



The City of Oklahoma City  
Development Services Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

Aspen Creek Retirement Community

Name of Development or Applicant

10101 SW 59th St

Address / Location of Property (Provide County name & parcel no. if unknown)

senior independent living and/or single family residential

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: PUD - 1940

File Date: 9FEB'23

Ward No.: 3

Nbhd. Assoc.: ---

School District: MUSTANG

Extg Zoning: PUD-1812

Overlay: & R-1

Overlay:

87.48 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

#### Property Owner Information (if other than Applicant):

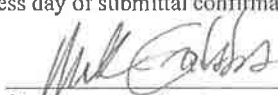
Name

Mailing Address

City, State, Zip Code

Phone

Email

  
Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Rd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Exhibit A  
Legal Description  
ASPEN CREEK RETIREMENT COMMUNITY

Beginning at the Southwest Corner of the Northeast Quarter (NE/4) of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma;

Thence East a distance of 1,056 feet;

Thence North a distance of 374.6 feet;

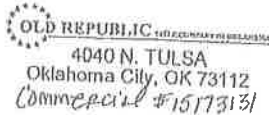
Thence West a distance of 1,056 feet;

Thence South a distance of 374.6 feet to the point of beginning; containing 8.93 acres, more or less;

**AND,**

The West Half (W/2) of the Southeast Quarter (SE/4) of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, containing 78.55 acres, more or less.

Total Size – 87.48 acres



Doc#: R 2015 24969  
Bk & Pg: RB 4332 0704-0704 1E  
Filed: 10/15/2015 TMH  
12:49:04 PM WD  
Canadian County, OK



**WARRANTY DEED**  
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That SHEILA ANN DOUGAN AND JOSEPH P. DOUGAN, WIFE AND HUSBAND, party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto GARY OWENS DEVELOPMENT, INC., party(IES) of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

The West Half (W/2) of the Southeast Quarter (SE/4) of Section TWENTY-THREE (23), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

~~LESS AND EXCEPT any interest in and to all of the mineral rights in and upder real property conveyed herein and subject to easements, restrictive covenants and rights of way of record - SURFACE RIGHTS ONLY.~~

RETURN TO:  
GARY OWENS DEVELOPMENT, INC  
P.O. BOX 283  
MUSTANG, OK, 73064

State of Oklahoma  
Canadian County  
Deed Conveyance Stamp  
\$375.00

TAXES TO:  
GARY OWENS DEVELOPMENT, INC  
P.O. BOX 283  
MUSTANG, OK, 73064

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 6 day of October, 2015.

SHEILA ANN DOUGAN  
  
JOSEPH P. DOUGAN

STATE OF TX )  
COUNTY OF COLLIN ) ss

This Instrument was acknowledged before me on this 6th day of October, 2015, by SHEILA ANN DOUGAN AND JOSEPH P. DOUGAN, WIFE AND HUSBAND.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

File # 15173131



Warranty Deed Statutory Form Individual  
#15173131

\$375.00  
DOC stamps

1/15

*Gary Owens Development Inc.  
P. O. Box 283  
Mustang, OK 73064*

February 1, 2023

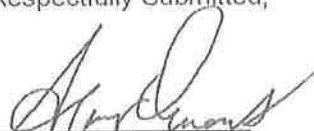
City of Oklahoma City  
Planning & Zoning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for PUD Rezoning, OKC Plan Amendment and Platting  
Applications on property located north of SW 59<sup>th</sup> Street and west of Morgan Road**

To Whom it May Concern:

As owner of the property located at 10101 SW 59<sup>th</sup> Street, I hereby authorize Grubbs Consulting, LLC and/or David Box with Williams, Box, Forshee & Bullard to act as agents on my behalf in the preparation, filing and representation of the above referenced applications to the City of Oklahoma City.

