

**A P P R O V E D**

1-30-2024

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

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

**PUD - 1981**

**MASTER DESIGN STATEMENT FOR**

**8524 N Sooner Road**

October 20, 2023  
Revised December 14, 2023

**PREPARED FOR:**

Broadwood Properties, LLC  
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Piedmont, OK 73078

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of 8524 N Sooner Road, consisting of approximately 16.48 acres are located within the (SW/4) of Section Thirty-three (33), Township Thirteen (13) N, Range Two (2) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 8524 N Sooner Road.

## **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.

## **3.0 OWNER/DEVELOPER:**

The owner of the property described in Section 2.0 is Broadwood Properties, LLC. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 8524 N Sooner Road. The property is currently zoned as AA, "Agricultural" District and PUD-1823. The subject property is currently undeveloped.

North: North of the subject site is primarily zoned as AA, "Agricultural" District and is developed as rural single family residential. Also, north of the site is zoned as C-1, "Neighborhood Commercial" District and developed as single family residential.

East: East of the subject site is zoned as AA, "Agricultural" District and is developed as rural single family residential.

South: South of the subject site is zoned as AA, "Agricultural" District and is undeveloped and R-A, "Single-Family One-Acre Rural Residential" District which is developed as rural single family residential.

West: Immediately West of the subject site is N Sooner Road. Beyond is zoned AA, "Agricultural" District and is undeveloped.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property ranges between 1162-1098 and the property generally slopes to the east. The tree cover on the property is minimal, approximately 10% of the site, along the south and southeast boundary is covered by trees. The subject property is not within the FEMA Floodplain. There is one USGS Blue Line Stream that runs along the southeast corner of the property.

## **6.0 CONCEPT:**

It is the developer's intent to develop the subject property as one Tract. This PUD will be developed as single family residential and will include three residential lots. The low intensity commercial use abutting the arterial street is not included within this PUD as the zoning is already in place to allow for the development. The residential will take access from the currently constructed private drive.

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.

## **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the AA, "Agricultural" base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

AA, "Agricultural"

- Table 6100.2: Agricultural and Residential Zoning District Bulk Standards.
  - Front yard Setback: The front yard setback within this PUD is proposed to be 25 feet. Per Table 6100.2, the front yard setback for AA zoning is 50 feet. Additionally, accessory structures within this PUD have a minimum rear yard setback of 10 feet. Table 6100.2 requires the rear yard setback within AA to be 25 feet.
  - Density: The maximum density permitted within this PUD is three lots or 0.3 du/acre. Table 6100.2 allows for 1 du/5 acres.
  - Lot Width: The minimum lot width within this PUD is 100 feet. Table 6100.2 permits the minimum lot width to be 150 feet.
  - Lot Size: The minimum lot size within this PUD is 4 acres. Table 6100.2 permits the minimum lot size to be 5 acres.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to this PUD is N Sooner Road to the east which has a right-of-way width of 90 feet and is paved to City of Oklahoma City standards and the pavement condition is categorized as good.

This PUD has one proposed street which shall be private.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. Sanitary sewer shall be provided by private sewer treatment systems per DEQ requirements.

### **7.3 WATER**

Water services will be provided from private wells.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 2, located at 2917 E Britton Rd. Approximately 3 miles northwest from this PUD development.

### **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**

There are no bus stops in this Planned Unit Development.

## **7.7 DRAINAGE**

The property within this Planned Unit Development is not within the FEMA 100-year floodplain.

## **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Rural Medium Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Rural Medium Intensity area standards as the proposed development includes large lot single family residential and light commercial uses that will not negatively impact the rural residential character of the surrounding area.

## **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 **AA, "Agricultural" District** shall govern this PUD, except as herein modified below.

## **9.0 SPECIAL CONDITIONS:**

The following uses shall be the only uses permitted within this PUD.

