

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

**PUD - 1989**

**DESIGN STATEMENT FOR**

**Bellflower West**

**Southwest of SW 15<sup>th</sup> Street & S County Line Road**

January 25, 2024

**Property Owner**

Iron Bull Capital, LLC  
11701 South Freeway  
Burleson, TX 76028

**Developer:**

Lennar Homes of Oklahoma, LLC  
1707 Market Place Blvd. #310  
Irving, TX 75063

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
mzitzow@jaokc.com

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of Bellflower West, consisting of approximately 16.9795 acres is located within the NW/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 West” PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **3.0 OWNER/DEVELOPER:**

The Owner of the property is Iron Bull Capital, LLC. 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 AA, “Agricultural” District and PUD-1512, specifically Tract 3 with a base zoning of I-1, “Light Industrial” District. The subject property is currently undeveloped.

North: North of the subject site is zoned PUD-1512 with a base zoning of I-1, “Light Industrial” District and is currently operating as industrial.

East: East of the subject site is currently zoned as R-1, “Single-Family” Residential. However, there is currently an application to rezone the property to PUD-1974 with a base zoning of R-1, “Single-Family” Residential. It is presently undeveloped.

South: South of the subject site is zoned as AA, “Agricultural” District and is undeveloped.

West: West of the subject site is zoned R-1, “Single-Family Residential” District and PUD-1512 with base zonings of I-1, “Light Industrial” District and C-3, “Community Commercial” District. The property is currently being used for industrial and/or commercial operations, primarily as a laydown yard.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property ranges from 1238 to 1214 feet and generally slopes to the 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. The north portion of the site is within the 100-Year FEMA Floodplain and/or the FEMA Floodway. A majority of the site is within the 500-Year FEMA Floodplain. There is one USGS Blue Line Stream, Mustang Creek, within the FEMA Floodplain in this location that generally follows the west property line. 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. This proposed development will be an extension of the Bellflower Estates development currently under construction, abutting the site on the east. In an effort to provide a variety of housing types, various lot sizes are proposed. 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 the abutting Bellflower Estates development to the east. Bellflower Estates is to be accessed from SW 15<sup>th</sup> Street with 100 feet of right-of-way and S County Line Road with 60 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.

All 30-foot lots shall be limited to a one car garage and driveway no wider than 12 feet in width.

## **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 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. Two (2) spaces shall be required per lot and the garage space may count toward this requirement.

All garages shall be placed at least 18 feet from the back of the sidewalk.

Maneuvering in the right-of-way shall be allowed within this PUD to access on-street angled parking spaces. Establishment of angled parking spaces is subject to obtaining necessary approvals, including from Traffic & Transportation Commission and City Council, as required.

Inset guest parking shall be provided at a rate of two (2) spaces per every ten (10) dwelling units for lots of 30-foot width.

#### **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**

Internal sidewalks shall be required per code. All sidewalks shall be in place prior to any occupancy certificates being issued.

#### **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, driveways and garages shall be provided no less than 18 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**

A tract of land lying in the NW/4 of Section TWELVE (12), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follow:

Commencing at the Southeast Corner of the NW/4 of Section Twelve (12);

Thence N 01°33'40" E along the East Quarter line of Section 12, a distance of 313.99 feet to the Point of Beginning;

Thence N 89°49'59" W a distance of 693.96 feet;

Thence N 01°38'00" E a distance of 595.10 feet;

Thence N 24°44'23" E a distance of 174.11 feet;

Thence N 69°11'38" E a distance of 228.71 feet;

