

**APPROVED**

1-30-2024

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

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

**PUD -1984**

**DESIGN STATEMENT**

**FOR**

**SCISSORTAIL VILLAS**

**November 2, 2023**

**Revised December 19, 2023**

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## SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Scissortail Villas, consisting of 5.26 acres is located within the NW/4 of Section 5, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at the east side of N. Cemetery Road between W. Reno Avenue and SW 15<sup>th</sup> Street.

## SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property comprising the proposed PUD of Scissortail Villas are described in Exhibit A, attached and is made a part of this Design Statement.

## SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is Yellowstone Investment Group, LLC, 709 N. Bluebird Way, Mustang, Oklahoma, 73064.

## SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned PUD-1785 and is vacant. Surrounding properties are zoned and used for:

North: O-2 and R-4, currently undeveloped  
East: O-2 and R-4, currently undeveloped  
South: R-3, Scissortail Springs, single family addition  
West: R-4, Somers Pointe single family addition

The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

## SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1333 at the eastern boundary, while the lowest elevation is 1322 in the northeast corner. The subject site generally drains from the west to the east. The primary soil types found within the subject property include the Nash-Ironmound Complex, Norge Silt Loam, and Grant-Port Complex. The majority of the site is wooded with stands of evergreen trees, medium and large sized deciduous trees.

## SECTION 6.0 CONCEPT

The concept for this PUD is for a duplex community with access provided through private drives contained within central common areas.

### 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes.

## SECTION 7.0 SERVICE AVAILABILITY

### 7.1 STREETS

The nearest street to the North is W. Reno Ave. which has a right-of-way width of 60 feet from centerline and is paved to rural standards. The nearest street to the South is SW 15<sup>th</sup> St.

Ingress and Egress for this Planned Unit Development shall be from Cemetery Road while access to individual duplex units shall be from private access drives.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

### 7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. There is a 12" sanitary sewer line that runs West to East through the center of the site.

### 7.3 WATER

Water facilities for this property are available. There is a 12" waterline located on the West side of S. Cemetery Road.

### 7.4 FIRE PROTECTION

The nearest fire station to this property is Oklahoma City Fire Rescue Station 33 at 11630 SW 15<sup>th</sup> Street, Yukon, OK 73099. The station is located 2.42 miles from the project entrance.

### 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.

### 7.7 DRAINAGE

No portions of the property within this Planned Unit Development are located within the FEMA 100 year floodplain.

### 7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of

single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

## 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, 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-4" General Residential District shall govern this tract, except as herein modified, including conditional, special permit, special exception, 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:

The maximum permitted density shall be 8 dwelling units per acre, utilizing detached duplex residential buildings.

The front yard setback shall be 20 feet from the arterial right-of-way line.

### 9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry. No more than 30% stucco, wood, or concrete-board shall be permitted. Exposed metal, EFIS 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.

### 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, 2010, as amended.

### 9.4 SCREENING REGULATIONS

The subject parcels shall meet all the requirements of the City of Oklahoma City's Screening Regulations in place at the time of development.

### 9.5 PLATTING REGULATIONS

Platting shall not be required.

### 9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

### 9.7 ACCESS REGULATIONS

There shall be one access from S. Cemetery Road.

Access to this PUD may include a divided street or drive with central landscaped medians.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

Lots within this PUD will not be required to have frontage on an approved street. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. The private drive shall be placed within a common area designated for access purposes. An owner or Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

### 9.8 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, 2010, as amended. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common

area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements.

## 9.9 SIGNAGE REGULATIONS

### 9.9.1 FREESTANDING SIGNS

Residential subdivision and multi-family ground sign requirements shall be in accordance with Chapter 3, Article V. Sign Regulations of the Oklahoma City Municipal Code, as amended.

A sign that contains the name of any multi-family development located within this PUD is deemed accessory.

All free-standing accessory signs shall provide a landscaped area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy this requirement.

