

APPROVED

2-13-2024

BY THE CITY COUNCIL

Angie M. Simpson CITY CLERK

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

PUD - 1976

DESIGN STATEMENT FOR

SW 29th Residential

September 28, 2023
Revised December 13, 2023
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Prepared For:

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TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 LEGAL DESCRIPTION.....	1
3.0 OWNER/DEVELOPER	1
4.0 SITE AND SURROUNDING AREA.....	1
5.0 PHYSICAL CHARACTERISTICS	1
6.0 CONCEPT	2
7.0 SERVICE AVAILABILITY	2
8.0 SPECIAL DEVELOPMENT REGULATIONS.....	3
8.1 USE AND DEVELOPMENT REGULATIONS	3
9.0 SPECIAL CONDITIONS	3
9.1 ARCHITECTURAL REGULATIONS	4
9.2 LANDSCAPING REGULATIONS.....	4
9.3 LIGHTING REGULATIONS.....	4
9.4 SCREENING REGULATIONS.....	4
9.5 PLATTING REGULATIONS.....	4
9.6 DRAINAGE REGULATIONS.....	4
9.7 DUMPSTER REGULATIONS.....	5
9.8 VEHICULAR ACCESS REGULATIONS	5
9.9 PARKING REGULATIONS	5
9.10 SIGNAGE REGULATIONS	5
9.11 ROOFING REGULATIONS	5
9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS	5

9.13 HEIGHT REGULATIONS	5
9.14 SETBACK REGULATIONS.....	6
9.15 LOT COVERAGE	6
9.16 LOT WIDTH	6
9.17 LOT SIZE	6
9.18 PUBLIC IMPROVEMENTS	6
9.19 COMMON AREAS	6
9.20 GENERAL DESIGN AND DEVELOPMENT GUIDELINES	6
9.21 SPECIFIC PLAN AND PERMITTING REQUIREMENTS.....	6
9.22 DENSITY AND OTHER DEVELOPMENT REGULATIONS.....	7
10.0 DEVELOPMENT SEQUENCE	7
11.0 EXHIBITS	7

1.0 INTRODUCTION:

The Planned Unit Development (PUD) of SW 29th Residential, consisting of approximately 47.6312 acres is located within the SE/4 of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located north of SW 29th Street and west of S Sara Road, south of the John Kilpatrick Turnpike.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed “SW 29th Residential” PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The developer of the property described in Section 2.0 is Easy Yoke Development, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located northwest of SW 29th Street and S Sara Road in southwest Oklahoma City. The site is immediately south of the recently completed Kilpatrick Turnpike and is zoned as AA, “Agricultural” District. The subject property is currently undeveloped.

North: North of the subject site is the Kilpatrick Turnpike. Beyond is zoned and developed as R-1, “Single Family Residential” district.

East: East of the subject site is zoned as AA “Agricultural” District and anticipated to be developed as commercial.

South: Immediately south of the subject site is SW 29th Street and beyond is zoned PUD-1179 and developed as R-1, “Single Family Residential.”

West: Directly west of the subject site is zoned as PUD-1185 and developed as a single large lot residential home.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from 1270 to 1240 feet and generally slopes from west to east. There are tree groupings abutting the stream, primarily on the east side of the site that are anticipated to be preserved upon development of the site. On the far east side of the property, a minimal area is within the 100-Year FEMA Floodplain and FEMA Floodway. There is one USGS Blue Line Stream within the FEMA Floodplain in this location. The proposed development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as residential single-family homes. The property is currently undeveloped. In an effort to provide a variety of housing types, various lot sizes are proposed for this development. Given the site's unique access to the major transportation thoroughfares, it is believed this proposed PUD is compatible with the surrounding area. It is the developer's intention to provide housing types to meet various stages of life and to maximize the unique natural resources currently found on the property.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This development proposes connections to SW 29th Street, a public street with approximately 100 feet of right-of-way.

Proposed streets within this Planned Unit Development may be public streets that will conform to City of Oklahoma City standards.

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 site is Station No. 33 which is located at 11630 SW 15th St. Station No. 33 is approximately 2 miles northeast of the subject PUD. Anticipated response times are of Urban Service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no Oklahoma City EMBARK bus lines in the area nor are there any planned.

7.7 DRAINAGE

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

Plan**okc** projects this parcel to be in the Urban Low Intensity land use typology. The proposed uses in this Planned Unit Development are consistent with the Urban Low designation and will complement the surrounding area and uses.

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. 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 ("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

The use and development regulations of the **R-1, "Single Family Residential" District** shall govern this PUD, except as herein modified below.

