

**APPROVED**

1-2-2024

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

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

**PUD - 1974**

**DESIGN STATEMENT FOR**

**Bellflower Addition**

September 25, 2023  
Revised November 13, 2023

**Prepared For:**

Lennar Homes of Oklahoma, LLC  
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Irving, TX 75063

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of Bellflower Addition, consisting of approximately 56.9672 acres is located within the NE/4 of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located south of SW 15<sup>th</sup> Street and west of S Countyline Road.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property comprising the proposed “Bellflower Addition” PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **3.0 OWNER/DEVELOPER:**

The Developer of the property described in Section 2.0 is Lennar Homes of Oklahoma, LLC. Johnson & Associates prepared this PUD document.

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

The subject property is located southwest of SW 15<sup>th</sup> Street and S County Line Road in southwest Oklahoma City. The property is currently zoned as R-1 “Single-Family” District. The subject property is currently undeveloped.

North: North of the subject site is SW 15<sup>th</sup> Street. Beyond is undeveloped property zoned AA, “Agricultural” District, primarily within the floodplain.

East: East of the subject site is S County Line Road. Beyond is zoned as PUD-1757 which permits moderate industrial development. It is presently undeveloped.

South: Immediately south of the subject site is the remainder of the Bellflower Addition. It is zoned R-1, “Single Family Residential” and is being developed as such.

West: Directly west of the subject site is PUD-1512 which is zoned as AA, “Agricultural” and is undeveloped. The property is currently being used for agricultural operations.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property ranges from 1248 to 1234 feet and generally slopes from southeast to northwest. There are tree groupings abutting the stream, on the northwest corner of the site that are anticipated to be preserved upon development of the site. A large portion of the west side of the subject site is within the 500-Year FEMA Floodplain. A small section along the north and west boundary line is within the 100-Year FEMA Floodplain and the far northwest corner of the site contains a small section of FEMA Floodway. There is one USGS Blue Line Stream within the FEMA Floodplain in this location. The proposed development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

## **6.0 CONCEPT:**

It is the developer’s intent to develop the subject property as residential single-family homes. The property is currently contained within the One Tree Park Preliminary Plat. The prior phases of this development, abutting to the south, are platted as the Bellflower Addition.

In an effort to provide a variety of housing types, various lot sizes are now proposed for the final stages of the development. This development will provide a housing variety that is needed in this area of Oklahoma City. Given the site's unique access to the Kilpatrick Turnpike, future residents will be able to easily access I-40 and I-44.

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.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

This development proposes connections to SW 15<sup>th</sup> Street, a public street with approximately 100 feet of right-of-way.

Proposed streets within this Planned Unit Development may be public streets that will conform to City of Oklahoma City standards.

### **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 site is Station No. 20 which is located at 7929 SW 29<sup>th</sup> St. Station No. 20 is approximately 2 miles southwest of the subject PUD. Anticipated response times are of Urban Service levels.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

### **7.6 PUBLIC TRANSPORTATION**

There are no Oklahoma City EMBARK bus lines in the area nor are there any planned.

### **7.7 DRAINAGE**

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

## **7.8 planOKC COMPREHENSIVE PLAN**

Planokc projects this parcel to be in the Urban Low Intensity land use typology area. The proposed uses in this Planned Unit Development are consistent with the Urban Low Intensity standards.

## **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. 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.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the **R-1, "Single Family Residential" District** shall govern this PUD except as herein modified below.

## **9.0 SPECIAL CONDITIONS:**

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

### Permitted Uses:

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Model Home (8200.8)
- 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**

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% stucco, wood or other non-masonry materials shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

## **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, except as otherwise noted.

## **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 shall be per the base zoning district.

## **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**

Not Applicable.

## **9.8 VEHICULAR ACCESS REGULATIONS**

Access shall be per the City of Oklahoma City Subdivision and Zoning Regulations.

## **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. Only one space shall be required per lot and the garage space may count toward this requirement.

The 30-foot-wide lots within this PUD shall be limited to a one car garage.

## **9.10 SIGNAGE REGULATIONS**

Signage shall be 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**

Five-foot wide sidewalks shall be constructed along SW 15<sup>th</sup> St. and S Countyline Rd. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. Internal sidewalks shall be required per code.

#### **9.13 HEIGHT REGULATIONS**

The maximum building height for structures shall be per the base zoning district.

