

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2053

MASTER DESIGN STATEMENT FOR
N. Pennsylvania Ave. & NW 178th St.

January 13, 2025
February 17, 2025
February 28, 2025

PREPARED FOR:

HJ &CD Young Limited Partnership and Tinhorn
Melody Investments, LLC
5111 96th St.
Lubbock, TX 79424
(405) 239-1202
ctucker@priceedwards.com

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of N. Pennsylvania Ave. & NW 178th St., consisting of approximately 19 acres, is located within the Northeast Quarter of Section 31, Township 14 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 17841 N. Pennsylvania Ave.

SECTION 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.

SECTION 3.0 OWNER

The owner of this property is HJ & CD Young Limited Partnership and Tinhorn Melody Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

- North: PUD-1138 and SPUD-1376 Districts and used for commercial development.
- East: C-3, SPUD-1146, PUD-651 and PUD-838 Districts and used for commercial and residential development.
- South: R-1, R-1ZL and SPUD-1146 Districts and used for a school, commercial and a residential development.
- West: PUD-1310 and R-1ZL District and used for a residential development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The subject property is currently undeveloped with Pennsylvania Avenue to the east and N.W. 178th Street to the north. There is a small grove of trees and a small pond situated at the NW corner of the property that is identified as a wetland area. The property has gently slopes from south to north and the site discharges into existing storm sewer located under N.W. 178th Street.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 178th St. The nearest street to the east is N. Pennsylvania Ave. The nearest street to the south is NW 164th St. The nearest street to the west is Silverhawk Way.

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 property is station number 37 located at 16820 N. Pennsylvania Ave. It is approximately .7 miles away from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 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-4 General Residential District shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD. There shall be a maximum of 22 units per acre within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or other similar type finish. Exposed metal 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. In addition, there shall be no less than a 20-foot-wide continuous landscape buffer along the boundary of this parcel where it is adjacent to any residential use, and in addition, the entirety of the south PUD 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

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use, a six-foot-high wall shall be required where adjacent to a school, and an eight-foot-high wall shall be required where adjacent to single-family homes. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing. There shall be an wrought iron or aluminum decorative fence along the arterial frontages.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

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

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from NW 178th St. and N. Pennsylvania Ave. Pedestrian access shall be permitted to the adjacent school, per school approval.

9.9 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.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 OFF-PREMISE/BILLBOARD SIGNS

Off-Premise signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

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

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD, not to exceed three (3) stories. Building 7 as shown on Exhibit B shall be a maximum of two (2) stories.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as 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 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 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

A specific plan shall not be required if development is substantially the same as shown on the Conceptual Master Development Plan.

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 - Conceptual Master Development Plan
- Exhibit C - Topography Plan

PUD-2053 Exhibit A – Legal Description

A tract of land being a part of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 NE/4 NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of said Northeast Quarter (NE/4); THENCE South 00°22'10" East, along and with the East line of said (NE/4), a distance of 483.00 feet to the Northeast (NE) Corner of the tract of land described in the Statutory Special Warranty Deed recorded in Book 15352, Page 534 (Roy & Veva Morrison Ranch Corporation Tract); THENCE South 89°37'50" West, along and with the North line of said Roy & Veva Morrison Ranch Corporation Tract, a distance of 337.00 feet to the Northwest (NW) Corner of said Roy & Veva Morrison Ranch Corporation Tract; THENCE South 00°22'10" East, along and with the West line of said Roy & Veva Morrison Ranch Corporation Tract, a distance of 177.00 feet to a point on the North line of a tract of land described in the Warranty Deed recorded in Book 8817, Page 1524 (The Independent School District No. 12 of Oklahoma County, Oklahoma Tract); THENCE South 89°37'50" West, along and with the North line of said The Independent School District No. 12 of Oklahoma County, Oklahoma Tract, and the East line of the plat Silverhawk Phase I recorded in Book 64, Page 5 (plat Silverhawk Phase I), a distance of 983.04 feet; THENCE North 00°22'10" West, continuing along and with the East line of said plat Silverhawk Phase I and its projection, a distance of 665.50 feet to a point on the North line of said NE/4; THENCE North 89°52'10" East, along and with the North line of said NE/4, a distance of 1320.05 feet to the point of beginning.