9.0 SPECIAL CONDITIONS:

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

Permitted Uses:

- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Model Home (8200.8)
- Model Home Accessory Parking Lot (8200.9)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.15)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 55% brick veneer, rock, concrete board or stone masonry. No more than 45% Engineered Composite wood products, Engineer Wood Products (EWP) Smartside, cement based, solid wood types, wood or other non-masonry materials shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

The street trees provided along SW 29th Street shall be double the number of street trees required per the ordinance.

A 20-foot buffer shall be required along the western boundary of the PUD as depicted in Exhibit B.

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 sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

A four (4) foot fence shall be permitted adjacent to all common areas within this PUD.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Oklahoma City Subdivision Regulations.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

In addition, to the minimum requirements outlined in Chapter 16, this project shall be required to provide on-site detention.

9.7 DUMPSTER REGULATIONS

Roll off dumpsters shall be permitted within this PUD during the pendency of construction.

9.8 VEHICULAR ACCESS REGULATIONS

Access shall be per the City of Oklahoma City Subdivision and Zoning Regulations. No more than three (3) access points shall be permitted along SW 29th Street and no connections shall be required to the east or the north given physical constraints.

Boulevard-style entrances shall be permitted.

Maneuvering within the right-of-way shall be permitted within this PUD.

9.9 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Only one space shall be required per lot and the garage space may count toward this requirement.

All garages shall be placed at least 18 feet from the back of the sidewalk.

Maneuvering in the right-of-way shall be allowed within this PUD to access on-street angled parking spaces. Establishment of angled parking spaces is subject to obtaining the necessary approvals, including from the Traffic & Transportation Commission and the City Council, as required.

9.10 SIGNAGE REGULATIONS

Signage shall be per the base zoning district.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along SW 29th St. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. Internal sidewalks shall be required per code.

9.13 HEIGHT REGULATIONS

The maximum building height for structures shall be per the base zoning district.

9.14 SETBACK REGULATIONS

Setbacks for individual lots shall be:

Front: 10 feet, except garages shall be provided no less than 18 feet from the back of the sidewalk.

Side: 5 feet

Rear: 10 feet

9.15 LOT COVERAGE

The maximum lot coverage shall be 70%.

9.16 LOT WIDTH

The minimum lot width within this PUD shall be 40 feet per single family dwelling unit.

9.17 LOT SIZE

The minimum lot size for this PUD shall be 4,000 sf per single family dwelling unit.

9.18 PUBLIC IMPROVEMENTS

The Developer shall make public improvements throughout the PUD as may be 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.

9.19 COMMON AREAS AND OPEN SPACE

Maintenance of the common areas in the development shall be the responsibility of the developer and/or the 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.

A minimum of 25 percent open space shall be required within this PUD and should be located and spaced in a similar manner to the attached site plan.

9.20 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

9.21 SPECIFIC PLAN AND PERMITTING REQUIREMENTS

A specific plan shall not be required for this PUD.

9.22 DENSITY AND OTHER DEVELOPMENT REGULATIONS

All lots backing up to the western boundary of this PUD shall be a minimum of 50 feet in width and no less than 6,000 sf adjacent to large lot residential as depicted on the attached site plan.

Duplexes shall be required a minimum lot width of 60 feet.

The maximum gross density of this PUD shall not exceed 6 dwelling units per acre.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

A: Legal Description

B: Conceptual Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southeast Quarter;

THENCE North 89°34'56" West, along the south line of said Southeast Quarter, a distance of 1,327.77 feet to the POINT OF BEGINNING;

THENCE continuing North 89°34'56" West, along said south line, a distance of 1,310.70 feet;

THENCE North 00°16'12" West a distance of 1,813.45 feet to a point on the southerly right of way of John Kilpatrick Turnpike and a point on a curve;

THENCE along said southerly right of way line the following three (3) courses;

1. Southeasterly along a non tangent curve to the left having a radius of 2,240.00 feet (said curve subtended by a chord which bears South 57°07'33" East a distance of 593.11 feet) for an arc distance of 594.86 feet;

2. South 64°32'11" East a distance of 1,214.87 feet;

3. South 68°16'42" East a distance of 227.44 feet;

THENCE South 11°10'05" West a distance of 25.95 feet;

THENCE South 07°39'21" West a distance of 79.98 feet;

THENCE South 16°24'05" West a distance of 20.97 feet;

THENCE South 05°51'31" West a distance of 46.39 feet;

THENCE South 35°43'15" West a distance of 46.64 feet;

THENCE South 66°59'12" West a distance of 51.45 feet;

THENCE South 66°56'23" West a distance of 69.48 feet;

THENCE South 68°33'43" West a distance of 71.22 feet;

THENCE South 41°05'53" West a distance of 61.23 feet;

THENCE South 42°12'21" West a distance of 125.52 feet;

THENCE South 45°00'50" West a distance of 80.34 feet;

THENCE South 39°22'03" West a distance of 122.43 feet;

THENCE South 31°37'10" West a distance of 86.70 feet;

THENCE South 17°45'12" West a distance of 49.70 feet;

THENCE South 01°14'55" West a distance of 87.10 feet;

THENCE South 40°36'59" East a distance of 69.83 feet;

THENCE South 27°01'54" East a distance of 44.36 feet;

THENCE South 00°00'00" East a distance of 21.04 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 2,074,817 square feet or 47.6312 acres, more or less.

