

APPROVED
4-9-2024

BY THE CITY COUNCIL
Arny H. Simpson CITY CLERK

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

ROSE ROCK

PUD-1992

~~January 3, 2024~~
February 27, 2024

PREPARED FOR:

**Rose Rock Development Group LLC
1800 S. Sara Road
Yukon, OK 73099**

PREPARED BY:

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

SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 107.05 acres and is located in the Northwest Quarter of Section 3, Township 13 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, at the southeast corner of NW 164th Street and Mustang 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 Rose Rock Development Group LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property consists of vacant farmland. The property is currently zoned AA Agricultural. Surrounding properties are zoned and used for:

North: Piedmont City Limits/residences
East: R-1/proposed Greenhill residential subdivision
South: AA/residences
West: Piedmont City Limits/vacant

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1160 feet in the northwest to 1140 feet in the southeast. The subject property has a predominant soil type of Bethany Silt Loam, which is well drained silt sandy loam, and is currently covered by a mixture of grass pasture.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for a mixed use development to include commercial and urban residential development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the C-3 base zoning district of Chapter 59, Oklahoma City Municipal Code, 2020, as amended; and variations to Chapter 3, Article V of the Oklahoma City Municipal Code, 2020, as amended, relating to Sign Regulations, for Tract 1 of the PUD.

- **Section 59-6200.2 Table 6200.1** amended by eliminating several permitted uses.
- **Section 3-102(c)** Specific accessory sign standards modified by reducing size and scale and electronic message display signs are prohibited.
- **Section 3-119(1)** Non-accessory signs prohibited.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts Mustang Road and NW 164th Street, both designated as rural arterial streets according to Oklahoma City's street classification layer in the OKC Data Portal. Both streets are designated as minor arterial streets on planOKC's street typology map.

7.2 SANITARY SEWER

Public sanitary sewer will be extended to the property from the proposed sanitary sewer being constructed for the Greenhill Addition located to the east.

7.3 WATER

Public water lines will be extended along the adjacent arterials and throughout the site from the proposed public water lines being constructed for the Greenhill Addition located to the east.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 32 located three miles to the south at 12233 N. Mustang Road.

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 southeast.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in Urban Low Land Use Typology Area with an Urban Future Land Use Layer.

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 PUD permits commercial and single family residential development in accordance with the use and development regulations of the R-1 Single Family Residential and C-3 Community Commercial zoning districts in Tracts 1 and 2 as depicted on the Master Development Plan Map. Tract boundaries shall be permitted to increase and/or decrease by no more than 15%. An approved preliminary plat shall determine exact tract boundaries.

8.1 USE AND DEVELOPMENT REGULATIONS

- a) Tract 1 shall be developed in accordance with the C-3 Community Commercial District use and development regulations except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable.
- b) Tract 2 shall be developed in accordance with the R-1 Single Family Residential District use and development regulations except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable.
- c) The following uses will be the only uses permitted in Tract 1:
 - 1) Administrative and Professional Offices (8300.1)
 - 2) Alcoholic Beverage Retail Sales (8300.5)
 - 3) Animal Sales and Services: Grooming (8300.8)
 - 4) Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
 - 5) Building Maintenance Services (8300.23)
 - 6) Business Support Services (8300.24)
 - 7) Child Care Centers (8300.25)
 - 8) Community Recreation: General (8250.2)
 - 9) Community Recreation: Property Owners Association (8250.3)
 - 10) Community Recreation: Restricted (8250.4)
 - 11) Convenience Sales and Personal Services (8300.32)
 - 12) Cultural Exhibits (8250.5)
 - 13) Dwelling Units and Mixed Uses (8200.2)
 - 14) Eating Establishments: Drive-In (8300.34)
 - 15) Eating Establishments: Fast Food (8300.35)
 - 16) Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
 - 17) Food and Beverage Retail Sales (8300.41)
 - 18) Gasoline Sales, Small: Restricted (8300.46)

