

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-1987

MASTER DESIGN STATEMENT FOR

Babol Heights II

November 30, 2023
January 11, 2024

PREPARED FOR:

Shaz Investment Group, LLC
2240 N. Broadway St.
Moore, Oklahoma 73160
405-692-2222
info@homecreations.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK AND DENSITY REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Babol Heights II, consisting of 15.50 acres, is located within the Northeast Quarter (NE/4) of Section 24, Township 11 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 Shaz Investment Group, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-1839. Surrounding properties are zoned and used for:

North: AA District and is currently undeveloped.
East: R-2 District and is currently undeveloped.
South: AA District and is currently undeveloped.
West: AA District and is currently undeveloped.

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 currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to permit a single-family and duplex development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is John Kilpatrick Turnpike. The nearest street to the east is S. County Line Rd. The nearest street to the south is Teddy Rd. The nearest street to the west is S. 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 20 located at 7929 SW 29th St. It is approximately 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 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, 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 three (3) Tracts within this PUD.

Tract 2-A, as depicted on Exhibit “B”, shall consist of 11.048 acres. The use and development regulations of the R-1 Single-Family Residential District shall govern this Tract 2-A, except as herein modified.

The following uses shall be permitted within Tract 2-A:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home
8200.14	Single-Family Residential

Tracts 2-B and 2-C, as depicted on Exhibit “B”, shall consist of 2.333 acres and 2.121 acres, respectively. The use and development regulations of the R-2 Medium-Low Density Residential District shall govern Tracts 2-B and 2-C, except as herein modified.

The following uses shall be permitted within Tracts 2-B and 2-C:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home
8200.14	Single-Family Residential
8200.16	Two-Family Residential

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 50% brick veneer, 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. Open space shall consist of total 67,584 sf with 24,793 sf dedicated to useable open space.

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 not be required within this PUD.

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.

9.7 DUMPSTER REGULATIONS

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 two (2) access points from S. County Line Rd., one of which will be for emergency purposes. Additional access points shall be permitted within the development.

A street stub shall be required to the south.

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 will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street 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.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK AND DENSITY REGULATIONS

The minimum lot size within this PUD shall be 3,500 square feet. The minimum lot width for Tract 2-A shall be 35 feet. The minimum lot width for Tracts 2-B and 2-C shall be 50 feet for single-family dwellings.

Setback regulations shall be as follows:

Front: 20 feet

Side: 5 feet, except the side yard setback adjacent to streets shall be 10 feet

Rear: 10 feet

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.

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 A2 – Tract Legal Descriptions
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

PUD-1987 Exhibit A – Legal Description

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 1356.69 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 1122.29 feet to the POINT OF BEGINNING.

PUD-1987 Exhibit A2 – Tract Legal Descriptions

PUD TRACT 2-A LEGAL DESCRIPTION

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 12.94 feet which bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence S86°29'54"E a distance of 79.50 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 225.00; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 167.29 feet to the POINT OF BEGINNING.

PUD TRACT 2-B LEGAL DESCRIPTION

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet to the POINT OF BEGINNING; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 12.94 feet which bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence N86°29'54"W a distance of 1120.00 feet to the POINT OF BEGINNING.