Respectfully Submitted,

  
Gary Owens

State Of Oklahoma  
Canadian County  
Documentary Stamps  
\$337.50



Doc# : R 2022 26861  
BkLg: RB 5564 166-166  
Filed: 08-23-2022 SRB  
11:26:59 AM MD  
Canadian County, OK LR

Ret to:  
**OLD REPUBLIC TITLE**  
1601 Health Center Parkway Bldg. 700  
Yukon, OK 73099

**WARRANTY DEED**  
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That THE HUSMANN LIVING TRUST, DATED MARCH 20, 1997, party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto GARY OWENS DEVELOPMENT, INC., party(IES) of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Beginning at the Southwest Corner of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Eleven (11) North, Range Five (5) West, Canadian County, Oklahoma, thence East a distance of 1056 feet; thence North a distance of 374.6 feet; thence West a distance of 1056 feet; thence South a distance of 374.6 feet to the point of beginning.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:  
GARY OWENS  
P.O. BOX 67, MUSTANG, OK 73064

TAXES TO:  
GARY OWENS  
P.O. BOX 67, MUSTANG, OK 73064

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, her heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatever nature.

Signed and delivered this 19th day of August, 2022.

THE HUSMANN LIVING TRUST, DATED MARCH 20,  
1997.

BY: *Kelly H. Knecht*  
KELLY H. KNECHT, SUCCESSOR TRUSTEE

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

Before me, a Notary Public in and for this state, on this 19th day of August, 2022, personally appeared KELLY H. KNECHT to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its SUCCESSOR TRUSTEE, of THE HUSMANN LIVING TRUST, DATED MARCH 20, 1997, and acknowledged to me that she executed the same as her free and voluntary act and deed, of such corporation, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public (Or Other Official)

Deed presented for filing by: Old Republic Title Company of Oklahoma  
File# 22277748  
Underwriters: American Guaranty Title Insurance Company



22277748 DD 1/18.00 Doc-337.50

Warranty Deed Statutory Form Individual

STATE OF OKLAHOMA )  
 ) §:  
COUNTY OF CANADIAN )

Beginning at the Southwest Corner of the Northeast Quarter (NE/4) of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma;  
Thence East a distance of 1,056 feet;  
Thence North a distance of 374.6 feet;  
Thence West a distance of 1,056 feet;  
Thence South a distance of 374.6 feet to the point of beginning;