- Animal Raising: Personal (8150.5)
- Animal Sales and Services: Horse Stables (8300.9)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Community Recreation: Property Owners Association (8250.3)
- Composting (8150.6.2), further restricted to not permit commercial composting.
- Dwelling Units and Mixed Uses (8200.2)

- Family Day Care Homes (8300.40)
- Greenhouse (8150.6.3)
- Home Garden (8150.6.4)
- Hoop House (8150.7)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Row and Field Crops (8150.8)
- Single-Family Residential (8200.14)

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**

Architectural regulations shall be per the base zoning district.

### **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.

### **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**

Sight proof screening shall not be required.

### **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.

### **9.7 DUMPSTER REGULATIONS:**

N/A

### **9.8 VEHICULAR ACCESS REGULATIONS**

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted from a private drive. Private drives are required to be 24 feet wide and contained within a platted private access easement. Gravel drives 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.

Attached or detached garages shall count toward meeting parking requirements. Gravel parking areas may be used within this PUD.

## **9.10 SIGNAGE REGULATIONS**

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**

Sidewalks shall not be required within this PUD.

## **9.13 HEIGHT REGULATIONS**

The maximum building height for structures shall be per the AA, "Agricultural" district regulations.

## **9.14 SETBACK REGULATIONS**

Exterior PUD Setbacks shall be per the base zoning district, except that accessory structures shall have a minimum rear yard setback of 10 feet, if a public water supply is available.

Front yard setbacks for platted lots shall be 25 feet.

## **9.15 LOT COVERAGE**

Per the base zoning district.

## **9.16 DENSITY**

The maximum lot count shall be three (3) or 0.3 du/acre.

## **9.17 LOT WIDTH**

The minimum lot width shall be 100 feet or as shown in the attached site plan.

## **9.18 LOT SIZE**

The minimum lot size shall be 4 acres.

### **9.19 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.

### **9.20 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.

### **9.21 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

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.

### **9.22 SPECIFIC PLAN**

A specific plan shall not be required for this PUD.

### **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**

8524 N. Sooner Road  
Legal Description  
September 5, 2023

A tract of land being a part of the Southwest Quarter (SW/4), Section Thirty-three (33), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of the Tract of land described in the Oklahoma General Warranty Deed filed in Book 15083, Page 65 (Tract 1); all of the Tract of land described in the Warranty Deed filed in Book 14794, Page 719 (Tract 2); and a portion of the Tract of land described in the Warranty Deed filed in Book 14794, Page 718 (Tract 3), being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Southwest Quarter (SW/4);

THENCE North 89°46'13" East, along and with the North line of said SW/4, a distance of 1083.52 feet to the Northwest (NW) corner of said Tract 1, being the POINT OF BEGINNING;

THENCE continuing along said North line, North 89°46'13" East, along and with the North lines of said Tract 1, Tract 2, and Tract 3, a distance of 1,007.08 feet to the Northeast (NE) corner of said Tract 3;

THENCE South 00°36'03" East, along and with the East line of said Tract 3, a distance of 567.30 feet to the Southeast (SE) corner of said Tract 3;

THENCE South 89°44'56" West, along and with the South line of said Tract 3, a distance of 1,443.27 feet;

