

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT

**PUD-2014**

MASTER DESIGN STATEMENT

FOR

**Silver Springs**

**March 2, 2024**

**August 12, 2024**

PREPARED BY:

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## **1.0 INTRODUCTION**

The Planned Unit Development of Silver Springs consists of 138.305 acres. The project is located in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: Located east of S County Line Road, south of SW 15<sup>th</sup> Street.

## **2.0 LEGAL DESCRIPTION**

The legal description of the property is described in attached Exhibit “A”, which is made a part of this design statement.

## **3.0 OWNER/DEVELOPER**

The owner of the property described in Section 2.0 is RSH INVESTMENTS LLC.

## **4.0 SITE AND SURROUNDING AREA**

The subject property is zoned PUD-1757 and PUD-1840, I-2 Moderate Industrial. The property is currently undeveloped. Surrounding properties are zoned and used for:

North: PUD-1757 and PUD-1840, Undeveloped  
East: I-2, Industrial  
South: PUD-1660, Single Family Residential  
West: R-1 & PUD-1974, Single Family Residential

## **5.0 PHYSICAL CHARACTERISTICS**

The highest elevation of the subject property is 1286 on the southwest side of the property, while the lowest elevation is 1239 in the northeast and northwest corners Slopes range from 1% to 10%. The site is undeveloped land with a few sparse trees.

## **6.0 CONCEPT**

The concept for this PUD is to develop a single-family residential subdivision. The use of this PUD will provide for a more efficient use of the land than could otherwise be achieved through traditional zoning.

## **7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The subject site is located east of S County Line Road and south of SW 15<sup>th</sup> Street.

**7.2 PEDESTRIAN WAYS**

Pedestrian ways will be constructed and suitably surfaced to connect with existing or future walkways in the area and provide for adequate pedestrian circulation. Pedestrian ways shall be designated and located in accordance with provisions listed in the City of Oklahoma City Subdivision Regulations.

**7.3 SANITARY SEWER**

Public sanitary sewer facilities are available to serve the site.

**7.4 WATER**

A 12” water line is available to serve the site along S County Line Road.

**7.5 FIRE PROTECTION**

There nearest fire station to this property is Station 20 at 7929 SW 29th Street.

**7.6 GAS, ELECTRICAL AND TELEPHONE SERVICES**

Proper coordination with the various utility companies will be made in conjunction with this Development.

**7.7 PUBLIC TRANSPORTATION**

There are no bus stops in this Planned Unit Development.

**7.8 DRAINAGE**

The subject property has no FEMA 100-year floodplain on the site.

Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**7.9 COMPREHENSIVE PLAN (PLAN OKC)**

The Comprehensive Plan (Plan OKC) designates this area as Urban Low Intensity. 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.

**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 that 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 by more than 10%. 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** for this Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended), except as modified in Section 9.0 Special Conditions.

## **9.0 SPECIAL CONDITIONS**

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

- Minimum Lot Area and Lot Width:
  - Any lot abutting the adjoining properties on the south or along South County Line Road shall be a minimum lot area of Six Thousand (6,000) square feet with a minimum lot width of Fifty (50) feet at the building line.
  - Remaining lots shall be a minimum lot size of Four Thousand (4,000) square feet and a minimum lot width of Forty (40) feet at the building line.
- Front Yard Setback: Twenty (20) feet.
- There shall be a minimum 50-foot common area buffer along the southern portion of the property.
- There shall be a minimum of 7% usable open space within this PUD. Usable Open Space is defined as a landscaped area for residents to occupy passively or use actively, including passive spaces with trees, pathways for leisure, and spaces designed for active uses such as sports, exercise and play.

## **9.1 FAÇADE REGULATIONS**

All structures within this PUD shall be pursuant to the base zoning district.

## **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. A landscape buffer, a minimum of five feet in width, with either a minimum of nine points of landscaping installed for every 25 linear feet of abutment or medium trees spaced a maximum of 25 feet on center, shall be located along the entire length of the eastern boundary of this PUD.

Existing trees and native understory shall remain undisturbed and shall be preserved within the 1.3-acre area in the southeastern corner of this PUD.

## **9.3 SCREENING REGULATIONS**

The base zoning district shall regulate the screening requirements. A 6-foot privacy fence shall be required along the frontage of the S County Line Road and along the entire length of the eastern boundary of this PUD. This fence shall be owned and maintained by the property owner's association.

## **9.4 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.

## **9.5 ACCESS REGULATIONS**

Access to the property will be South County Line Road, which is a two-lane minor arterial street paved to rural standards. Access from South County Line Road shall align with SW 18<sup>th</sup> Street. Street stubs will be constructed to the south and to the north. A street stub on the southern boundary of the PUD shall connect to Barry Burn.

Access points within and adjacent to this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Lots within this PUD will be required to have frontage on an approved street that shall be constructed to meet all City design standards.

## **9.6 SIGNAGE REGULATIONS**

### **9.6.1 FREESTANDING ACCESSORY SIGNS**

Per base zoning district regulations.

**9.6.2 ATTACHED SIGNS**

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

**9.6.3 NON-ACCESSORY SIGNS**

Non-Accessory signs shall be prohibited within this PUD.

**9.6.4 ELECTRONIC MESSAGE DISPLAY SIGNS**

Electronic Message Display signs shall be prohibited within this PUD.

