

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

**PUD-2002**

**MASTER DESIGN STATEMENT FOR**

**Life Style Addition**

March 13, 2024

April 12, 2024

**PREPARED FOR:**

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**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Life Style Addition, consisting of approximately 74.37 acres, is located within the Southwest Quarter (SW/4) of Section 25, Township 12 N, Range 5 W, of the Indian Meridian, Canadian 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 Welcome Home Communities, LLC.

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for PUD-20A and PUD-20B. Surrounding properties are zoned and used for:

- North: R-1 District and is currently vacant/Lake Overholser
- East: PUD-20A District and used for residential development.
- South: I-2 and AA Districts and used for industrial development.
- West: PUD-20C 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 used for a manufactured home residential development.

**SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing base zoning to allow the development of duplexes.

**SECTION 7.0 ..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is S. Overholser Rd. The nearest street to the east is Whitecap Ln. The nearest street to the south is NW 10<sup>th</sup> St. The nearest street to the west is N. Morgan Rd.

**7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

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 31 located at 618 N. Rockwell Ave. It is approximately 3.1 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 not within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low 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 (“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. However, in the event of any conflict between the regulations contained within the Code and regulations of the U.S. Department of Housing and Urban Development (“HUD”), HUD shall control.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-MH-2 Manufactured (Mobile) Home Park District** shall govern this PUD, except as herein modified.

**In addition to all uses permitted under the R-MH-2 District, the following shall also be permitted:**

- 8200.6           Manufactured Home Residential
- 8200.12         Multiple-Family Residential
- 8200.14         Single-Family Residential
- 8200.15         Three- and Four-Family Residential
- 8200.16         Two-Family Residential [manufactured duplexes shall be permitted]

\*Service facilities/laundry facilities shall not be required within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Per base zoning and HUD.

9.2 ..... LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. Any new development within this PUD shall be in accordance with Oklahoma City Landscaping and Screening Regulations.

9.5 ..... PLATTING REGULATIONS

The PUD site is platted.

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

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

There shall be at least two (2) access points from NW 10<sup>th</sup> St.

9.9 ..... PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 will not be permitted.

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

Electronic Message Display signs will not be permitted.

9.11 ..... ROOFING REGULATIONS

Per HUD.

9.12 ..... SIDEWALK REGULATIONS

The existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations.

9.13 ..... HEIGHT REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 not be required.

9.18 ..... DENSITY

The existing density shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new development, the following shall apply:

- Single-family: 1 dwelling unit/5,000 sf
- Two-family: 1 dwelling unit/2,500 sf
- Other: 1 dwelling unit/1,250 sf

**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 D – Conceptual renderings

### **PUD-2002 Exhibit A - Legal Description**

A tract of land lying in the Southwest Quarter SW/4 of Section Twenty Five (25), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" East along the South line of said Southwest Quarter a distance of 847.15 feet to the point of beginning; thence North 00 Deg. 32'45" West a distance of 2624.24 feet to a point on the North-line of said Southwest Quarter; thence South 48 deg. 04'29" East a distance of 626.90 feet; thence South 48 deg. 39'37" East a distance of 51.25 feet; thence South 44 deg. 44'30" East a distance of 197.19 feet to a point of curvature; thence Southeasterly along the arc of a curve to the left, said curve having a radius of 1562.92 feet (a chord bearing South 65 deg. 02'02" East, a chord length of 1155.98 feet) an arc distance of 1184.10 feet, thence South 88 deg. 05'53" East a distance of 84.16 feet to a point on the East line of said Southwest Quarter; thence South 00 deg. 10'52" East along said East line a distance of 1540.63 feet to the Southeast corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" West along the aforementioned South line of the Southwest Quarter a distance of 1755.65 feet to the point of beginning. Less and except a strip of land 60 feet wide lying in the SW/4 of Section 25, Township 12 North, Range 5 West of the Indian Meridian, more particularly described as follows: Commencing at the SE corner of the SW/4 of said Section 25; thence North along the East line of the said SW/4 a distance of 608.00 feet to the point of beginning; thence North 45 deg. 00'00" West a distance of 84.85 feet; thence North parallel to the East line of said SW/4 a distance of 872.63 feet more or less, to the South line of the Oklahoma City Canal easement; thence Easterly along the South line of said easement a distance of 60.00 feet, more or less, to the East line of said SW/4; thence South along the East line of the said SW/4 a distance of 932.63 feet, more or less to the point of beginning.

