

APPROVED

8-16-2022

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

PUD-1891 Administrative Amendment Approved by the Director October 25, 2024 See Page 09.
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THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD-1891

MASTER DESIGN STATEMENT FOR

The cottages at the Grove

NW 178th & Portland Ave.

March 24, 2022

July 5, 2022

PREPARED FOR:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of The Grove, consisting of 9.3185 acres are located within the S/2 of Section 25, Township 14 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located on NW 178th St. and Portland Ave.

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 Integrity First Developers, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1111. Surrounding properties are zoned and used for:

North: PUD-1111 District and used for residential.
East: PUD-1111 District and used for residential.
South: PUD-783 and PUD-995 District and used for residential.
West: PUD-1111 District and is undeveloped.

The subject property is currently undeveloped. Surrounding properties include residential uses. This PUD District includes multi-family uses which are compatible within the surrounding districts.

SECTION 5.0PHYSICAL CHARACTERISTICS

The common open space within this PUD shall meet base zoning regulations.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing PUD-1111 based zoning to an R-4 based zoning that will permit development of a multi-plex residential concept.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

There shall be no variations to The City of Oklahoma City Subdivision Regulations, 2020, as amended, or to The Oklahoma City Zoning Ordinance, 2020, as amended.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 192nd St. The nearest street to the east is N. May Ave. The nearest street to the south is NW 178th St. The nearest street to the west is Portland Ave.

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 37 located at 16820 N. Pennsylvania Ave. Approximately 2.2 miles from this PUD development. Anticipated response times are of Urban Response levels.

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 unavailable to the subject 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-4 General Residential District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

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

Permitted Use(s):

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8200.3	Group Residential
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential [limited to a maximum of 55 units]
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, architectural paneling, smart trim, lap, concrete, drivet, rock, stone, stucco, or wood, or other similar type finish. The use of EIFS (Exterior Insulation Finish System) material shall be prohibited. Exposed metal 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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

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 or decorative metal. Screening shall be prohibited along NW 178th St. adjacent to the existing pond. All homes that are adjacent to the pond shall be required to have a 4' in height decorative metal fence.

9.5 PLATTING REGULATIONS

Platting shall not be required.

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

Dumpster(s) shall not be permitted within this PUD except that roll off dumpsters shall be permitted during construction.

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 NW 178th St. in this PUD.

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 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 in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

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.

Within this PUD, sidewalks will be provided on all new interior streets and drives.

9.13 HEIGHT REGULATIONS

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

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 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided herein, a Specific Plan is not required.

The minimum lot size within this PUD shall be 2,500 square feet and the minimum lot width shall be twenty-six feet (26').

9.18..... 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

Text underlined above in Section 9.17 is the result of an Administrative Amendment Approved by the Director on October 25, 2024.
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EXHIBIT A
LEGAL DESCRIPTION

The Grove Office

May 9th, 2016

A tract of land being a part of the South Half (S/2) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section Twenty-five (25), said point being the POINT OF BEGINNING;

THENCE South 89°46'07"¹¹ West, along and with the South line of said Southwest Quarter (SW/4), distance of 195.53 feet;

THENCE North 00°13'53" West departing the South line of said Southwest Quarter (SW/4), a distance of 50.00 feet to a point on the North right-of-way line of Northwest 178th Street;

THENCE North 17°49'53"¹¹ East, departing said North right-of-way line, a distance of 311.54 feet;

THENCE North 65°23'24"¹¹ West, a distance of 163.72 feet;

THENCE North 24°36'37" East, a distance of 78.34 feet;

THENCE North 00°02'38"¹¹ West, a distance of 81.66 feet;

THENCE North 24°30'06"¹¹ East, a distance of 131.34 feet;

THENCE South 66°44'29" East, a distance of 156.00 feet;

THENCE South 71°54'33"¹¹ East, a distance of 355.68 feet to a point on the Southwesterly line of a 100' Pipeline Easement as shown on the Plat THE GROVE SOUTH PHASE 2, recorded in Book 69 of Plats, Page 33, hereinafter "Pipeline Esmt";

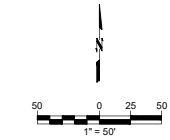
THENCE South 39°35'49"¹¹ East, along and with the Southwesterly line of said Pipeline Esmt, a distance of 663.54 feet to a point on the South line of the Southeast Quarter (SE/4) of said Section Twenty-Five (25);

THENCE South 89°46'02"¹¹ West, along and with the South line of said Southeast Quarter (SE/4), a distance of 742.20 feet to the POINT OF BEGINNING.

Containing 405,916 square feet or 9.3185 acres, more or less

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

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HOUSING UNITS	
6-UNIT BUILDINGS	3
4-UNIT BUILDINGS	7
2-UNIT BUILDINGS	2
TOTAL UNITS	50



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED
THE LOCATION AND ELEVATION OF EXISTING
UTILITIES AS SHOWN ON THESE PLANS ARE BASED
ON RECORDS OF THE VARIOUS UTILITY COMPANIES
AND MEASUREMENTS TAKEN IN THE FIELD.
THE INFORMATION IS NOT TO BE RELIED ON AS
BEING EXACT OR COMPLETE. THE CONTRACTOR
MUST CALL THE LOCAL UTILITY LOCATION CENTER
AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO
REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

REV	DESCRIPTION	DATE



MULTI FAMILY AT THE GROVE
PRELIMINARY LAYOUT
EXHIBIT B

PROJECT NO 1580063 SHEET # C0.0

