

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-1980

MASTER DESIGN STATEMENT FOR

Edgecreek

October 30, 2023
Revised December 8, 2023

PREPARED FOR:

Edgecreek, LLC
32 NW 144th Circle, Unit A
Edmond, OK 73013

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

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
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
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Edgecreek consisting of 13.7 acres, is located within the Southeast Quarter (SE/4) of Section 2, 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 and developer of this property is Edgecreek, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-706. Surrounding properties are zoned and used for:

North: PUD-706 District and is currently undeveloped.
East: PUD-706 District and used for Portland Ave.
South: PUD-164 and I-1 Districts and is currently undeveloped.
West: PUD-706 and used for a mixed-use development.

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 undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to permit a residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 164th St. The nearest street to the east is Portland Ave. The nearest street to the south is NW 150th St. The nearest street to the west is Crown at Lone Oak Rd.

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 15 located at 2817 NW 122nd St. It is approximately 3 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 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** and **I-1 Light Industrial** Districts shall govern this PUD, except as herein modified.

In the event the subject property is developed in accordance with the R-4 General Residential District, there shall be a maximum of twenty-five (25) dwelling units per acre 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, rock, stone, stucco, architectural metal, hardie board siding, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted on the ground floor. 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.

In the event an industrial development abuts a residential development, there shall be a 25-foot landscaped buffer between the developments.

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 boundary of this parcel where it is adjacent to any residential use. Said wall 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.

9.5 PLATTING REGULATIONS

The subject site is platted.

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 fence or masonry wall 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 to Portland Ave. and NW 150th St. shall be from internal platted streets or drives.

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 shall be limited to ground/monument signs a maximum 8 feet tall and 100 square feet in area, except that one pole sign is permitted for non-residential uses within 200 feet of the east boundary of the PUD. Said sign shall be limited to 25 feet in height and 200 square feet in area.

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 are not allowed.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks requirements shall be per Code, except that sidewalks shall not be required along N. Portland Ave./State Highway 74.

9.13 HEIGHT REGULATIONS

In the event the property is developed in accordance with the R-4 regulations, the maximum building height shall be 3 stories.

In the event the property is developed in accordance with the I-1 regulations, the maximum height shall be in accordance with the base zoning district.

9.14 SETBACK REGULATIONS

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 be required.

