

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2040
MASTER DESIGN STATEMENT FOR

Ashleaf Farms

October 2, 2024
November 19, 2024

PREPARED FOR:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Ashleaf Farms, consisting of 155 acres, is located within the Northwest Quarter (NW/4) of Section 17, Township 10 N, Range 4 W, of the Indian Meridian, Cleveland County, Oklahoma. The subject property is generally located at 7600 SW 119th St.

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 Premium Land, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-1831. Surrounding properties are zoned and used for:

North: AA District and used for residential development.
East: AA District and used for residential development.
South: AA District and used for residential development.
West: AA District and used for residential development.

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 5.0PHYSICAL CHARACTERISTICS

The property is primarily undeveloped with a few structures located within the southeast corner. The property consists of trees and an existing pond, and the property drains south across the property.

SECTION 6.0CONCEPT

The concept for this PUD is to modify certain regulations within the base zoning district and to allow for a residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 119th St. The nearest street to the east is Rempe Farm Rd. The nearest street to the south is SW 134th St. The nearest street to the west is S. Council Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic or aerobic.

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 26 located at 7025 SW 119th St. It is approximately 0.5 miles from this PUD development.

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 currently unavailable adjacent to this 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 Rural-Low Intensity, Urban Reserve, and Urban-Low Intensity land use topology areas 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 **RA Single Family One-Acre Rural Residential District** shall govern this PUD, except as herein modified.

All uses within the RA District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....LOT REGULATIONS

- a) Minimum lot size for single family development shall be one-half acre (21,780 square feet).
- b) Minimum lot width for single family development shall be 75 feet at the platted building limit line.
- c) Maximum lot coverage for single family development, within each platted lot, shall be 50 percent.
- d) Minimum front yard setback for single family development shall be 25 feet.
- e) Minimum rear yard setback for single family development shall be 15 feet.
- f) The maximum number of lots shall be 250.

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.3 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 instances where a garage extends beyond the front wall of the applicable residence, either one 3-inch caliper deciduous tree or two 16-inch caliper trees shall be planted in the front yard of the affected lot.

9.4 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.

9.5 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.6 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.7 DRAINAGE REGULATIONS

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

9.8 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.

9.9 ACCESS REGULATIONS

Access may be taken from SW 119th St. and S. Council Rd.

9.10 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.

9.11 SIGNAGE REGULATIONS

9.11.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.11.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.11.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.11.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.12 ROOFING REGULATIONS

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

9.13 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed along SW 119th St. 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. Sidewalks shall be required along South Council Road, and a pedestrian connection shall be provided within the south 500 feet of the PUD that connects to sidewalks along South Council Road, or a fee in lieu of may be requested to Public Works. In the event the fee in lieu of is granted, there shall be no need for the sidewalks along South Council Road or a pedestrian connection within the south 500 feet of the PUD that connects to sidewalks along South Council Road.

9.14 HEIGHT REGULATIONS

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

9.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.16 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.

9.17 COMMON AREAS

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 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.

9.18 **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:

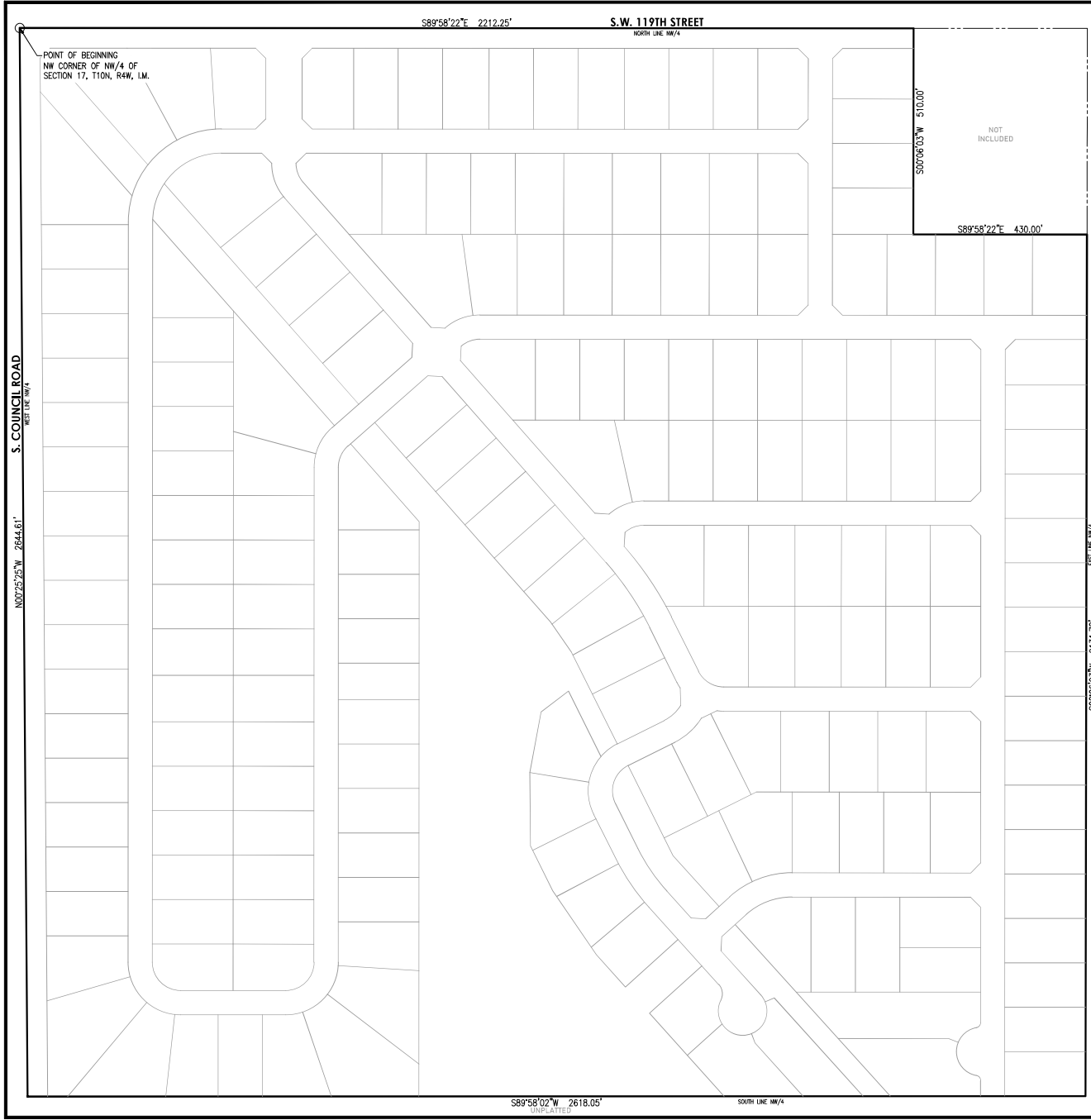
Exhibit A - Legal Description

Exhibit B - Conceptual Master Development Plan

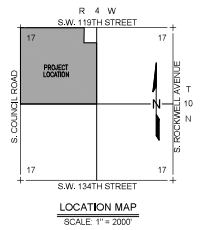
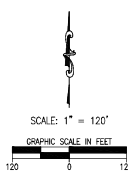
Exhibit C - Topography Plan

PUD-2040 Exhibit A – Legal Description

All of the Northwest Quarter (NW/4) of Section 17, Township 10 North, Range 4 West of the Indian Meridian in Oklahoma City, Cleveland County, Oklahoma; **LESS AND EXCEPT** the following described property: Beginning at the Northeast Corner of said NW/4; thence West along the North line of said NW/4 for a distance of 430 feet; thence South, parallel with the East line of said NW/4, for a distance of 510 feet; thence East, parallel with the North line of said NW/4, for a distance of 430 feet; thence North along the East line of said NW/4 for a distance of 510 feet to the point of beginning.



MASTER DEVELOPMENT PLAN
OF
ASHLEAF FARMS
A PART OF THE NW/4 OF SECTION 17, T10N, R4W, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION
A tract of land lying in the Northwest Quarter (NW/4) of Section SEVENTEEN (17), Township TEN (10) North, Range FOUR (4) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