9.9.2 ATTACHED SIGNS Attached signs will be in accordance with the base zoning district regulations.

9.9.3 NON-ACCESSORY SIGNS Non-accessory signs are specifically prohibited in this PUD.

9.9.4 ELECTRONIC MESSAGE DISPLAY SIGNS Electronic Message Display shall be prohibited in this PUD.

9.10 ROOFING REGULATIONS Every structure in this PUD shall have Class C roofing or better.

### 9.11 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along S. Cemetery Road with each development parcel or 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.

### 9.12 HEIGHT REGULATIONS

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

### 9.13 SETBACK REGULATIONS

Front yard setback minimum shall be 20 feet. Side yard requirements in this PUD shall be the same as the base-zoning district. Rear yard set backs shall be a minimum of 5 feet for the lots in Block 1 and Block 2; and 15 feet for the lots in Block 3.

### 9.14 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.

#### 9.15 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.

#### 9.16 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 Specific Plan stage for development within this PUD. However, a Specific Plan is not required if platted.

#### 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

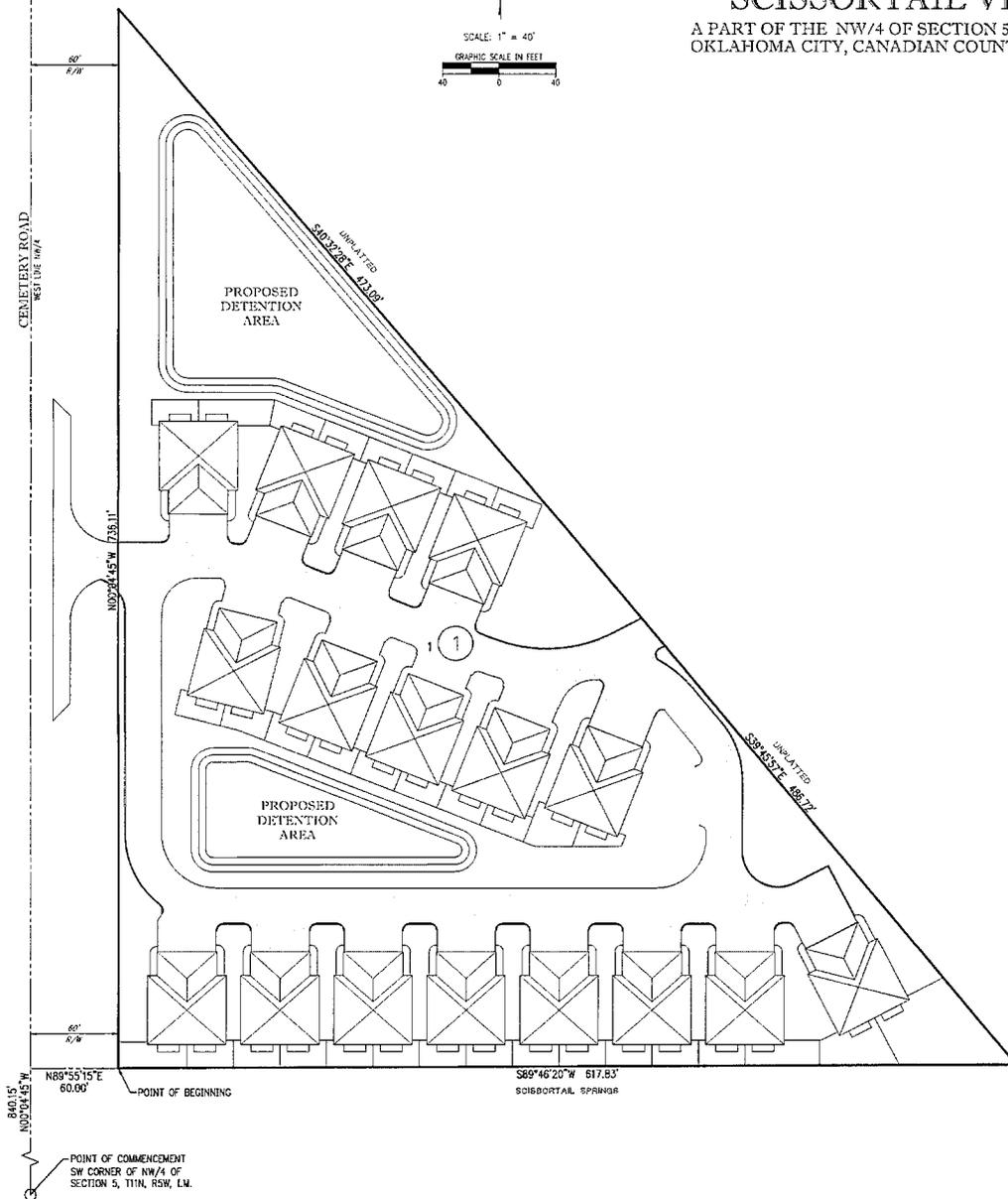
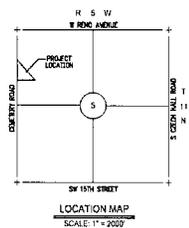
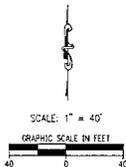
EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

