

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD - 2041
MASTER DESIGN STATEMENT

October 2, 2024
Revised November 6, 2024
Revised November 14, 2024

PREPARED FOR:

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 5701 S Choctaw Road, consisting of +/-30 acres are located within the (SE/4) of Section Twenty-three (23), Township Eleven (11) N, Range One (1) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 5701 S Choctaw Road.

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.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Jufeng Peng. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 5701 S Choctaw Road. The property is currently zoned as AA, "Agricultural" District. The subject property is undeveloped.

North: North of the subject site is zoned as AA, "Agricultural" District and is developed with a single family structure.

East: Immediately east of the subject site is S Choctaw Road. Beyond is zoned as PUD-1370 with a base zone of RA, "Single-Family One-Acre" district and is developed as single-family residential.

South: South of the subject site is zoned as AA, "Agricultural" District and is developed with a single family structure.

West: West of the subject site is zoned AA, "Agricultural" District and is developed as single-family residential.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1178-1222 and generally slopes to the southeast. The tree cover on the property is approximately 90%. Approximately 27% of the subject property is in the 100- and 500-year floodplain and the floodway.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single family residential with ample greenspace as an amenity for residents. The proposed PUD will provide additional housing to east Oklahoma City and will complement the surrounding residential developments.

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

The nearest street to the subject site is S Choctaw Road which abuts the site on the east.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic systems located on each lot as approved by Oklahoma Department of Environmental Quality.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private wells located on each lot as approved by Oklahoma Department of Environmental Quality.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 28 located at 7101 S Anderson Road. Approximately 3.8 miles southwest from this PUD. Anticipated response times are of Rural service levels.

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

There are no bus stops in this Planned Unit Development, nor are there any planned.

7.7 DRAINAGE

The property within this Planned Unit Development is within the FEMA 100- and 500-year floodplain and the FEMA floodway. The general location of the FEMA floodplain and floodway are delineated on the Master Development Plan.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural Medium land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Rural Medium area 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, 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

The use and development regulations of the **RA2, "Single-Family Two-Acre Rural Residential District"** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

Bulk Standards:

Minimum Lot Size: 1.5 acres

Maximum Lot Coverage: 30%

Density: 0.50 dwelling units per acre

Common Area Minimum of 10%

Minimum Lot Width: Per base zoning district, except that lots along Choctaw Road shall require a minimum lot width of 200 feet.

9.1 ARCHITECTURAL REGULATIONS

Per base zoning district, except that a maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed concrete block buildings shall not be permitted.

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. Trees within rear yard setbacks and within common area shall be preserved to the maximum extent possible.

A 25-foot tree preservation zone shall be provided along the west property boundary.

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 base zoning district.

9.5 SUBDIVISION REGULATIONS

Subdivision shall be per the OKC 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

N/A

9.8 VEHICULAR ACCESS REGULATIONS

Access to this PUD shall be per the Oklahoma City Subdivision 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.

9.10 SIGNAGE REGULATIONS

Signage within this PUD 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 the arterial street with each development parcel. 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.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning regulations.

9.14 SETBACK REGULATIONS

Setbacks within this PUD shall be per 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, private drainage easements, and island / median 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 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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.

9.18 SPECIFIC PLAN

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:

