THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2006

MASTER DESIGN STATEMENT FOR

8901 S. Anderson Rd.

March 14, 2024
April 22, 2024
July 17, 2024
August 9, 2024

PREPARED FOR:

Outback Investments, LLC
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SECTION 1.0 ..... INTRODUCTION

The Planned Unit Development (PUD) of 8901 S. Anderson Rd., consisting of 166.95 acres, is located within the Southeast Quarter (SE/4) of Section 32, Township 11 N, Range 1 W, of the Indian Meridian, Oklahoma County, Oklahoma.

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 Outback Investments, LLC.

SECTION 4.0 ..... SITE AND SURROUNDING AREA

The subject property is presently zoned for AA Agricultural District. Surrounding properties are zoned and used for:

North: AA District and used for residential development and undeveloped land.
East: AA District and used for residential development and undeveloped land.
South: AA District and used for residential development and undeveloped land.
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 5.0 .....PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0 .....CONCEPT

The concept for this PUD is to change the existing base zoning to permit a residential and commercial development.

SECTION 7.0 ..... SERVICE AVAILABILITY

7.1 ..... STREETS

The nearest street to the north is SE 74th St. The nearest street to the east is S. Anderson Rd. The nearest street to the south is SE 89th St. The nearest street to the west is S. Lyman Rd.

7.2 ..... SANITARY SEWER

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

7.3 ..... WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 28 located at 7101 S. Anderson Rd. It is approximately 2 miles from this PUD development.

7.5 .....GAS, 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 within a FEMA flood plain. There shall be no buildings or paving within 50 feet of the 100-year floodplain. Trees and native understory shall be preserved within the setback to the maximum extent possible.

7.8 .....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 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

There shall be two (2) tracts within this PUD. Tract 1 shall consist of 162.32 acres as outlined in Exhibit "B." The minimum lot size within this PUD shall be 1.5 acres.

The use and development regulations of the RA Single-Family One-Acre Rural Residential District shall govern Tract 1 of this PUD, except as herein modified. There shall be a maximum density of 0.5 dwelling units per acre within Tract 1.

All uses within the RA District shall be permitted within Tract 1.

Tract 2 shall consist of 4.63 acres. The use and development regulations of the RC Rural Commercial District shall govern Tract 2 of this PUD, except as herein modified.

All uses within the RC Rural Commercial District shall be permitted within Tract 2.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

The front exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted. Exposed metal or exposed concrete block 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.

9.4 ..... SCREENING REGULATIONS

Screening regulations within each tract shall be in accordance with the base zoning district.

9.5 ..... 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.

9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended. There shall be no buildings or paving within 50 feet of the 100-year floodplain. Trees and native understory shall be preserved within the setback to the maximum extent possible.

9.7 ..... 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.

9.8 ..... ACCESS REGULATIONS

Access shall be per the Subdivision Regulations.

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 accessory 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 shall not be permitted.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall not be permitted.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

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 ..... SPECIFIC PLAN

A specific plan shall be required for Tract 2.

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

Exhibit A
Legal Description

PIONEER REALTY - FROM SURVEY ON ANDERSON ROAD

162.32 ACRES

PROPERTY DESCRIPTION:
A tract of land containing 162.32 acres, more or less, in a part of the S/2-NE/4 & SE/4 Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, more particularly described as follows:
COMMENCING at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W along the South line of the SE/4 a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer and being the Point of Beginning;
Thence S89°26'26"W along the South line of the SE/4 a dist. of 2175.10 feet to a Found Mag Nail w/Washer at the SW Corner of the SE/4; Thence N00°22'48"W, along the West Line of the SE/4, a dist. of 2644.10 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the NW Corner of the SE/4; Thence continue N00°22'48"W along the West line of the NE/4 a distance of 885.68 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the South line of the North 106 2/3 Rods; Thence N89°38'28"E, along the South line of the North 106 2/3 Rods, a dist. of 1319.24 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the East line of the SW/4-NE/4; Thence S12°10'15"E a dist. of 202.25 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°38'28"W a dist. of 50.88 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E a dist. of 164.21 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N89°37'27"E a dist. of 9.60 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E, along the East line of the SW/4-NE/4, a dist. of 520.65 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the Northwest Corner of the NE/4-SE/4; Thence N89°31'01"E along the North line of the SE/4, a dist. of 659.72 feet on the NE Corner of the W/2-NE/4-SE/4; Thence S00°23'49"E, along the East line of the W/2-NE/4-SE/4, a dist. of 1320.73 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the North line of the SE/4-SE/4; Thence N89°28'44"E, along the North line of the SE/4-SE/4, a dist. of 659.85 feet to a Set Mag Nail w/Arkoma CA5348 Washer at the NE Corner of the SE/4-SE/4; Thence S00°24'10"E along the East line of the SE/4, a dist. of 663.96 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence S89°26'26"W, leaving the East line of the SE/4, a dist. of 75.00 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S35°48'36"W a dist. of 659.86 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°24'10"E a dist. of 125.00 feet to the Point of Beginning, said tract contains 162.32 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on the 4th day of March, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