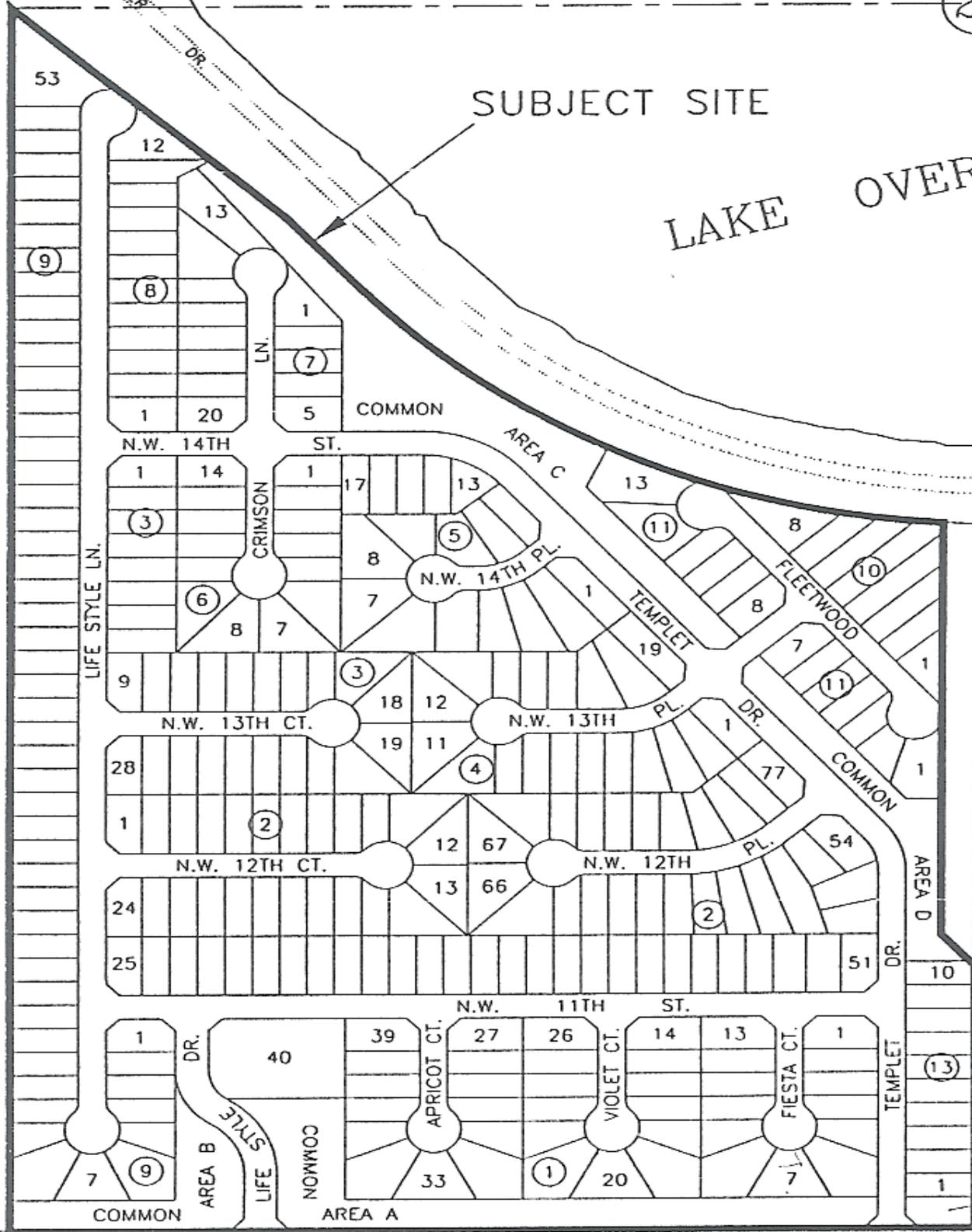
1/2 MILE TO  
MORGAN RD.