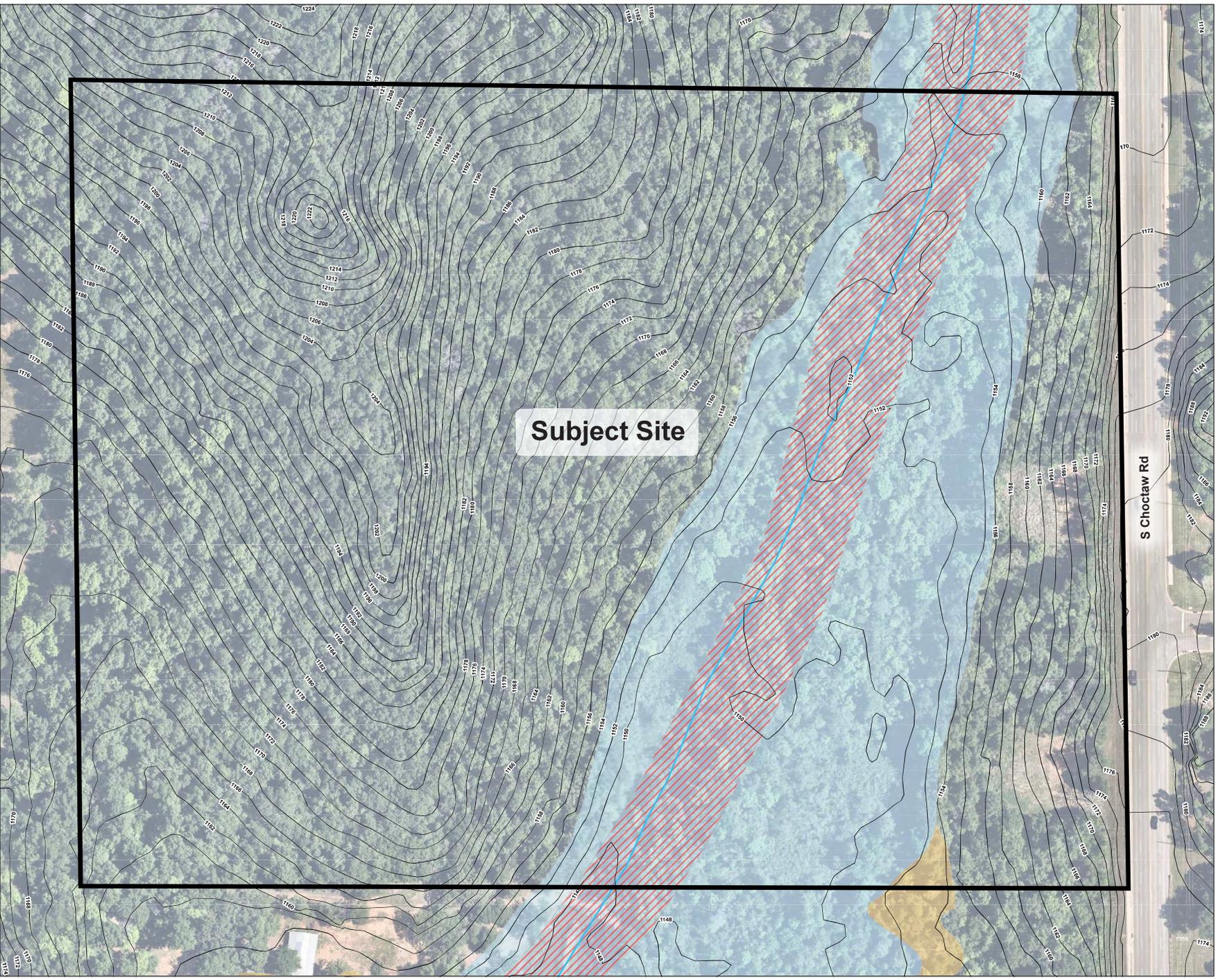
A: Legal Description

B: Boundary Exhibit

C: Conceptual Site Plan

PUD-2041 Exhibit A – Legal Description

The South Half (S/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) AND the North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.