4.63 ACRES FROM SURVEY ON ANDERSON ROAD

PROPERTY DESCRIPTION:
A tract of land containing 4.63 acres, more or less, in a part of the SE/4-SE/4 of Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:
BEGINNING at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W, along the South line of the SE/4, a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence N00°24'10"W, leaving the South line of the SE/4, a dist. of 125.00 feet; Thence N35°48'36"E a dist. of 659.86 feet; Thence N89°26'26"E a dist. of 75.00 feet to a Set Mag Nail w/Arkoma CA5348 Washer on the East line of the SE/4; Thence S00°24'10"E along the East line of the SE/4 a dist. of 656.33 feet to the Point of Beginning, said tract contains 4.63 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on the 4th day of March, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

PROPOSED SITE PLAN
ANDERSON ROAD

Version 2.5 – Issued 7/16/2024

Part of SE/4 and NE/4
Section 32–11N–1W
Oklahoma County, OK

Issued To: Outback Land Investments LLC

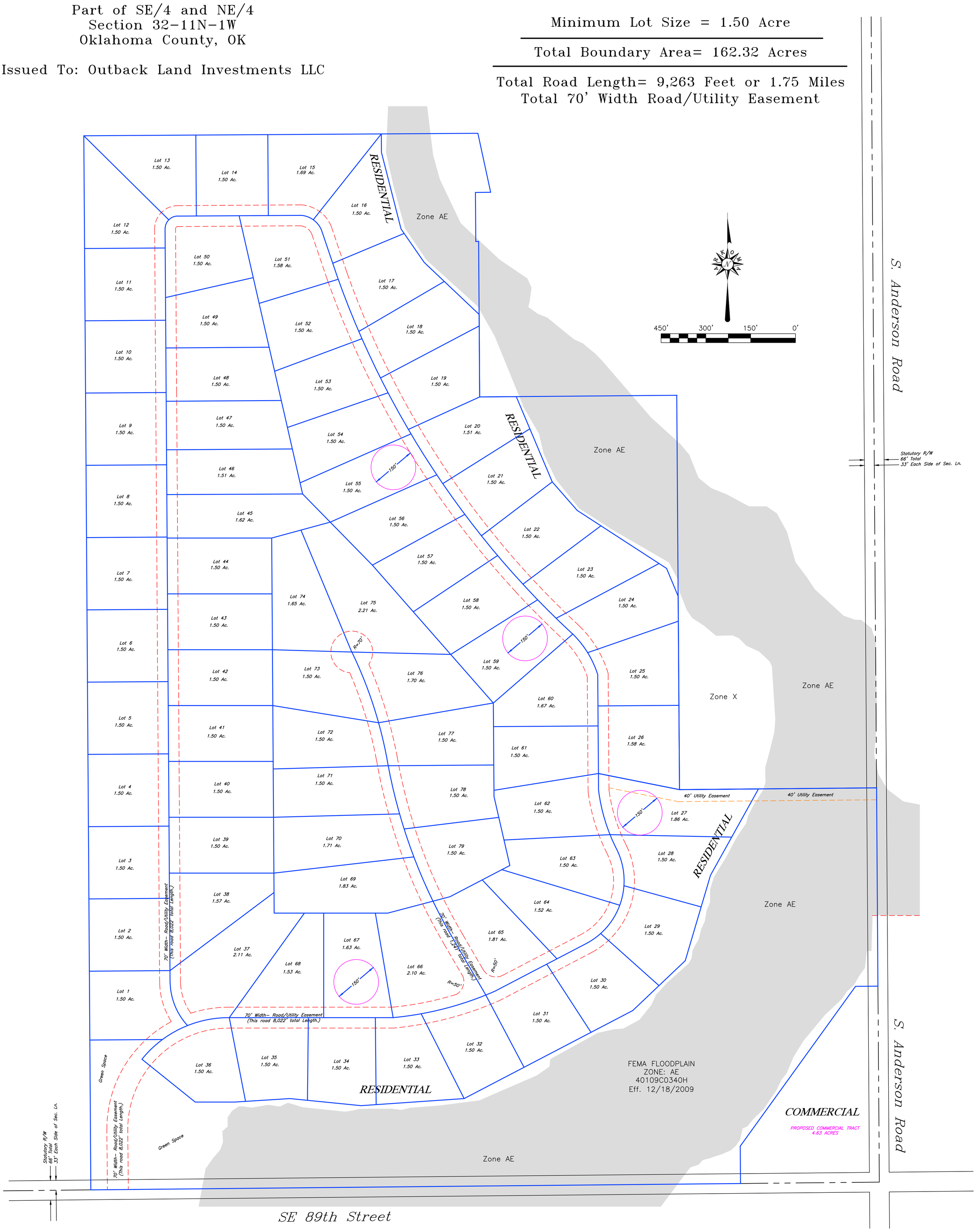
Exhibit B
PUD-2006

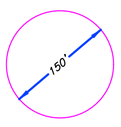
79 Total Lots

Minimum Lot Size = 1.50 Acre

Total Boundary Area= 162.32 Acres

Total Road Length= 9,263 Feet or 1.75 Miles
Total 70' Width Road/Utility Easement





Magenta Colored Circle is Diameter of 150' to help illustrate that all Lots have minimum of 150' width at road frontage. This is shown on sketch at some more narrow Lots.

