

APPROVED

09-10-2024

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

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

PUD - 2021

MASTER DESIGN STATEMENT FOR

SW 149th Street Residential

2237 SW 149th Street

May 29, 2024
Revised July 8, 2024
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Prepared by:

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TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 LEGAL DESCRIPTION.....	1
3.0 OWNER/DEVELOPER	1
4.0 SITE AND SURROUNDING AREA.....	1
5.0 PHYSICAL CHARACTERISTICS	1
6.0 CONCEPT	2
7.0 SERVICE AVAILABILITY	2
8.0 SPECIAL DEVELOPMENT REGULATIONS.....	3
8.1 USE AND DEVELOPMENT REGULATIONS	3
9.0 SPECIAL CONDITIONS	4
9.1 ARCHITECTURAL REGULATIONS	4
9.2 LANDSCAPING REGULATIONS.....	4
9.3 LIGHTING REGULATIONS.....	4
9.4 SCREENING REGULATIONS.....	4
9.5 PLATTING REGULATIONS.....	4
9.6 DRAINAGE REGULATIONS.....	4
9.7 DUMPSTER REGULATIONS.....	5
9.8 VEHICULAR ACCESS REGULATIONS	5
9.9 PARKING REGULATIONS	5
9.10 SIGNAGE REGULATIONS	5
9.11 ROOFING REGULATIONS	5
9.12 PESEDTRIAN ACCESS/SIDEWALK REGULATIONS	5
9.13 HEIGHT REGULATIONS	5

9.14 SETBACK REGULATIONS.....	6
9.15 PUBLIC IMPROVEMENTS	6
9.16 COMMON AREAS	6
9.17 SPECIFIC PLAN AND FINAL PLAT	6
10.0 DEVELOPMENT SEQUENCE	6
11.0 EXHIBITS	6

1.0 INTRODUCTION:

The Planned Unit Development (PUD) of SW 149th Street Residential consisting of +/-35.82 acres are located within the Southeast Quarter (SE/4) of Section Nineteen (19), Township Ten (10) N, Range three (3) W, of the Indian Meridian, Cleveland County, Oklahoma. The subject property is generally located at 2237 SW 149th Street.

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:

Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 2237 SW 149th Street. The property is currently zoned as AA, "Agricultural" District. The subject property is largely undeveloped with the exception of a single family home and accessory structures.

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

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

South: Immediately south of the subject site is SW 149th Street. Beyond is zoned as AA, "Agricultural" District and is developed as single-family residential.

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

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from 1172-1194 and generally slopes to the northwest corner of the site. The tree cover on the property is approximately 10% and are clustered on the west side of the site. Approximately 9.5% of the subject property is in the floodway and 100-year floodplain.

There are +/-8.5 acres of common open space and natural resource areas in this Planned Unit Development, including the floodway and floodplain, which is shown on the Master Development Plan.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single-family residential. The development will provide greenspace areas along the north and west areas of the site. This

proposed development increases the single-family housing options within this area in a manner that compliments 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.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

None

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the south is SW 149th Street and is paved to city standards.

Proposed streets in this Planned Unit Development shall be public and shall have right-of-way widths of 50 feet and be paved to city standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 WATER

Water facilities for this property are available. Water services will be provided public mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S May Ave. Approximately 2 miles northwest of this PUD development. Anticipated response times are of urban 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 near this Planned Unit Development nor are there any planned.

7.7 DRAINAGE

The property within this Planned Unit Development is within the FEMA floodway and 100-year floodplain. The general location of the FEMA 100-year flood plain is delineated on Exhibit B.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural Medium (RM) Intensity Land Use typology area and the uses proposed in this Planned Unit Development are not consistent or in compliance with the rural medium area standards. However, a companion Comprehensive Plan Amendment application is proposed along with this PUD to the Urban Low Land Use designation.

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 **R-1, "Single-Family 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:

Permitted Use(s):

All uses permitted in the R-1, "Single Family Residential" District shall be permitted.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.

Exposed metal or 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.

Existing healthy trees and native understory shall be preserved to the greatest extent possible.

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

Sight-proof screening shall be provided along SW 149th Street. The fencing shall be maintained by the Home Owners Association to ensure consistency in color, material, quality and to provide for timely repair. The fencing shall be cedar on steel post, masonry or architectural precast concrete panels.

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.

Recreational area required under Section 5.12.2 of the Subdivision Regulations shall be located east of the of the tributary of Canadian River that flows south-southwest through the PUD site.

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 to this PUD/Tract shall be per the Subdivision Regulations and one entry into the neighborhood shall be a boulevard style entry with a landscaped median.

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

Per the City of Oklahoma City Sign Ordinance.