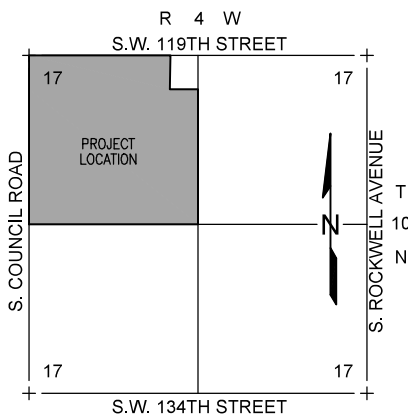
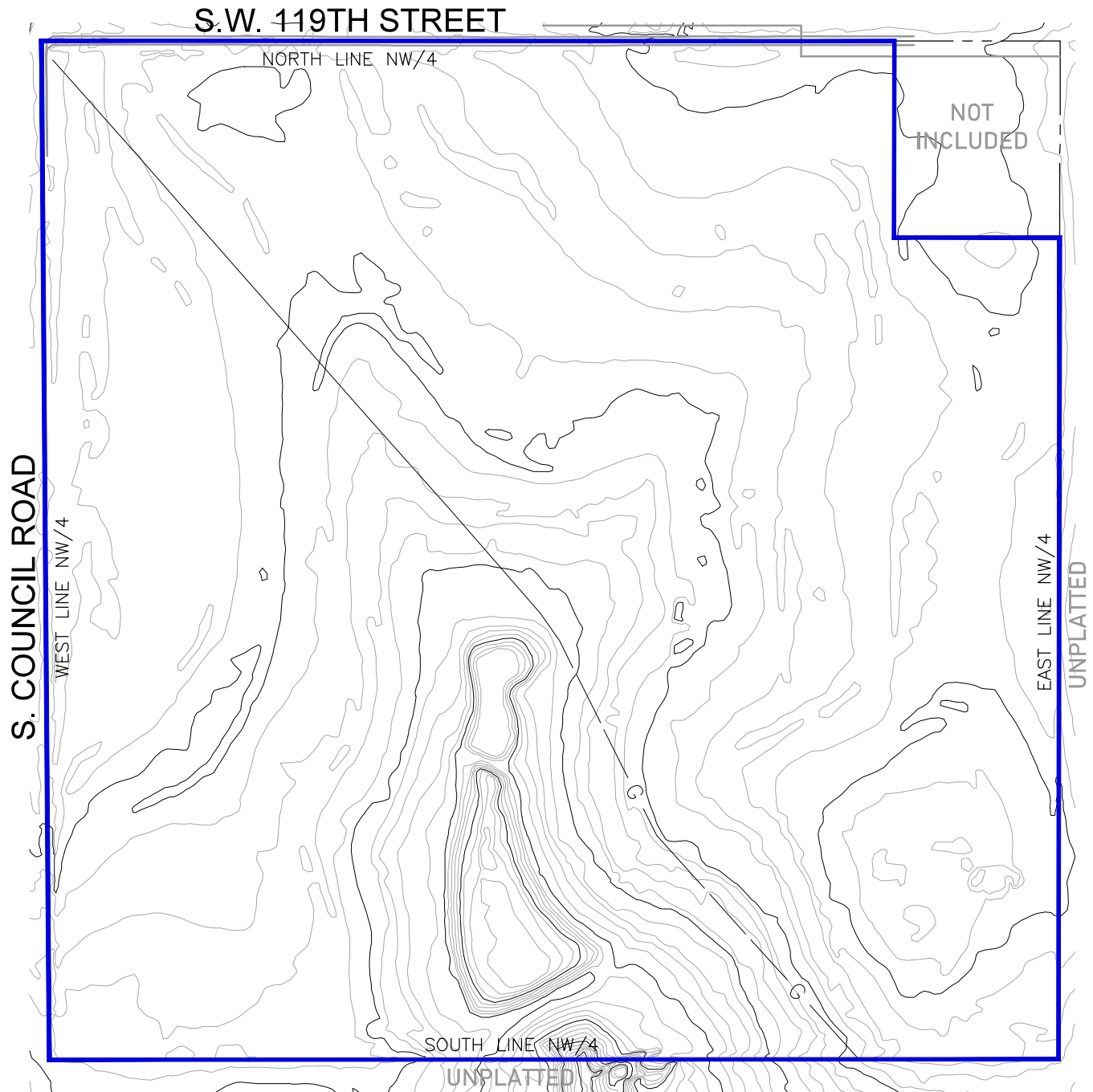
BEGINNING at the Northwest corner of the NW/4 of said Section 17; Thence
S89°58'17"E along the North line of said NW/4 a distance of 2212.29 feet to a point being 430.00 feet from the Northeast corner of said NW/4; Thence
S00°06'10"W and parallel with the East line of said NW/4 a distance of 510.00 feet; Thence
S89°58'17"E a distance of 430.00 feet to a point on the East line of said NW/4, said point being 510.00 feet from the Northeast corner of said NW/4; Thence
S00°06'10"W along the East line of said NW/4 a distance of 2131.74 feet to the Southwest corner of said NW/4; Thence
S89°58'03"W along the South line of said NW/4 a distance of 2617.98 feet to the Southwest corner of said NW/4; Thence
N00°25'27"W along the West line of said NW/4 a distance of 2644.62 feet to the Northwest corner of said NW/4 and to the POINT OF BEGINNING.

Containing 732,522.3 Sq. Ft. or 154.58 Acres, more or less.

PROJECT OWNER AND DEVELOPER:
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MASTER DEVELOPMENT PLAN ASHLEAF FARMS	
300 Prairie Parkway, Suite 100 Tulsa, Oklahoma 74309	
	Crafton Tull architectural engineering surveying 405.767.4271 • 405.767.4272 • 405.767.4273 www.craftontull.com
SHEET NO:	1 OF 1
DATE:	10/02/24
PROJECT NO:	21618900



LOCATION MAP
SCALE: 1" = 3000'

SCALE: 1" = 400'

PROJECT OWNER AND DEVELOPER:

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EXHIBIT C

TOPOGRAPHIC MAP - ASHLEAF FARMS



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CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1
DATE: 10/02/24
PROJECT NO.: 21618900