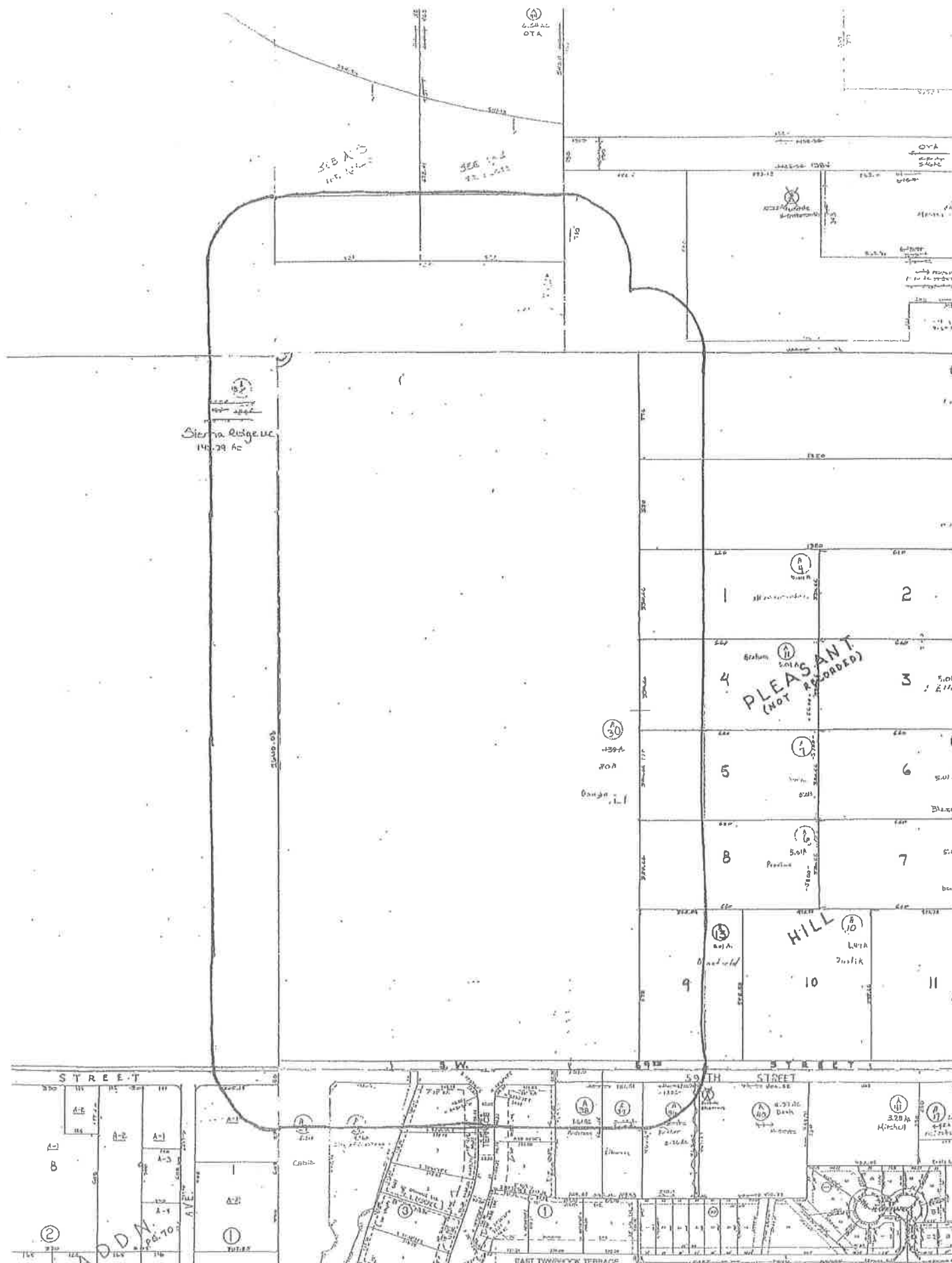
The West Half (W/2) of the Southeast Quarter (SE/4) of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma,

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

**First American Title Insurance Company**

By: Sarah Overholser  
Sarah Overholser  
Abstractor License No. 4803  
OAB Certificate of Authority # 0058  
File No. 2793834-WA99