- 19) Greenhouse (8150.6.3)
- 20) Laundry Services (8300.48)
- 21) Library Services and Community Centers (8250.11)
- 22) Light Public Protection and Utility: General (8250.12)
- 23) Light Public Protection and Utility: Restricted (8250.13)
- 24) Lodging Accommodations: Bed and Breakfast (8300.49)
- 25) Lodging Accommodations: Commercial Lodging (8300.51)
- 26) Low Impact Institutional: Neighborhood Related (8250.14)
- 27) Medical Services: General (8300.52)
- 28) Medical Services: Restricted (8300.53)
- 29) Participant Recreation and Entertainment: Indoor (8300.55)
- 30) Personal Services: General (8300.58)
- 31) Personal Services: Restricted (8300.59)
- 32) Repair Services: Consumer (8300.61)
- 33) Research Services: Restricted (8300.62)
- 34) Retail Sales and Services: General (8300.63)
- 35) Senior Independent Living (8200.13)

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 Tract 1, no access shall be permitted within 120 feet of the intersection of NW 164th Street and Mustang Road, along both streets.
- b) In Tract 1, driveways shall maintain a minimum separation of 200 feet, measuring centerline to centerline.

8.4 SIGN REGULATIONS

- a) Free Standing Accessory Signs:
 - 1. Freestanding accessory signs, within Tract 1, will be limited to monument type signs, each having a maximum height of eight feet and maximum display area of 100 square feet. A landscaped area not less than 25 square feet shall be provided around the base of all free-standing signs.
- b) Attached Signs:
 - 1. Attached signs will be in accordance with the base zoning district regulations.
- c) Non-Accessory signs:
 - 1. Non-Accessory signs are prohibited.
- d) Electric Message Display Signs (EMD's):

1. Electronic Message Display signs are prohibited.

8.5 PARKING REGULATIONS

- a) Parking shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses in Tract 2 shall not be required.

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) An approved preliminary plat shall establish the location of the use and development regulations of each area.
- b) A Specific Plan shall be required for development within Tract 1.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) For all uses in Tract 1, 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, as amended.

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) Five (5) foot sidewalks shall be constructed on the arterial streets 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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

8.14 HEIGHT REGULATIONS

- a) The base zoning district regulations shall regulate heights of structures in this PUD unless otherwise noted herein

8.15 SETBACK REGULATIONS

- a) The base zoning district regulations shall regulate setbacks of structures in this PUD unless otherwise noted herein

8.16 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.

8.17 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

Rose Rock 107 Ac.
Re-zoning Legal Description
NW 164th St. & N Mustang Road
City of Oklahoma City, Canadian County, Oklahoma