**9.7 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.

**9.8 SETBACK REGULATIONS**

Setbacks within this PUD shall be:

Front: 20 feet.

Side: 5 feet

Rear: 10 feet

**9.9 HEIGHT REGULATIONS**

All structures within this PUD shall be pursuant to the base zoning district regulations.

**9.10 LOT COVERAGE**

Maximum lot coverage shall be 60%

**9.11 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.

Maneuvering within the Right of Way shall be permitted within this PUD to access on-street parking spaces. Inset parking shall be provided at a rate of two (2) spaces per every ten (10) dwelling units for lots less than thirty (30) feet in width at the front building line.

**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 and ADA regulations. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

### **9.13 DRAINAGE REGULATIONS**

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private 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 PUD, 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.

### **9.14 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, private drainage easements, and islands/medians 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 may 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 that meets the requirements specified above.

## **10.0 EXHIBITS**

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan – Conceptual

**EXHIBIT A**  
PUD-2014 Legal Description

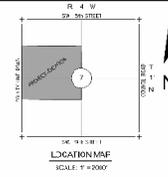
A tract of land lying in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the NW/4 of said Section 7; thence S00°04'38"W along the West line of said NW/4 a distance of 1161.64 feet to the POINT OF BEGINNING; thence S89°28'36"E and parallel with the North line of said NW/4 a distance of 2535.01 feet to a point on the East line of said NW/4; thence S00°13'17"E a distance of 2369.55 feet; thence N89°34'21"W a distance of 2543.25 feet to a point on the West line of said SW/4; thence N00°11'13"W along the West line of said SW/4 a distance of 885.54 feet to the Southwest corner of said NW/4; thence N00°04'38"E along the West line of said NW/4 a distance of 1488.18 feet to the POINT OF BEGINNING.

Containing 6,024,579.53Sq. Ft. or 138.305 Acres, more or less.

MASTER DESIGN PLAN  
OF  
**SILVER SPRINGS**  
PART OF THE W/2 & SW OF SECTION 7, T11N, R24, 1.M.  
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**PUD-2014**  
**Exhibit B**



POINT OF COMMENCEMENT  
SW CORNER OF NW/4 OF  
SECTION 7, T11N, R24, 1.M.

POINT OF BEGINNING



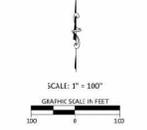
S. COUNTY LINE ROAD

ANTON'S LANDING

- NOTES**
1. DIMENSIONS OF THE DRAINAGE AREAS AND SUBDIVISIONS IN THIS DESIGN PLAN SHALL BE THE RESPONSIBILITY OF THE SUBMITTER. THE SUBMITTER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES, EASEMENTS, AND OTHER FEATURES SHOWN ON THIS PLAN. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF OKLAHOMA.
  2. ALL UTILITIES AND EASEMENTS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE SUBMITTER.
  3. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF OKLAHOMA.
  4. ALL DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE SUBMITTER.

**LEGEND**

|       |                     |                       |
|-------|---------------------|-----------------------|
| BL    | BUILDING LIMIT LINE | Minimum 30' Wide Lots |
| D/E   | DRAINAGE EASEMENT   | Minimum 40' Wide Lots |
| EX    | EXISTING            | Minimum 50' Wide Lots |
| L.N.A | LIMITS OF NO ACCESS |                       |
| R/W   | RIGHT-OF-WAY        |                       |
| U/E   | UTILITY EASEMENT    |                       |
| C/A   | COMMON AREA         |                       |
| L.N.A | LIMITS OF NO ACCESS |                       |
| ---   | EXISTING CONTROLS   |                       |
| ---   | SANITARY SEWER      |                       |
| ---   | WATER LINES         |                       |



OWNER:  
RSH INVESTMENTS LLC  
211 S. ELGIN  
TULSA, OK 74128

**LEGAL DESCRIPTION**

A tract of land lying in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township (Town) 22, North, Range Four (R4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the NW/4 of said Section 7, thence S00°54'30"W along the Westline of said NW/4 a distance of 133.44 feet to the POINT OF BEGINNING, thence S00°57'00"W and parallel to the North line of said NW/4 a distance of 300.00 feet to a point on the Eastline of said NW/4, thence S00°13'37"E a distance of 269.95 feet, thence N00°12'17"W a distance of 248.20 feet to a point on the Westline of said NW/4, thence N00°12'17"W along the West line of said NW/4 a distance of 881.50 feet to the Southwest corner of said NW/4, thence N00°00'00"E along the West line of said NW/4 a distance of 1488.24 feet to the POINT OF BEGINNING.

Containing 140.81, 336.0, R. or 338.85 Acres, more or less.

|                           |                              |
|---------------------------|------------------------------|
| OF COUNT:                 |                              |
| SINGLE-FAMILY RESIDENTIAL | 3040 LOTS                    |
| SINGLE-FAMILY RESIDENTIAL | 136.91 ACRES                 |
| RESIDENTIAL DENSITY       | 7.55 (D/AC.) - 8.13 (NC/ACU) |

MASTER DESIGN PLAN  
OF  
**SILVER SPRINGS**

**LTS ENGINEERING SERVICES, LLC**

SHEET: 1 OF 1  
DATE: 5/01/2024