Owner	Mailing Address	Lot	Block	Legal Description
GARY OWENS DEVELOPMENT INC	PO BOX 67, MUSTANG, OK. 73064			PT NE/4 23-11N-SW (A#28) AND PT SE/4 23-11N-SW (A#30 ON THE MAP) - SUBJECT PROPERTIES
A & T DEVELOPMENT INC	2701 SW 138TH ST. OKLAHOMA CITY, OK. 73110			PT NW/4 23-11N-SW (A#3 ON THE MAP)
SCISSORTAIL DISTRICT LP	PO BOX 250, MUSTANG, OK. 73064			PT NW/4 23-11N-SW (A#1 ON THE MAP)
BIXBY CANYON DEVELOPMENT LLC C/O FIRST ENTERPRISE BANK	3801 NW 122ND ST. OKLAHOMA CITY, OK. 73120			PT SW/4 23-11N-SW (A#3 ON THE MAP)
FERRY J FESLER	1506 N MAE TERR. MUSTANG, OK. 73064	1-A-1	1	STEWARTS (MUSTANG)
RONALD M. CABLE JR & LATRICIA L CABLE	1300 E SW 59TH ST. MUSTANG, OK. 73064			PT NE/4 26-11N-SW (A#27 ON THE MAP)
CITY OF MUSTANG - CITY CLERK	1501 N MUSTANG RD. MUSTANG, OK. 73064			PT NE/4 26-11N-SW (A#29 ON THE MAP)
TIM SMITH DEV CO L L C / O C & S DEVELOPMENT CO	32 NW 144TH CIR STE A EDMOND, OK. 73013			PT NE/4 26-11N-SW (A#26 ON THE MAP)
JOHN J DOUGHERTY & MARIANN L DOUGHERTY TRUSTEES OF THE JOHN J DOUGHERTY & MARIANN L DOUGHERTY REVOCABLE LIVING TRUST	.1535 BITTERCREEK TER. MUSTANG, OK. 73064	1	3	BITTERCREEK
HICK L ROSS & RONDA L ROSS	1525 N BITTERCREEK TER. MUSTANG, OK. 73064	2	3	BITTERCREEK
URIEL L AKERS & JOYCE M AKERS	1540 BITTERCREEK TERR. MUSTANG, OK. 73064	1	1	BITTERCREEK
EDWARD D HARPER II & DIONNE N HARPER	1520 N BITTERCREEK TER. MUSTANG, OK. 73064	2	1	BITTERCREEK
CHRISTOPHER P TATE & CAROL J TATE	1480 SW 59TH ST. EAST. MUSTANG, OK. 73064			PT NE/4 26-11N-SW (A#38 ON THE MAP)
MARK A LIBERTON & KIM LIBERTON	1488 E SW 59TH ST. MUSTANG, OK. 73064			PT NE/4 26-11N-SW (A#37 ON THE MAP)
MICAH J PARKER & CANDICE R PARKER TRUSTEES OF THE MICAH J. AND CANDICE R. PARKER LIVING TRUST	1502 E SW 59TH ST. MUSTANG, OK. 73064			PT NE/4 26-11N-SW (A#36 ON THE MAP)
AARON SPIEGEL & HEATHER SPIEGEL	1576 E SW 59TH ST. MUSTANG, OK. 73064			PT NE/4 26-11N-SW (A#40 ON THE MAP)
DANNY J BENEFIELD & LINDA G BENEFIELD	3501 WIMBERLEY CREEK DR. YUKON, OK. 73099			PT SE/4 23-11N-SW (A#13 ON THE MAP)
JOHNNY B CARROLL & JODI L CARROLL	5800 S PLEASANT HILL RD. MUSTANG, OK. 73064			PT SE/4 23-11N-SW (A#6 ON THE MAP)
GARRY L JONES & PAULA K JONES	5700 PLEASANT HILL. MUSTANG, OK. 73064			PT SE/4 23-11N-SW (A#7 ON THE MAP)
MARK RICHARD HANNA & LORI ELAINE HANNA	5600 PLEASANT HILL DR. MUSTANG, OK. 73064			PT SE/4 23-11N-SW (A#11 ON THE MAP)
HOMAYOON AHMADIRAHIMARI	5400 PLEASANT HILL. MUSTANG, OK. 73064			PT SE/4 23-11N-SW (A#4 ON THE MAP)
MICHAEL VINCENT MAYER & SHARLA MAYER	5401 S MORGAN RD. OKLAHOMA CITY, OK. 73179			PT SE/4 23-11N-SW (A#2 ON THE MAP)
BOYCE BOSTIC & MARLENE BOSTIC	5217 S MORGAN ROAD. OKLAHOMA CITY, OK. 73179			PT SE/4 23-11N-SW (A#1 ON THE MAP)
CHAD D MANTOOTH & HEATHER R MANTOOTH	5209 S MORGAN RD. OKLAHOMA CITY, OK. 73179			PT NE/4 23-11N-SW (A#21 ON THE MAP)
BERNICE A MANTOOTH & CHAD D MANTOOTH COTRUSTEES OF THE BERNICE A. MANTOOTH LIVING TRUST DATED FEBRUARY 25, 2015	5201 S MORGAN RD. OKLAHOMA CITY, OK. 73179			PT NE/4 23-11N-SW (A#31 ON THE MAP)
DOLLY JANE PRIEST	10000 SW 44TH. MUSTANG, OK. 73064			PT NE/4 23-11N-SW (A#4 ON THE MAP)
CHARLES M O'DELL & DOROTHY M O'DELL	9840 SW 44TH ST. MUSTANG, OK. 73064			PT NE/4 23-11N-SW (A#5 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING. OK. 73105			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE