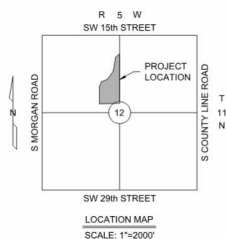
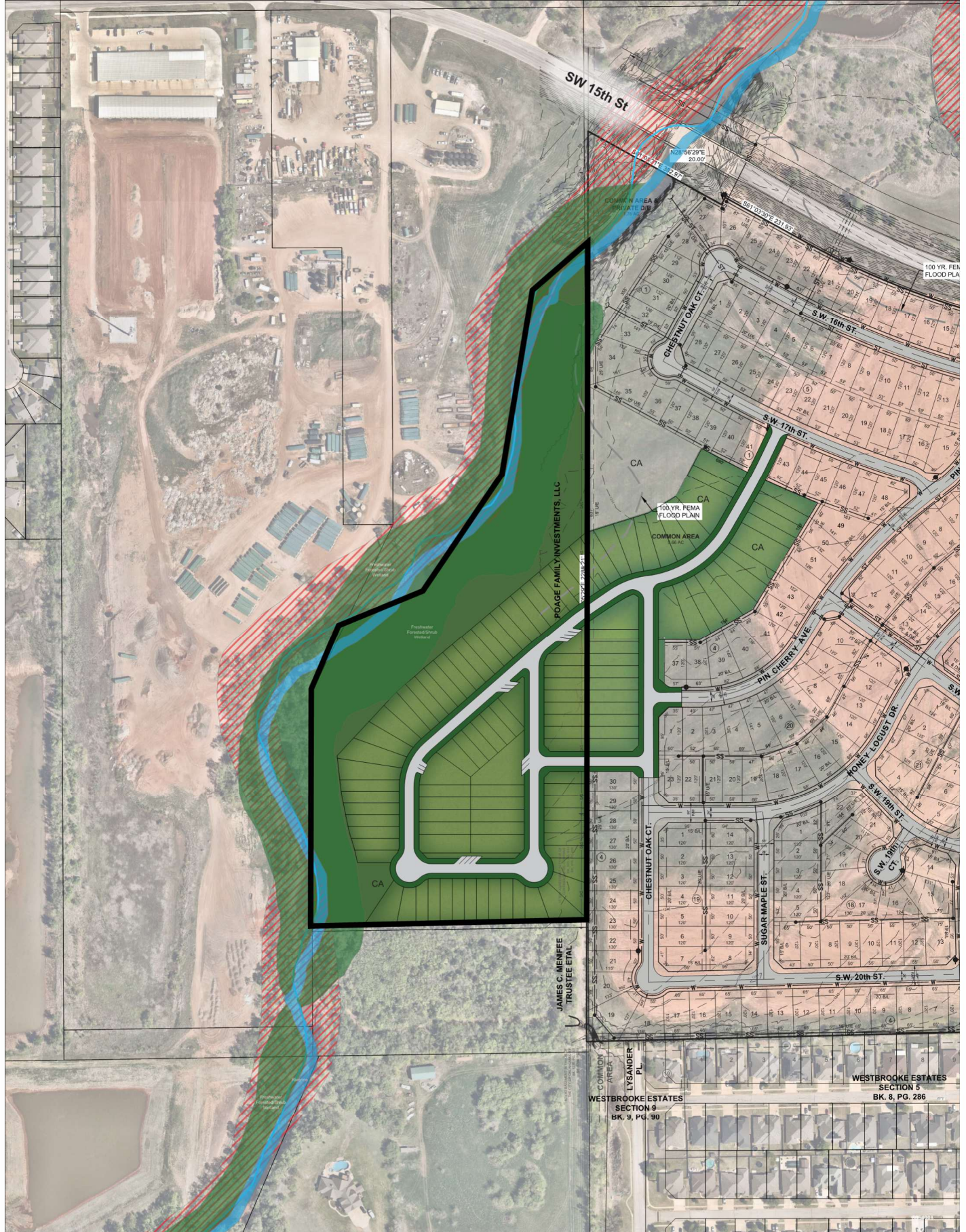
Thence N 35°37'02" E a distance of 353.98 feet;

Thence N 10°51'09" E a distance of 468.90 feet;

Thence N 50°37'23" E a distance of 184.03 feet;

Thence S 01°33'40" W along the East line of the NW/4 of Section 12, a distance of 1701.92 feet to the Point of Beginning.





## PUD-1989 Bellflower West

Exhibit 'B'

**JA**  
JOHNSON & ASSOCIATES

Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
405.234.8471 FAX 405.234.8478

ENGINEERS SURVEYORS PLANNERS  
1/22/24

Conceptual site plan showing feasible option  
permitted under proposed rezoning