Subject Site

S Choctaw Rd

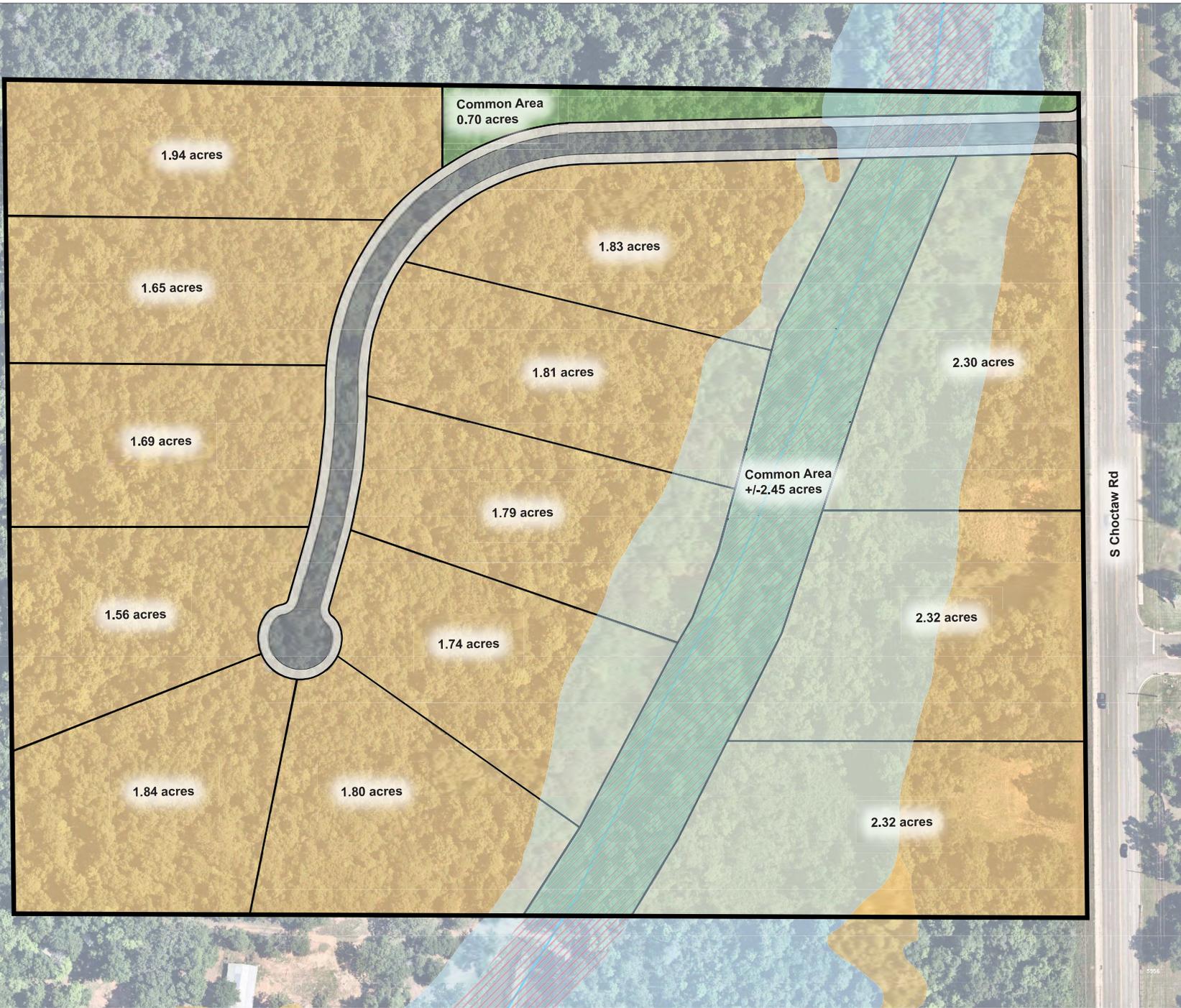
**PUD-2041
5701 S Choctaw Rd**

Exhibit B
Boundary Exhibit
+/-30 Acres



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ENGINEERS SURVEYORS PLANNERS
10/9/24



**PUD-2041
5701 S Choctaw Rd**

Exhibit C
 Conceptual Site Plan
 +/-30 Acres
 13 Lots



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ENGINEERS SURVEYORS PLANNERS
 10/3/24

Conceptual site plan showing feasible option
 permitted under proposed rezoning