December 20, 2023

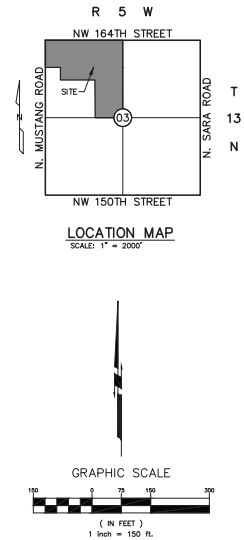
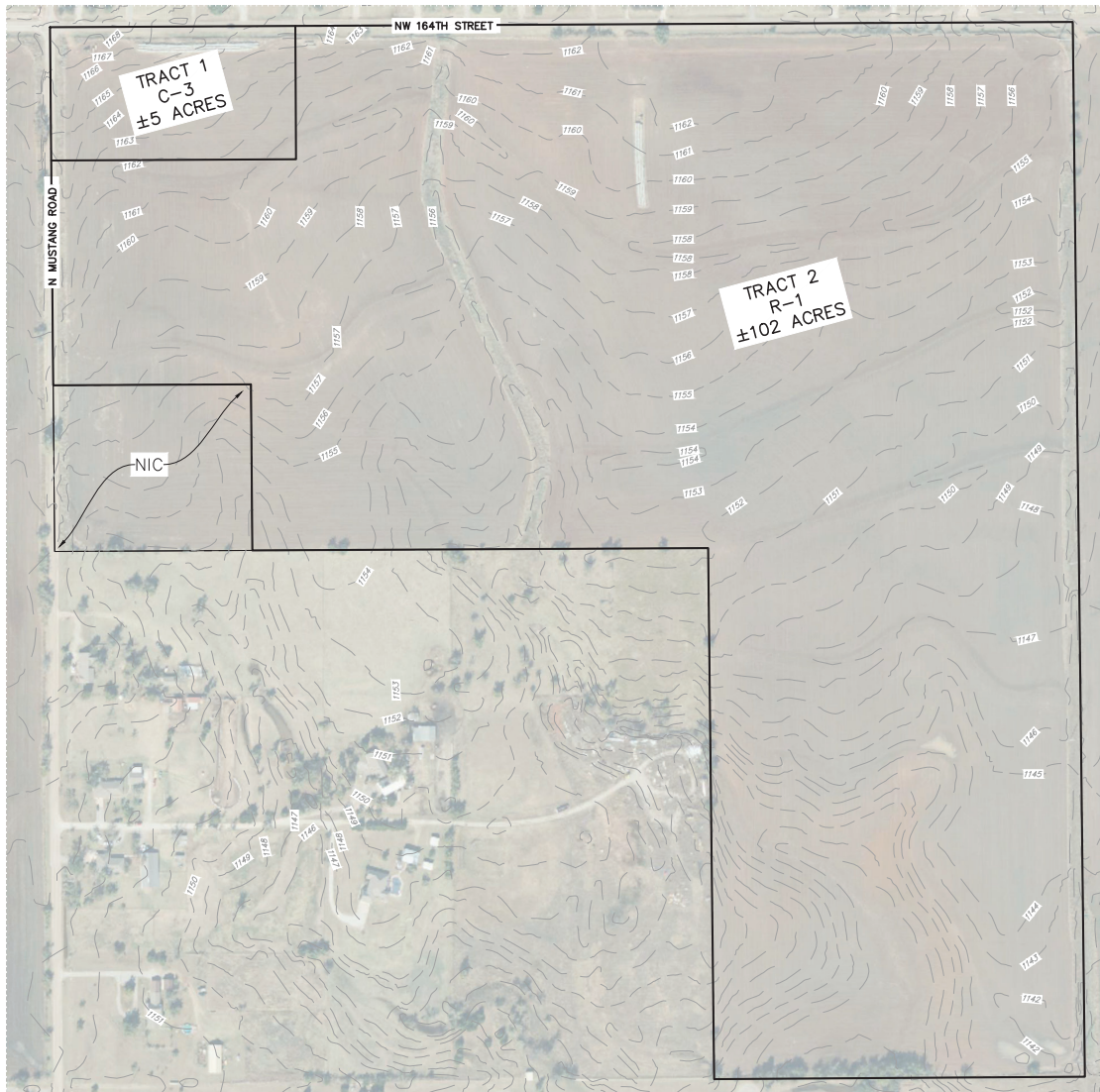
A tract of land lying in the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

The North Fifty-six (56) acres of the North Eighty (82) acres of the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, OK.

AND

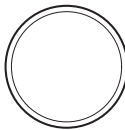
A tract of land situated in the South Twenty-six (26) acres of the North Eighty-two (82) acres and the East Thirty (30) acres of the South Eighty-five (85) acres of the Northwest Quarter (NW/4) of Section 3, Township 13 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: Beginning at a point 924.09 feet South 00°30'20" East and 510.02 feet North 89°42'18" East of the Northwest corner of said Section 3; Thence North 89°42'18" East a distance of 2130.97 feet to a point on the East Boundary of said Northwest Quarter (NW/4); Thence South 00°39'25" East a distance of 1797.76 feet to the Center of Section 3; Thence South 89°37'12" West along the South boundary of said Northwest Quarter (NW/4) a distance of 956.33 feet; Thence North 00°38'55" West a distance of 1370.42 feet; Thence South 89°42'18" West a distance of 1175.96 feet; Thence North 00°30'20" West a distance of 428.75 to the Point of Beginning;

Said tract of land containing 4,663,005 square feet or 107.05 acres, more or less.



ROSE ROCK

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ROSE ROCK
 NW 164TH ST. & MUSTANG RD.
 OKC, OK
MASTER DEVELOPMENT PLAN

PROJ. NO.	REV. NO.	REVISIONS	DATE
		DESCRIPTION	
23-072	1	ISSUED FOR PERMIT	10/20/2023
	2	REVISED	11/01/2023
	3	REVISED	11/01/2023
	4	REVISED	11/01/2023
	5	REVISED	11/01/2023

SHEET NUMBER
EXH-B