Requested By:
OUTBACK LAND INVESTMENTS LLC
Oklahoma County, OK

SURVEY & MAPPING BY:
ARKOMA SURVEYING & MAPPING, PLLC
(918)465–5711 P.O. Box 238 C.A. #5348,
(918)465–5030 fax Wilburton, OK 74578 EXP. DATE 6–30–26

SURV. BY: SITE PLAN N/A	SCALE: 1" = 150'
DRAWN BY: LM 7/9/2024	JOB NO.: 10–705–E
APPROVED BY: L.G.M.	DRAW. NO.: 10–705–E–SITE
SHEET 1 OF 1	SHEET SIZE: 24" X 36"

NO.	REVISION DESCRIPTION	DATE	BY
1	NEW VERSION NO. 2	7/9/24	LM
2	REVISIONs	7/15–16/24	JK

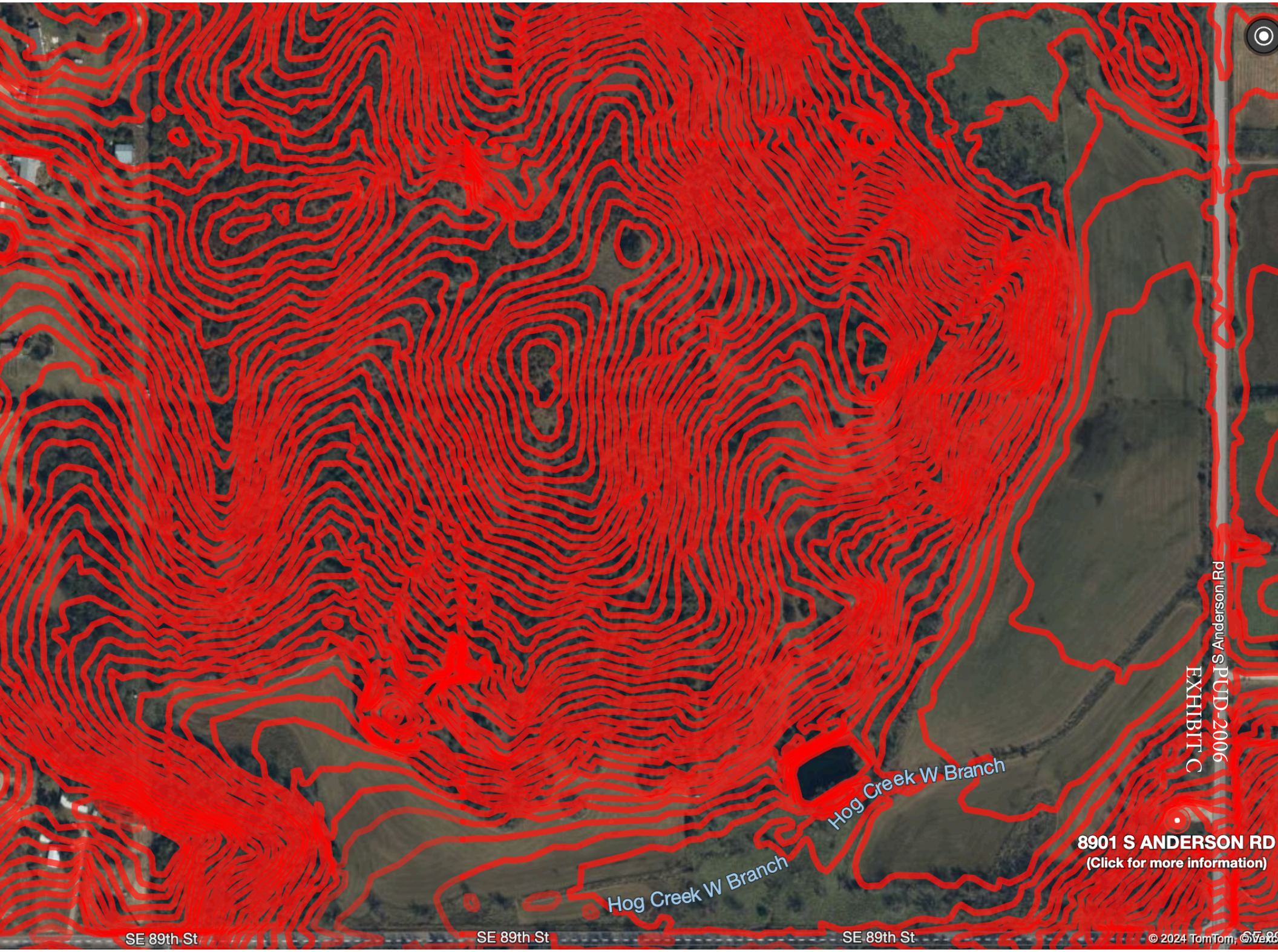


EXHIBIT C

PUD-2006