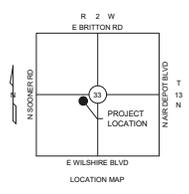
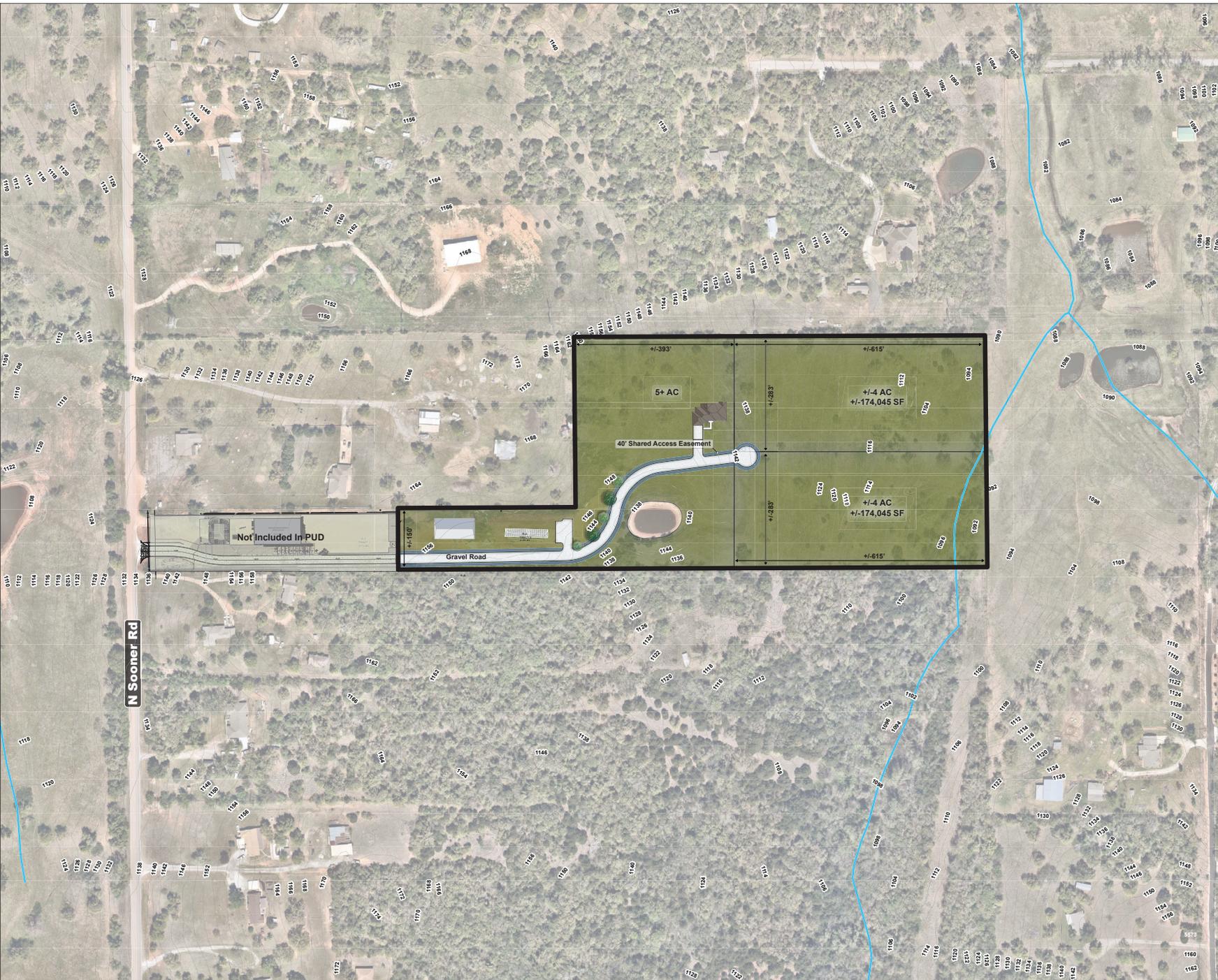
THENCE North 00°13'47" West, departing said South line, a distance of 150.83 feet to a point on the North line of said Tract 3;

THENCE North 89°46'13" East, along and with said North line, a distance of 435.22 feet to the Southwest (SW) corner of said Tract 1;

THENCE North 00°36'03" West, along and with the West line of said Tract 1, a distance of 417.00 feet to the POINT OF BEGINNING.

Containing 637,176 square feet or 14.6275 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.



**PUD-1981**  
**8524 N Sooner Rd**

Exhibit B  
 Conceptual Master Development Plan

+/-16.48 Acres



Johnson & Associates  
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ENGINEERS SURVEYORS PLANNERS  
 12/14/23  
 Conceptual site plan showing feasible option  
 permitted under proposed rezoning