PUD-1984 Exhibit A – Legal Description

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Southwest corner of said NW/4; thence N 00°04'45" W along the West line of said NW/4 a distance of 840.15 feet; thence N 89°55'15" E a distance of 60.00 feet to the POINT OF BEGINNING. N 00°04'43" W a distance of 736.11 feet; thence S 40°32'28" E a distance of 473.09 feet; thence S 39°45'54" E a distance of 486.72 feet; thence S 89°46'20" W a distance of 617.83 feet to the POINT OF BEGINNING.

MASTER DEVELOPMENT PLAN  
OF  
**SCISSORTAIL VILLAS**  
A PART OF THE NW/4 OF SECTION 5, T11N, R5W, L.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



PROJECT OWNER AND DEVELOPER:  
Yellowstone Investment Group, LLC  
709 N. Bluebird Way  
Mustang, Oklahoma  
73054

**LEGAL DESCRIPTION**  
A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (IM) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; thence  
N02°04'45"W along the West line of said NW/4 a distance of 840.15 feet; thence  
N59°55'15"E a distance of 60.00 feet to the POINT OF BEGINNING.  
N02°04'45"W a distance of 736.11 feet; thence  
S40°32'28"E a distance of 473.09 feet; thence  
S39°45'45"E a distance of 686.77 feet; thence  
S89°46'20"W a distance of 617.83 feet to the POINT OF BEGINNING.  
Said tract contains 238,951 Sq Ft or 5.26 Acres, more or less.

**EXHIBIT B**

MASTER DEVELOPMENT PLAN  
SCISSORTAIL VILLAS



SHEET NO.: 1 of 1  
DATE: 11/2/2023  
PROJECT NO.: 20605500

SEAL OF ARCHITECT

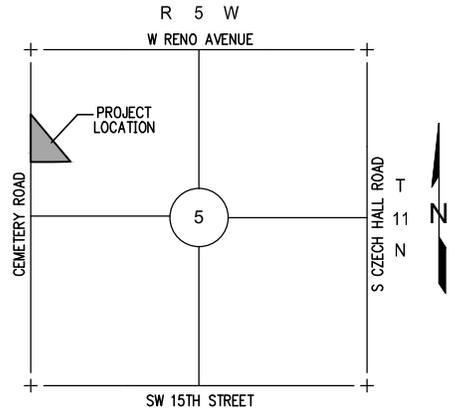
CEMETERY ROAD

WEST LINE NW/4

20223  
UGT MARKER



SCALE: 1" = 100'



LOCATION MAP

SCALE: 1" = 3000'

SS

SS

SS

SS

SS

SCISSORTAIL SPRINGS

SCISSORTAIL VILLAS – TOPOGRAPHIC MAP – EXHIBIT C

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099



**Crafton Tull**

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SHEET NO.: 1 of 1

DATE: 09/25/20

PROJECT NO.: 20605500