10.0 DEVELOPMENT SEQUENCE

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

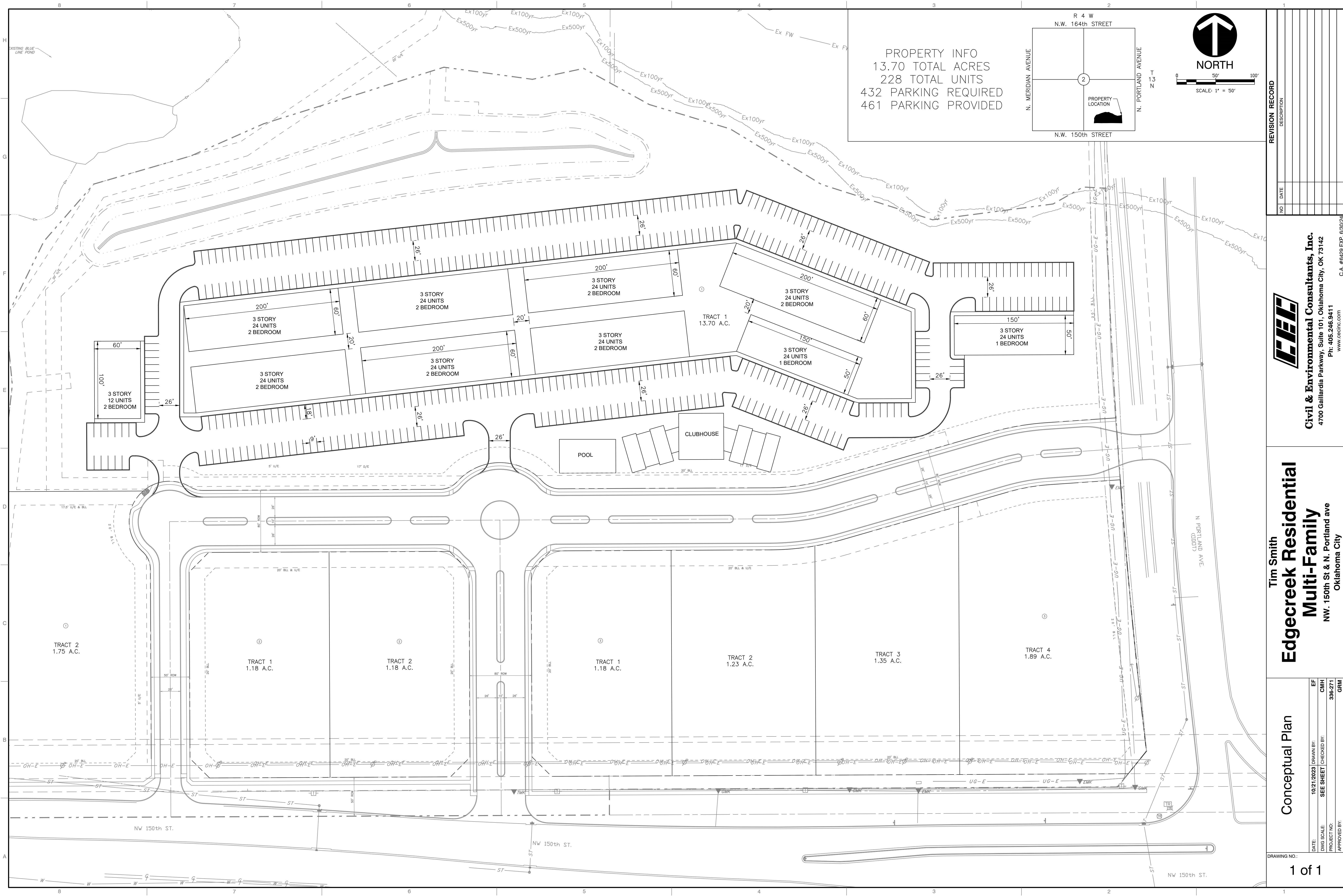
11.0 EXHIBITS

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

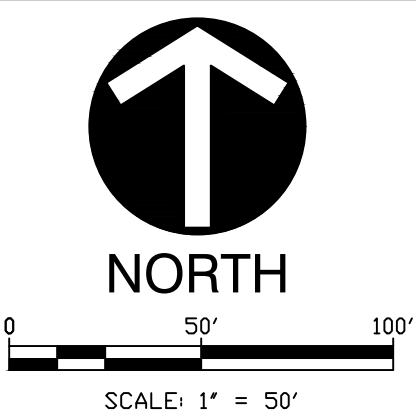
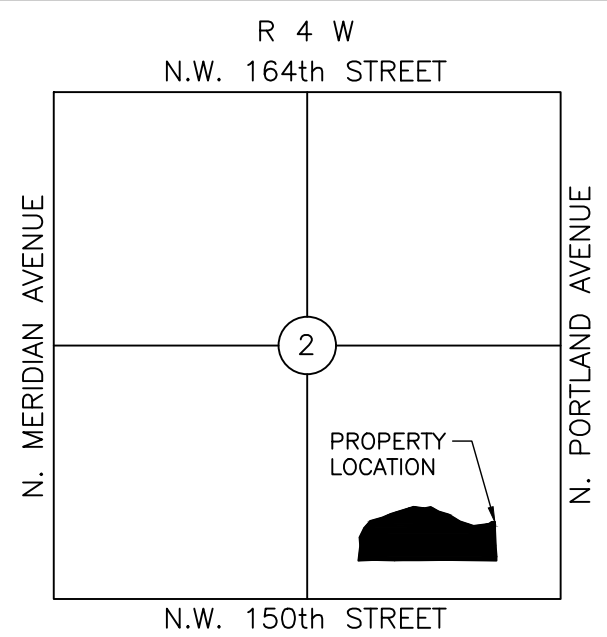
- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