PUD-2002  
Exhibit B

25

SUBJECT SITE

LAKE OVERHOLSEF



TEN & MORGAN  
INDUSTRIAL DISTRICT





S Overholser Rd

Fleetwood Dr

NW 13th Pl

Templet Dr

Fiesta Ct

Violet Ct

Templet Dr

NW 14th Pl

NW 12th Pl

NW 11th St

Apricot Ct

NW 14th St

Crimson Ln

NW 13th Pl NW 13th Pl

NW 12th Pl

NW 11th St

Life Style Dr

NW 14th St

Life Style Ln

Life Style Ln

N Morgan Rd













PUD-2002 Exhibit D



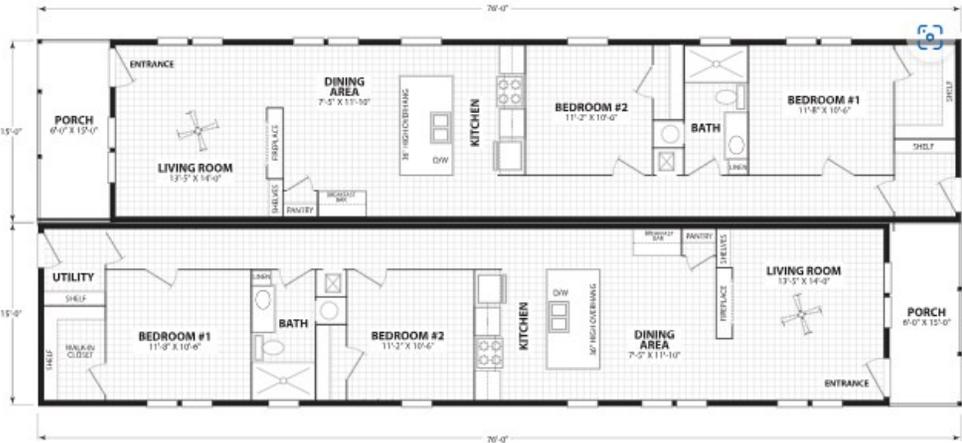


### THE ROANOKE



		
2 Bed	1 Bath	1050 Sq Ft
2 Bed	1 Bath	1050 Sq Ft

[Click here](#) to see The Anthem Duplex photos



### THE SUGAR RUN



		
2 Bed	1 Bath	1050 Sq Ft
3 Bed	2 Bath	1050 Sq Ft