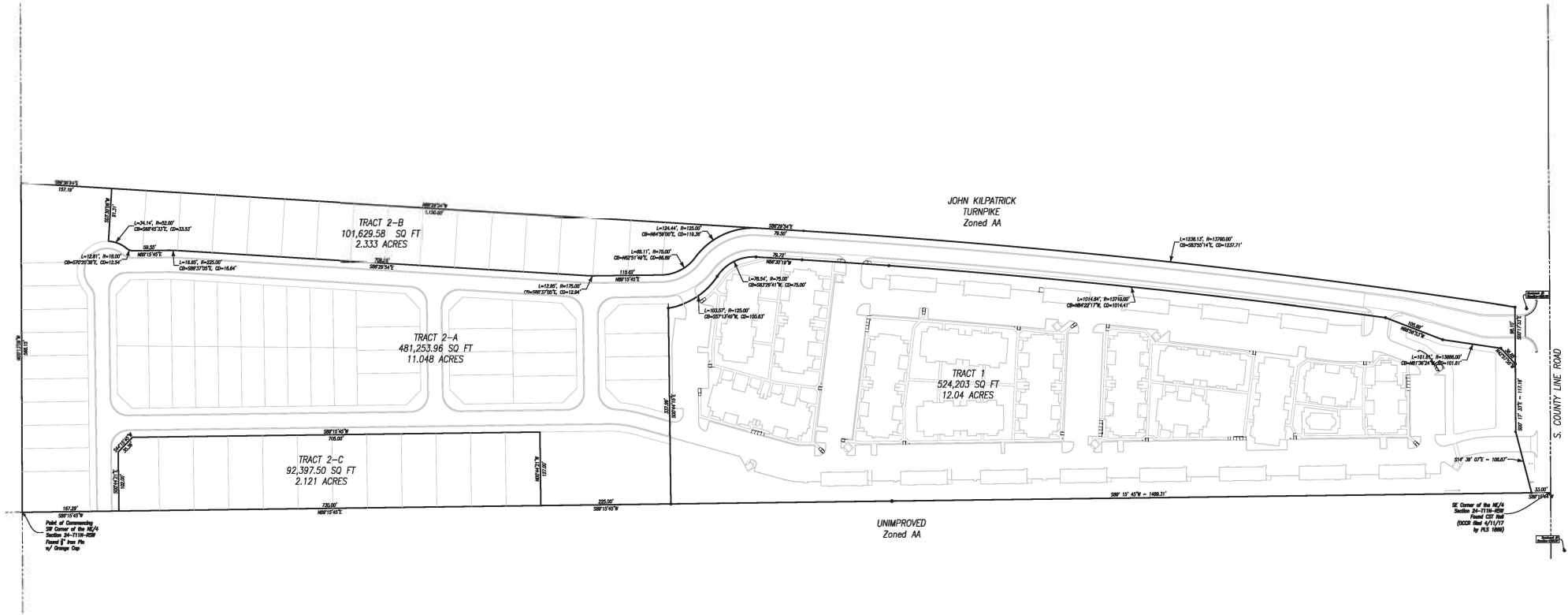
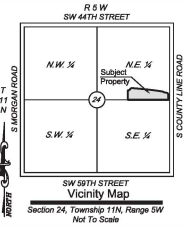
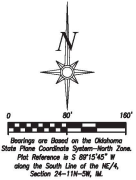
PROPOSED PUD TRACT 2-C LEGAL DESCRIPTION

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said NE/4; thence N89°15'45"E along the South line of said NE/4 a distance of 167.29 feet to the POINT OF BEGINNING; thence continuing N89°15'45"E a distance of 730.00 feet; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to the POINT OF BEGINNING.

PROPOSED MASTER DEVELOPMENT PLAN
OF
BABOL HEIGHTS
PUD-1839

A PART OF THE NE¼, SEC.24, T11N, R5W, I.M.,
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

PUD-1987
EXHIBIT B



PROPERTY DESCRIPTION

A tract of land situated in the Northeast Quarter (NE¼) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

(BEGINNING) at the Southwest corner of said NE¼, thence

N02°12'00"W along the West line of said NE¼ a distance of 598.15 feet; thence
S88°25'54"E a distance of 1306.69 feet to a point of curvature to the right; thence
1238.13 feet along the arc of said curve having a radius of 13760.30 feet, subtended by a chord of
1237.71 feet which bears S83°50'42"E to the permanent right-of-way line of South County Line Road; thence
S07°17'33"E along said right-of-way line a distance of 216.26 feet; thence
S14°59'09"E along said right-of-way line a distance of 106.87 feet to a point on the South line of said NE¼; thence
S86°10'49"W along said South line a distance of 2611.80 feet to the POINT OF BEGINNING.

Said tract contains 1,196,484 Sq Ft or 27.54 Acres, more or less.

5201 S COUNTY LINE ROAD PUD-1839		PROPOSED MASTER DEVELOPMENT PLAN	
Civil Engineer: M.B.L.S. MacBee Land Surveying, P.L.L.C. one engineering & land surveying 5744 Huettner Ct., Ste. 100 Norman, OK 73069 Telephone: (405) 872-7594 Email: kane@M.B.L.S.us		Babol Heights Part of NE¼ Sec 24-T11N-R5W Oklahoma City, OK	
Certificate of Authorization No. 8137		Shaz Investment Group, L.L.C. Project # MB-22015	