PUD-1980
Exhibit A – Legal Description

A tract of land lying in the Southeast Quarter (SE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the southwest corner of the Southeast Quarter (SE/4) of said Section Two (2); THENCE North 89°44'10" East, along the south line of said Southeast Quarter (SE/4), a distance of 521.33 feet; THENCE North 00°15'50" West, perpendicular to said south line, a distance of 94.61 feet; THENCE North 02°31'42" West a distance of 70.98 feet; THENCE North 04°04'21" East a distance of 113.74 feet; THENCE North 08°02'41" East a distance of 122.39 feet; THENCE North 06°30'44" East a distance of 19.58 feet to the POINT OF BEGINNING; THENCE continuing North 06°30'44" East a distance of 137.77 feet; THENCE North 05°18'09" West a distance of 86.62 feet; THENCE North 26°11'12" East a distance of 110.50 feet; THENCE North 41°06'51" East a distance of 97.43 feet; THENCE North 73°52'00" East a distance of 129.52 feet; THENCE North 66°09'32" East a distance of 102.96 feet; THENCE North 72°35'43" East a distance of 243.05 feet; THENCE South 82°12'13" East a distance of 114.82 feet; THENCE North 78°00'37" East a distance of 67.42 feet; THENCE South 61°10'05" East a distance of 96.27 feet; THENCE South 73°14'12" East a distance of 108.80 feet; THENCE South 58°40'14" East a distance of 137.28 feet; THENCE South 72°20'11" East a distance of 150.07 feet; THENCE North 82°31'19" East a distance of 156.28 feet; THENCE North 60°39'20" East a distance of 44.64 feet; THENCE South 86°40'03" East a distance of 28.71 feet to a point on a non-tangent curve, said point being on the west line of Parcel No. 8 as described in AMENDED REPORT OF COMMISSIONERS Case No. CJ-2007-8481 (Consolidated with Case No. CJ-2007-8482) recorded in Book 10787, Page 712; THENCE Southeasterly along the west line of said Parcel No. 8 and a curve to the left having a radius of 7944.44 feet for an arc length of 295.55 feet, subtended by a chord with a bearing of South 02°36'08" East and a chord length of 295.53 feet; THENCE South 86°02'38" West a distance of 90.89 feet to a point of curvature; THENCE Southwesterly along a curve to the left having a radius of 340.00 feet for an arc length of 71.77 feet, subtended by a chord with a bearing of South 79°59'47" West and a chord length of 71.64 feet; THENCE South 73°56'57" West a distance of 221.06 feet to a point of curvature; THENCE Southwesterly along a curve to the right having a radius of 260.00 feet for an arc length of 71.64 feet, subtended by a chord with a bearing of South 81°50'34" West and a chord length of 71.41 feet; THENCE South 89°44'10" West a distance of 271.42 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of North 66°24'59" West and a chord length of 24.26 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the left having a radius of 74.00 feet for an arc length of 123.20 feet, subtended by a chord with a bearing of South 89°44'10" West and a chord length of 109.46 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of South 65°53'19" West and a chord length of 24.26 feet; THENCE South 89°44'10" West a distance of 305.38 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 16.43 feet, subtended by a chord with a bearing of North 74°34'11" West and a chord length of 16.23 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the left having a radius of 52.00 feet for an arc length of 65.31 feet, subtended by a chord with a bearing of South 85°08'43" West and a chord length of 61.10 feet; THENCE South 89°44'10" West a distance of 183.88 feet to the POINT OF BEGINNING.



PROPERTY INFO
13.70 TOTAL ACRES
228 TOTAL UNITS
432 PARKING REQUIRED
461 PARKING PROVIDED



REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
4700 Gallardia Parkway, Suite 101, Oklahoma City, OK 73142
Ph: 405.246.9411
www.cecinc.com
C.A. #6429 EXP. 6/30/24

Tim Smith
Edgecreek Residential
Multi-Family
NW. 150th St & N. Portland ave
Oklahoma City

Conceptual Plan

DATE:	10/21/2023	DRAWN BY:	EF
DWG SCALE:	SEE SHEET	CHECKED BY:	CMH
PROJECT NO:	396-271	APPROVED BY:	GRM

EXHIBIT C

N Portland Ave

N Portland Ave

74

74

N Portland Ave

NW 150th St

NW 150th St

Crown At Lone Oak Rd