#### **9.14 SETBACK REGULATIONS**

Setbacks for individual lots shall be:

Front: 15 feet, garages shall be provided no less than 18 feet from the back of the sidewalk.

Side: 5 feet

Rear: 10 feet

#### **9.15 LOT COVERAGE**

The maximum lot coverage shall be 60%.

#### **9.16 LOT WIDTH**

The minimum lot width within this PUD shall be 30 feet.

#### **9.17 LOT SIZE**

The minimum lot size for this PUD shall be 3,000 sf.

#### **9.18 PUBLIC IMPROVEMENTS**

The Developer shall make public improvements throughout the PUD as may be 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.

#### **9.19 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the developer. 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.

## **9.20 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

## **9.21 SPECIFIC PLAN AND PERMITTING REQUIREMENTS**

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**

Bellflower Phases 3 & 4  
September 21, 2023

A tract of land being all of that portion of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma lying South of the South right-of-way line of S.W. 15<sup>th</sup> Street

**Less & Except (Bellflower Estates Section 1):**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,740.03 feet to the POINT OF BEGINNING;

THENCE continuing South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 909.78 feet to the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,553.50 feet;

THENCE North 01°24'36" West, departing said South line, a distance of 120.00 feet;

THENCE South 88°35'24" West, a distance of 2.61 feet;

THENCE North 01°24'36" West, a distance of 267.75 feet;

THENCE North 09°09'33" East, a distance of 126.34 feet;

THENCE North 27°58'44" East, a distance of 145.50 feet;

THENCE North 35°51'35" East, a distance of 50.00 feet;

THENCE North 43°57'20" East, a distance of 117.90 feet;

THENCE North 57°53'59" East, a distance of 122.47 feet;

THENCE North 72°26'35" East, a distance of 165.90 feet;

THENCE North 88°35'24" East, a distance of 305.00 feet;  
THENCE North 00°04'38" East, a distance of 1.30 feet;  
THENCE South 89°55'22" East, a distance of 50.00 feet;  
THENCE North 88°35'24" East, a distance of 345.13 feet;  
THENCE South 89°55'22" East, a distance of 184.98 feet;  
THENCE North 00°04'38" East, a distance of 50.00 feet;  
THENCE South 89°55'22" East, a distance of 220.00 feet to the POINT OF BEGINNING.

**Less & Except (Bellflower Estates Section 2):**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 2,649.81 feet to the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,553.50 feet to the POINT OF BEGINNING;

THENCE continuing South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,105.77 feet to the Southwest (SW) Corner of said Northeast Quarter (NE/4);

THENCE North 00°05'29" East, along and with the West line of said Northeast Quarter (NE/4), a distance of 997.46 feet;

THENCE South 89°54'31" East, departing said West line, a distance of 130.00 feet;

THENCE North 00°05'29" East, a distance of 12.96 feet;

THENCE South 89°54'31" East, a distance of 186.79 feet;

THENCE North 57°46'31" East, a distance of 102.59 feet;

THENCE North 32°10'10" East, a distance of 163.85 feet;

THENCE South 53°55'58" East, a distance of 121.60 feet;

THENCE on a non-tangent curve to the right having a radius of 1,285.00 feet, a chord bearing of North 37°07'24" East, a chord length of 47.37 feet and an arc length of 47.37 feet;

THENCE South 51°49'14" East, a distance of 50.00 feet;

THENCE South 08°16'14" East, a distance of 34.81 feet;

THENCE South 54°08'25" East, a distance of 190.06 feet;

THENCE North 81°56'22" East, a distance of 36.02 feet;

THENCE South 54°08'17" East, a distance of 50.07 feet;

THENCE South 08°00'13" East, a distance of 34.65 feet;

THENCE South 54°08'25" East, a distance of 190.11 feet;

THENCE North 82°23'01" East, a distance of 36.28 feet;

THENCE South 54°08'02" East, a distance of 50.14 feet;

THENCE South 07°30'00" East, a distance of 34.33 feet;

THENCE South 54°08'25" East, a distance of 95.11 feet;

THENCE South 35°51'35" West, a distance of 50.00 feet;

THENCE South 27°58'44" West, a distance of 145.50 feet;