**PLANNED UNIT DEVELOPMENT  
DESIGN STATEMENT  
ASPEN CREEK RETIREMENT COMMUNITY**

**PUD-\_\_\_\_\_**

**JANUARY 19, 2023**

**PREPARED FOR:**

**Gary Owens Development, Inc.  
P. O. Box 283  
Mustang, OK 73064**

**PREPARED BY:**

**Grubbs Consulting LLC  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.com)**

## TABLE OF CONTENTS

SECTION.....	PAGE
1.0 INTRODUCTION .....	4
2.0 LEGAL DESCRIPTION.....	4
3.0 OWNER/DEVELOPER .....	4
4.0 SITE AND SURROUNDING AREA .....	4
5.0 PHYSICAL CHARACTERISTICS .....	4
6.0 CONCEPT .....	4
7.0 SERVICE AVAILABILITY .....	5
8.0 SPECIAL DEVELOPMENT REGULATIONS .....	6
8.1 Use & Development Regulations .....	6
8.2 Landscape & Screening Regulations .....	7
8.3 Access Regulations .....	7
8.4 Sign Regulations .....	7
8.5 Parking Regulations .....	7
8.6 Common Area Regulations.....	8
8.7 Platting & Specific Plan Regulations.....	8
8.8 Façade/Architectural Regulations .....	8
8.9 Lighting Regulations .....	8
8.10 Drainage Regulations .....	8
8.11 Dumpster Regulations.....	8
8.12 Roofing Regulations .....	8
8.13 Sidewalk Regulations .....	9
8.14 Height Regulations .....	9
8.15 Public Improvements .....	9
8.16 General Design and Development Guidelines.....	9

<b>9.0 DEVELOPMENT SEQUENCE .....</b>	<b>9</b>
---------------------------------------	----------

<b>10.0 EXHIBITS .....</b>	<b>9</b>
----------------------------	----------

**EXHIBIT A – Legal Description (attached hereto and made a part hereof)**

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

## **SECTION 1.0 INTRODUCTION**

This Planned Unit Development consists of approximately 87.48 acres and is located in the Northeast and Southeast Quarters of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma. The subject property is located north of SW 59<sup>th</sup> Street and west of Morgan 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 Gary Owens Development, Inc.

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

The subject property consists of vacant farmland and is occupied with an oil well. The property is currently zoned PUD-1812 & R-1 and allows urban and rural residential development. Surrounding properties are zoned and used for:

North: AA and vacant farmland.

East: AA and 5-acre home sites

South: City of Mustang and urban residential

West: PUD-1724 (R-1) and residential under construction

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The elevation of the subject property ranges from 1293 to 1300 feet along the south, west and north sloping to 1280 feet to the existing creek along the east portion of property. The subject property has a predominant soil type of Nash-Iron mound Complex, which is well drained silt sandy loam, and is currently covered by a mixture of grass pasture and wooded portions.

## **SECTION 6.0 CONCEPT**

The concept for this PUD is to provide for senior independent living, rural and urban residential development.

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

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

§ 59-6100, Table 6100.2b – minimum lot size for single family is reduced to 21,780 square feet and minimum lot width is reduced to 90 feet. Additionally, a maximum lot coverage of 50% is provided for single family development and open space/density requirements are eliminated.

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

§ 59-6100.2.B, Table 6100.1 – Use Unit 8200.13 Senior Independent Living added to uses permitted in the R-A and R-1 district.

Section 5.4.2.E.5 (Subdivision Regulations) – private drives are permitted to be named.

Section 5.7.3.C (Subdivision Regulations) – private sanitary sewer systems permitted in areas containing lots equal to or more than one-half acre in size and not capable of being served by public sanitary sewer gravity main..

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The nearest street to the east is Morgan Road, approximately ¼ mile to the east. The subject site abuts SW 59th Street which has a right-of-way width of 83 feet and is paved to rural arterial standards.

### **7.2 SANITARY SEWER**

Public sanitary sewer is currently available at the northwest corner of the PUD property and will be extended to all serviceable lots. Individual private sanitary sewer systems will serve lots (minimum one-half acre in size) unable to be served with public sanitary sewer.