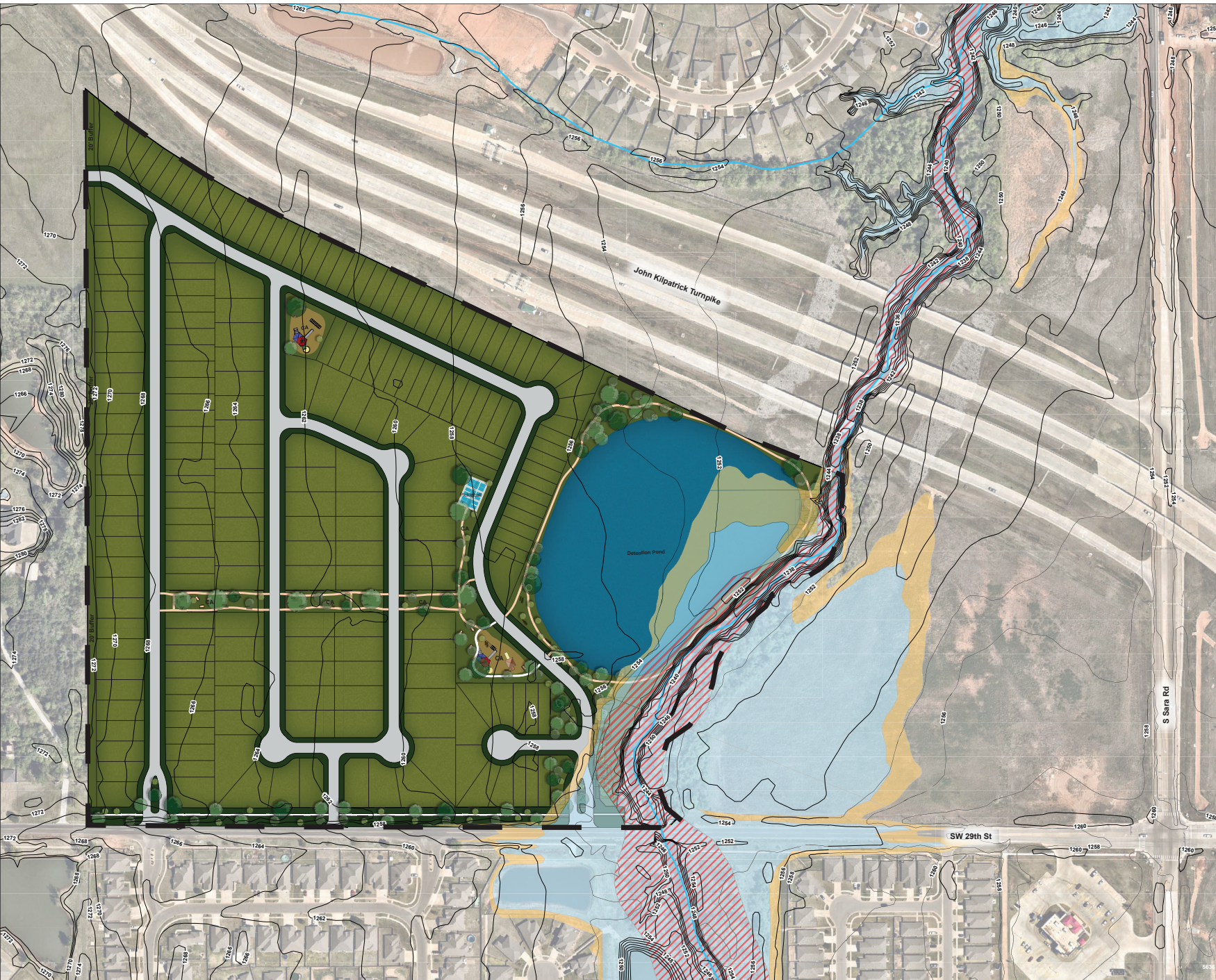
END OF DESCRIPTION. MAPCHECK INFORMATION

Area = 2,074,817 square feet or 47.6312 acres

Perimeter = 6,321.6258 feet

Closing Bearing & Distance = North - 0.0000 feet

Precision = 1:617,778,797,59



PUD-1976 SW 29th Residential

Exhibit B
Conceptual Master Development Plan

+/-47.6312 acres



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ENGINEERS SURVEYORS PLANNERS
12/19/23

Conceptual site plan showing feasible option
permitted under proposed rezoning