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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways are made part of this Planned Unit Development and shall connect residential tracts to adjacent common areas.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

A 50-foot buffer shall be required along the northern and western boundaries of the PUD.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the Developer 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 AND FINAL PLAT

No building permits shall be issued within this PUD until a final plat, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

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 Site Plan

EXHIBIT "A"
LEGAL DESCRIPTION

2237 SW 149th Street

A tract of land in Southeast Quarter (SE4) of Section Nineteen (19), Township Ten (10) North, Range Three (3) West of the I.M., Cleveland County, Oklahoma, Described with Metes and Bounds on July 11, 2023, by James L Buckley, PLS 1582:

COMMENCING at the Southeast Corner of said SE4, Thence the South line of said SE4 as the Basis of Bearing, S89°15'16"W a distance of 1453.89 feet to the POINT OF BEGINNING;

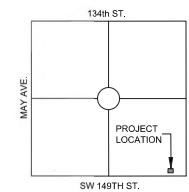
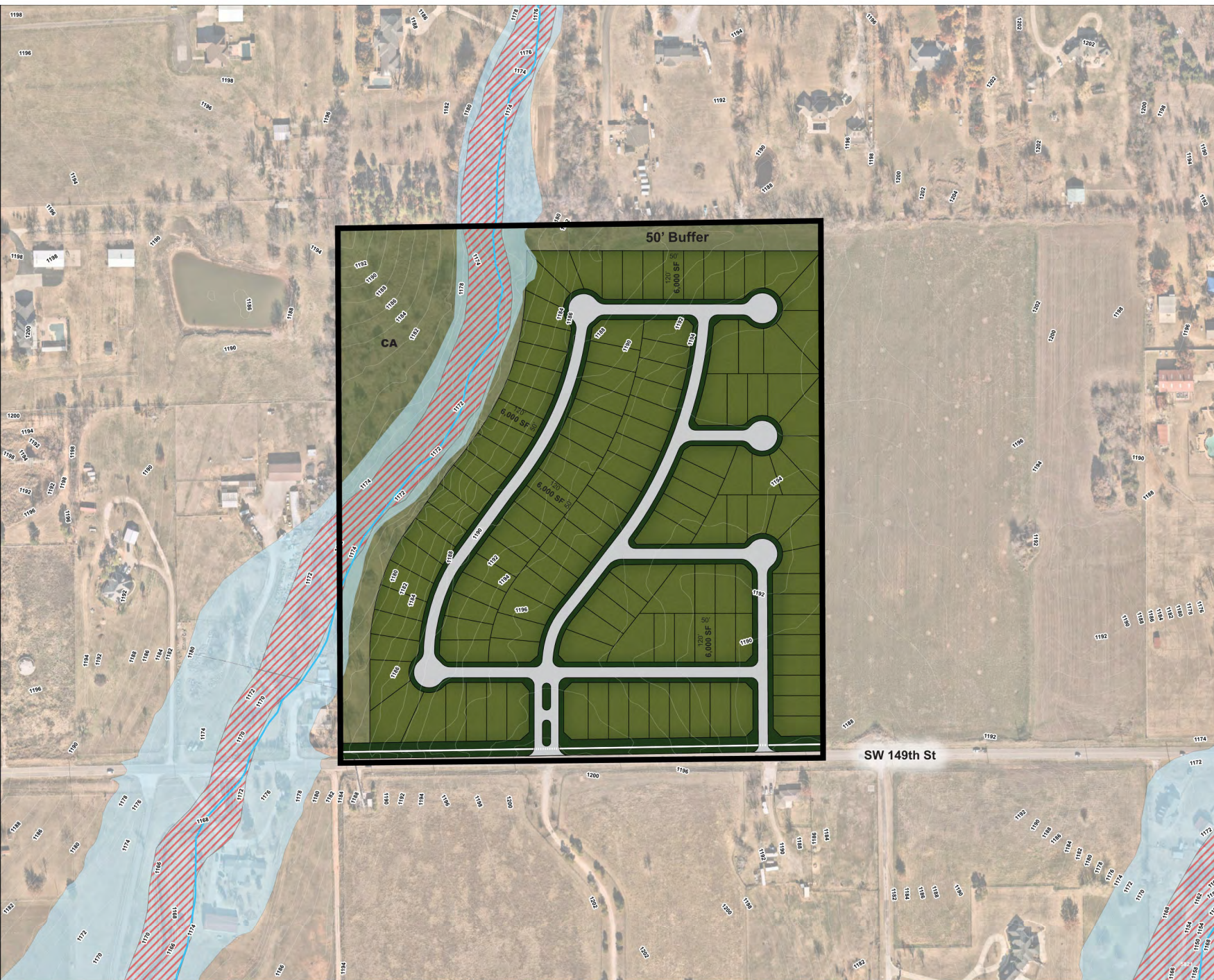
Thence S89°15'16"W a distance of 1185.46 feet;

Thence N00°19'45"W a distance of 1313.59 feet;

Thence N89°06'31"E a distance of 1187.25 feet;

Thence S00°15'09"E a distance of 1316.62 feet back to the POINT OF BEGINNING.

This description contains 1,560,110 Square Feet or 35.82 Acres, more or less.



PUD-2021 SW 149th Street Residential

2237 SW 149th St

Exhibit B
Conceptual Site Plan
130 Total Lots

+/-35.82 Acres



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ENGINEERS SURVEYORS PLANNERS
7/3/24

Conceptual site plan showing feasible option
permitted under proposed rezoning