### **7.3 WATER**

Public water lines will be extended to and throughout the site from an existing public water line located approximately one-half mile to the west.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is Station 20 located at 7929 SW 29th Street.

### **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 northwest and northeast.

### **7.8 COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the 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

The property is divided into two tracts, as illustrated on the attached Tract Boundary Exhibit (Exhibit B). For the Single Family Residential development, the boundaries of said tracts may be permitted to increase or decrease by not more than 20%. An approved preliminary and/or final plat shall establish tract and use regulations boundaries.

### **8.1 USE AND DEVELOPMENT REGULATIONS**

- a) In Tract 1 the use and development regulations of the R-1 Single Family Residential District shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.
- b) In Tract 2 the use and development regulations of the RA Single Family One Acre Rural Residential District shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted:
  - i. Minimum lot size shall be 21,780 square feet (one half acre).
  - ii. Maximum lot coverage shall be fifty percent (50%).
  - iii. Minimum lot width shall be 90 feet measuring at the platted building limit line, with street frontage width not less than fifty feet.
  - iv. Front building setback shall be 25 feet.
  - v. Minimum side and rear yard setback shall be ten feet. Side yard setback on corner lots (adjacent to the street) will be 15 feet.
  - vi. Table 6100.2b of Chapter 59 of the Municipal Code, 2020, relating to open space, density, lot size and lot coverage in the R-A District shall not apply.

- c) In both Tracts 1 and 2 Use Unit 8200.13 Senior Independent Living shall be permitted and shall be subject to the development regulations of the R-4 General Residential District, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.
  - i. There shall be no minimum lot size, lot width or maximum lot coverage for individual attached units.
  - ii. There shall be no building setback requirements from platted lot lines other than those required by building code.
  - iii. Table 6100.2 of Chapter 59 of the Municipal Code, 2020, relating to common open space in the R-4 District shall not apply.

## 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) In areas developed with Senior Independent Living platted lots are not required to take access from an approved street. Primary access to individually platted lots shall be permitted from private drives. The private drive shall be placed within a platted private access easement, or a platted common area designated for access purposes. A property owners association through the use of recorded covenants and restrictions shall regulate maintenance of the private drives. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.
- b) Private drives shall be permitted to be named and platted lots taking access off of private drives shall be permitted to be addressed off of said named private drive.
- c) Sidewalks are not required along private drives.

## 8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.

## 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.
- b) Garages shall be counted toward meeting parking requirements for residential lots and senior living units.
- c) Parking spaces for senior independent living shall be permitted up to, but not within, private drives.

## 8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

## 8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Any platting of property shall comply with the Subdivision Regulations.
- b) A Specific Plan shall not be required.

## 8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on primary buildings shall not be permitted.

## 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, 2020, as amended.

## 8.10 DRAINAGE REGULATIONS

- a) Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

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



#### 8.13 SIDEWALK REGULATIONS

- a) Four foot sidewalks shall be constructed on interior public streets in the areas where lot sizes are less than one acre.
- b) Sidewalks are not required along platted private drives.

#### 8.14 HEIGHT REGULATIONS

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

#### 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 A  
Legal Description  
ASPEN CREEK RETIREMENT COMMUNITY

Beginning at the Southwest Corner of the Northeast Quarter (NE/4) of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma;

Thence East a distance of 1,056 feet;

Thence North a distance of 374.6 feet;

