

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT DISTRICT

**PUD-2029**

**MASTER DESIGN STATEMENT FOR**

SW 29<sup>th</sup> St.

August 1, 2024  
September 5, 2024  
September 20, 2024  
October 11, 2024

**PREPARED FOR:**

Nathan Barta  
*136 W State Hwy 152*  
*Mustang, OK 73064*  
*405-630-9889*  
[nathan@kencarpenterauctionandrealty.com](mailto:nathan@kencarpenterauctionandrealty.com)

**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*  
[dmbbox@wbfbllaw.com](mailto:dmbbox@wbfbllaw.com)

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

The Planned Unit Development (PUD) of 8512 SW 29<sup>th</sup> St., consisting of 25.69 acres, is located within the Northwest Quarter (NW/4) of Section 18, Township 11 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**

The owners of this property are Bruce Allen Notley or Kathy Ann Notley, trustees of the Notley Trust Dated July 28, 2014, Bryan Potts, and Blake Potts.

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

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

North: PUD-1660 District and used is currently undeveloped.  
East: R-1 District and used for residential development.  
South: PUD-1941 District and used is currently undeveloped.  
West: PUD-1941 District and used 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 5.0 .....PHYSICAL CHARACTERISTICS**

The subject property is currently vacant and used for agriculture. There is a small farm pond located in the middle of the site that will be preserved and used for stormwater detention. The site generally flows to the northeast to an existing culvert and pond on the east side of the property.

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

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

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

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

The nearest street to the north is SW 29<sup>th</sup> St. The nearest street to the east is S. Eagle Ln. The nearest street to the south is SW 36<sup>th</sup> St. The nearest street to the west is S. County Line Rd.

## 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not currently available. Sanitary sewer services will be extended 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 20 located at 7929 SW 29<sup>th</sup> St. It is approximately 0.7 miles from this PUD development. All structures within this PUD will be sprinklered.

## 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.

## 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.**

There shall be a maximum of 16 units per acre 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 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. In addition, a 20-foot landscape buffer shall be required along the east boundary line. Said landscape buffer shall consist of 6-inch caliper trees on a maximum of 40-foot centers to provide additional screening.

##### 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 an eight-foot-high wall shall be required along the south, west, and east boundary. Said wall shall be constructed entirely of masonry 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 shall conform with 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 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

The main access to the property shall be off SW 29<sup>th</sup> St. Up to two access points may be permitted off SW 29<sup>th</sup> St. Access shall be required along the south PUD boundary in a manner that meets Fire Department requirements. All access points shall meet OKC Subdivision Regulations for separation. No access shall be permitted off of S. Eagle Ln.

Developer shall be required to pay for and install the widening of SW 29<sup>th</sup> St. from County Line Rd. east to tie into the existing four-lane section and the installation of signalization at the intersection of SW 29<sup>th</sup> St. and County Line Rd. prior to the issuance of a certificate of occupancy for any structure on site. The SW 29<sup>th</sup> St widening shall be to a 4-lane section and shall include dedicated left-turn lanes on all four approaches at the intersection of SW 29<sup>th</sup> St and County Line Rd. All design and construction shall be in accordance with the requirements of the Public Works Department and all applicable City of Oklahoma City standards and specifications. These special conditions shall not be administratively amended.

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 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 are prohibited.

#### 9.11 ..... ROOFING REGULATIONS

Roofing for all structures to conform to adopted Building Code requirements.

#### 9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks, with a five (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. An internal pedestrian circulation plan shall be shown on subsequent Specific Plans.

#### 9.13 ..... HEIGHT REGULATIONS

The maximum height within this PUD shall be three (3) stories and forty feet (40'). The base R-4 District step-downs in building height shall apply.

#### 9.14 ..... SETBACK REGULATIONS

Setback regulations shall be in accordance with the base zoning district except that the setback along the eastern boundary of the PUD shall be 70 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

A minimum of 20 percent of the PUD site shall usable open space. 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 be required per 59-14150.D. The buildings within 100 feet of the east boundary line shall be oriented so the broad side of the building faces north and south.

**10.0 ..... DEVELOPMENT SEQUENCE**

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

**11.0 ..... EXHIBITS**

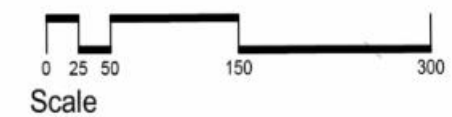
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

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

## **PUD-2029 Exhibit A - Legal Description**

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: **BEGINNING** AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); **THENCE** N 89°41'09" W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 605.00 FEET; **THENCE** S 00°31'02" E, PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 485.80 FEET; **THENCE** N 89°41'09" W, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 375.44 FEET; **THENCE** S 00°12'56" E, PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 840.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4); **THENCE** S 89°43'40" E, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 984.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4); **THENCE** N 00°31'02" W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), ALSO BEING ALONG THE WEST LINE OF SHOCK'S WESTERN HEIGHTS ESTATES ADDITION, A DISTANCE OF 1325.13 FEET TO THE **POINT OF BEGINNING**.

9/25/24



North

SW 29th St

SW 29th St

8512 SW 29th St

S Eagle Ln

Oknoname 22 Lake