[Click here](#) to see The Anthem Duplex photos

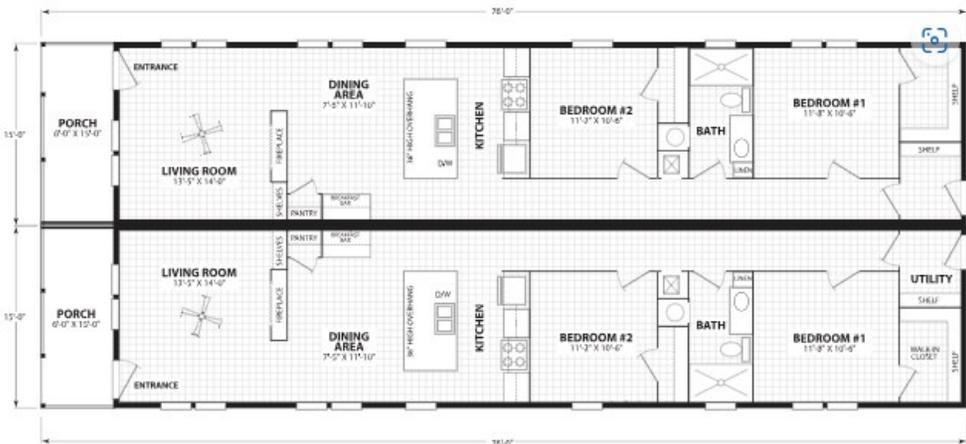


### THE CUMBERLAND



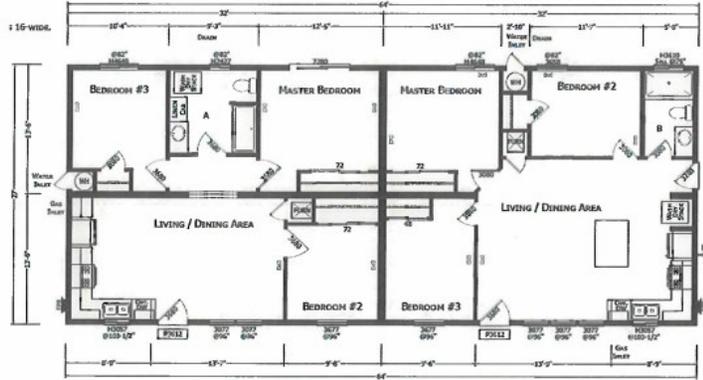
		
2 Bed	1 Bath	1050 Sq Ft
2 Bed	1 Bath	1050 Sq Ft

[Click here](#) to see The Anthem Duplex photos



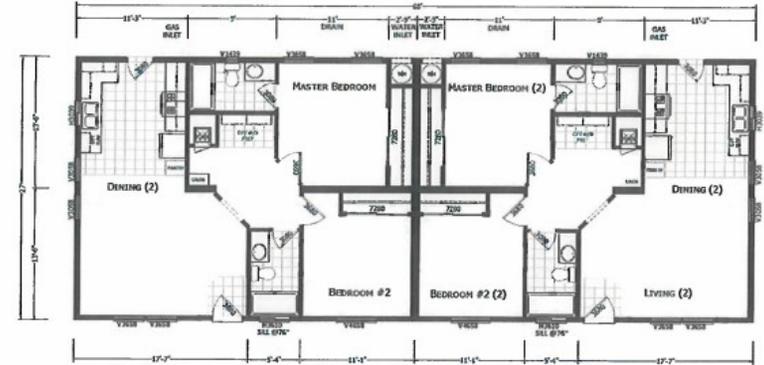
# DEL MAR DUPLEX

Three Bed | Two Bath | 1,728 SQ. FT.



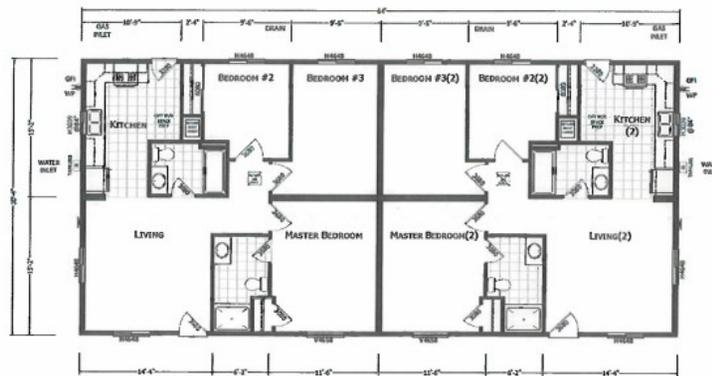
# SANTA BARBARA DUPLEX

Two Bed | Two Bath | 1,836 SQ. FT.



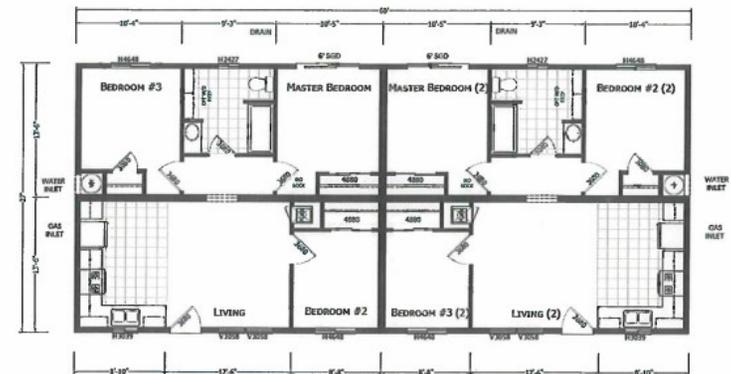
# MONTEREY DUPLEX

Three Bed | Two Bath | 1,940 SQ. FT.



# SOLANA DUPLEX

Three Bed | One Bath | 1,620 SQ. FT.



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