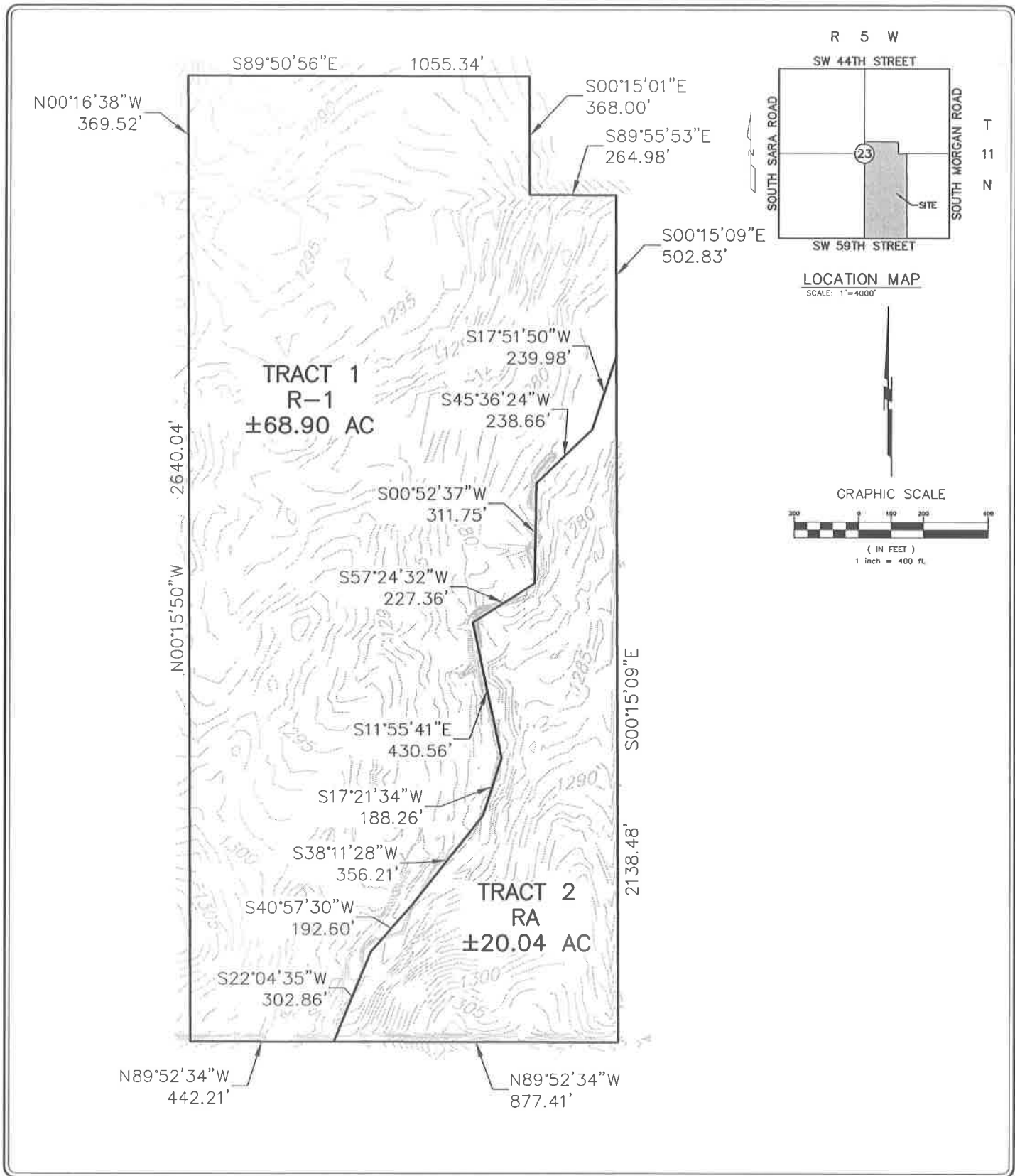
Thence West a distance of 1,056 feet;

Thence South a distance of 374.6 feet to the point of beginning; containing 8.93 acres, more or less;

**AND,**

The West Half (W/2) of the Southeast Quarter (SE/4) of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, containing 78.55 acres, more or less.

Total Size – 87.48 acres



Proj. No.: 14-070  
Date: 2/9/2023  
Scale: (Horiz.) 1"=400'  
(Vert.) N/A  
Drawn By: KLT  
Checked By: TM  
Approved By: MCG

**ASPEN CREEK**  
SW 59TH & MORGAN ROAD  
OKLAHOMA CITY, CANADIAN CO., OK  
**MASTER DEVELOPMENT  
PLAN MAP - EXHIBIT B**

**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649  
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 3115 EXP. 06/00/24

**B**