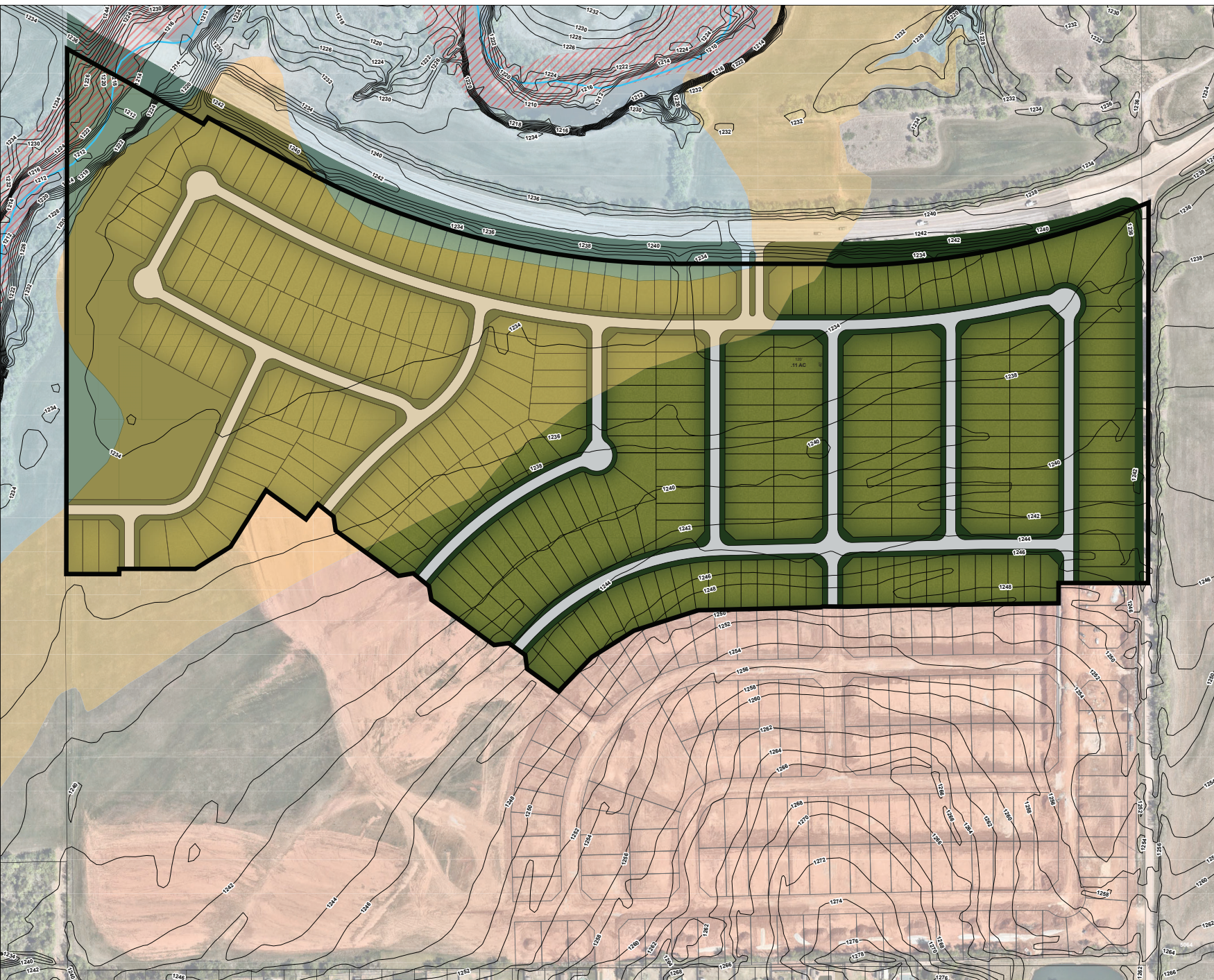
THENCE South 09°09'33" West, a distance of 126.34 feet;

THENCE South 01°24'36" East, a distance of 267.75 feet;

THENCE North 88°35'24" East, a distance of 2.61 feet;

THENCE South 01°24'36" East, a distance of 120.00 feet to the POINT OF BEGINNING.





**PUD-1974  
Bellflower Addition**

Exhibit B  
Conceptual Master  
Development Plan

+/-56.9672 Acres



Johnson & Associates  
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Oklahoma City, OK 73104  
(405) 233-8875 FAX (405) 233-8875

ENGINEERS SURVEYORS PLANNERS  
9/27/23  
Conceptual site plan showing feasible option  
permitted under proposed rezoning