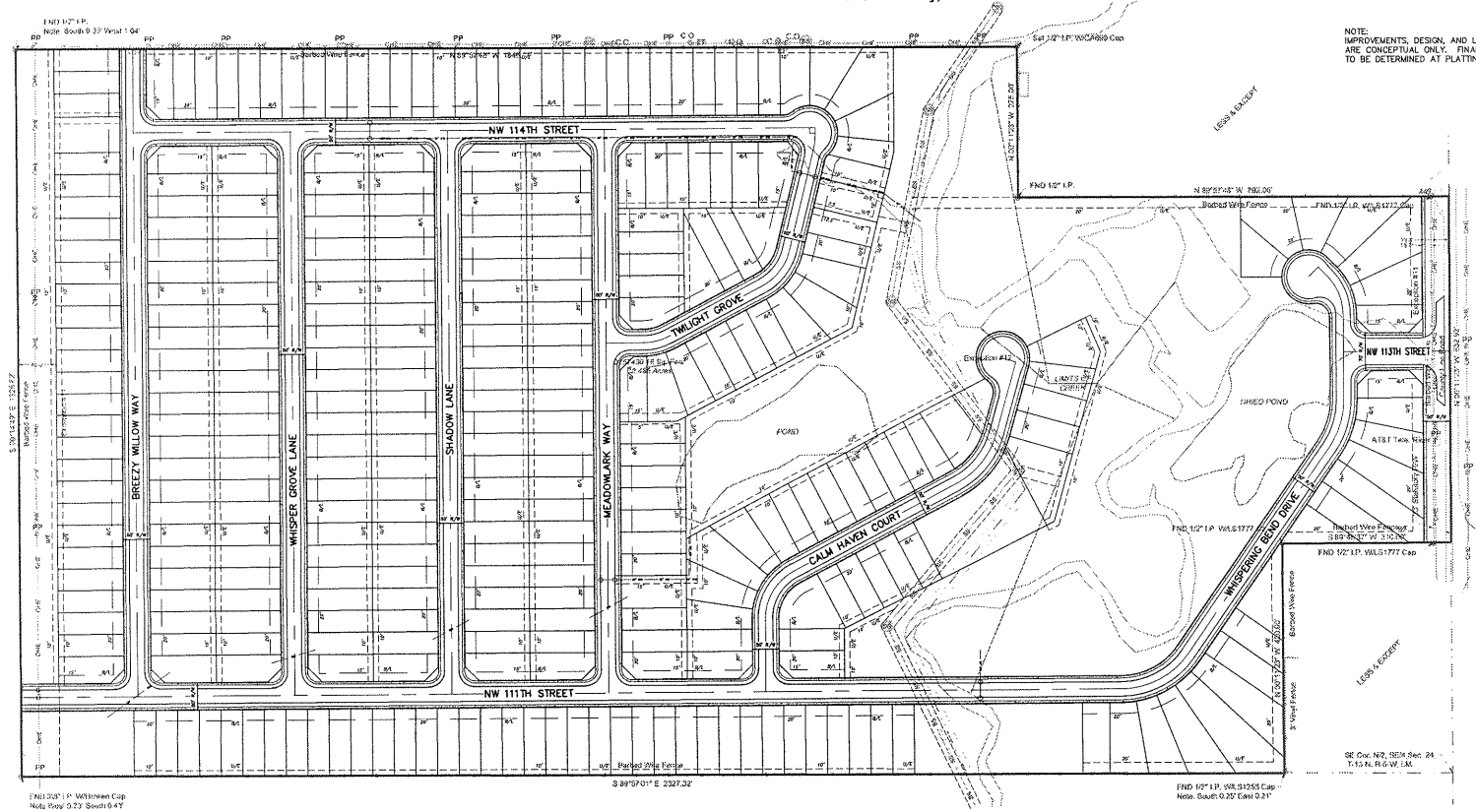
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Note: South 0.33' West 1.04'

GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.



NOTE:  
IMPROVEMENTS, DESIGN, AND LAYOUT  
ARE CONCEPTUAL ONLY. FINAL DESIGN  
TO BE DETERMINED AT PLATING STAGE.



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WHISPERING BEND  
COUNTY LINE ROAD & HEFNER ROAD  
OKLAHOMA CITY, OK  
CONCEPTUAL PLAN  
EXHIBIT C

REVISIONS	NO.	DESCRIPTION	DATE
1	1	1/4" = 12' 1" P.	12/15/2014
2	2	1/4" = 12' 1" P.	12/15/2014
3	3	1/4" = 12' 1" P.	12/15/2014
4	4	1/4" = 12' 1" P.	12/15/2014
5	5	1/4" = 12' 1" P.	12/15/2014
6	6	1/4" = 12' 1" P.	12/15/2014
7	7	1/4" = 12' 1" P.	12/15/2014
8	8	1/4" = 12' 1" P.	12/15/2014
9	9	1/4" = 12' 1" P.	12/15/2014
10	10	1/4" = 12' 1" P.	12/15/2014

SHEET NUMBER  
**EXH-C**

WHISPERING BEND