

APPROVED

5-23-2023

BY THE CITY COUNCIL
Amy H. Simpson CITY CLERK

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

ASPEN CREEK RETIREMENT COMMUNITY

PUD-1940

JANUARY 19, 2023

MARCH 28, 2023

PREPARED FOR:

**Gary Owens Development, Inc.
P. O. Box 283
Mustang, OK 73064**

PREPARED BY:

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SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of approximately 87.48 acres and is located in the Northeast and Southeast Quarters of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma. The subject property is located north of SW 59th Street and west of Morgan Road.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The developer of this property is Gary Owens Development, Inc.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property consists of vacant farmland and is occupied with an oil well. The property is currently zoned PUD-1812 & R-1 and allows urban and rural residential development. Surrounding properties are zoned and used for:

North: AA and vacant farmland.

East: AA and 5-acre home sites

South: City of Mustang and urban residential

West: PUD-1724 (R-1) and residential under construction

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1293 to 1300 feet along the south, west and north sloping to 1280 feet to the existing creek along the east portion of property. The subject property has a predominant soil type of Nash-Iron mound Complex, which is well drained silt sandy loam, and is currently covered by a mixture of grass pasture and wooded portions.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for senior independent living, rural and urban residential development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-A base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-6100, Table 6100.2b – minimum lot size for single family is reduced to 21,780 square feet and minimum lot width is reduced to 90 feet. Additionally, a maximum lot coverage of 50% is provided for single family development and open space/density requirements are eliminated.

The following represents variations to the R-A and R-1 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-6100.2.B, Table 6100.1 – Use Unit 8200.13 Senior Independent Living added to uses permitted in the R-A and R-1 district.

Section 5.4.2.E.5 (Subdivision Regulations) – private drives are permitted to be named.

Section 5.7.3.C (Subdivision Regulations) – private sanitary sewer systems permitted in areas containing lots equal to or more than one-half acre in size and not capable of being served by public sanitary sewer gravity main..

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the east is Morgan Road, approximately ¼ mile to the east. The subject site abuts SW 59th Street which has a right-of-way width of 83 feet and is paved to rural arterial standards.

7.2 SANITARY SEWER

Public sanitary sewer is currently available at the northwest corner of the PUD property and will be extended to all serviceable lots. Individual private sanitary sewer systems will serve lots (minimum one-half acre in size) unable to be served with public sanitary sewer.

7.3 WATER

Public water lines will be extended to and throughout the site from an existing public water line located approximately one-half mile to the west.

7.4 FIRE PROTECTION

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

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

Public transportation is unavailable to this site.

7.7 DRAINAGE

The property within this Planned Unit Development drains to the northwest and northeast.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low Intensity 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 this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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

The property is divided into two tracts, as illustrated on the attached Tract Boundary Exhibit (Exhibit B). For the Single Family Residential development, the boundaries of said tracts may be permitted to increase or decrease by not more than 20%. An approved preliminary and/or final plat shall establish tract and use regulations boundaries.

8.1 USE AND DEVELOPMENT REGULATIONS

- a) In Tract 1 the use and development regulations of **the R-1 Single Family Residential District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.
- b) In Tract 2 the use and development regulations of the **RA Single Family One Acre Rural Residential District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted:
 - i. Minimum lot size shall be 21,780 square feet (one half acre).
 - ii. Maximum lot coverage shall be fifty percent (50%).

- iii. Minimum lot width shall be 90 feet measuring at the platted building limit line, with street frontage width not less than fifty feet.
 - iv. Front building setback shall be 25 feet.
 - v. Minimum side and rear yard setback shall be ten feet. Side yard setback on corner lots (adjacent to the street) will be 15 feet.
 - vi. Table 6100.2b of Chapter 59 of the Municipal Code, 2020, relating to open space, density, lot size and lot coverage in the R-A District shall not apply.
- c) In both Tracts 1 and 2 Use Unit 8200.13 Senior Independent Living shall be permitted and shall be subject to the development regulations of the R-4 General Residential District, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.
- i. There shall be no minimum lot size, lot width or maximum lot coverage for individual attached units.
 - ii. There shall be no building setback requirements from platted lot lines other than those required by building code.
 - iii. Table 6100.2 of Chapter 59 of the Municipal Code, 2020, relating to common open space in the R-4 District shall not apply.

8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein.

8.3 ACCESS REGULATIONS

- a) In areas developed with Senior Independent Living platted lots are not required to take access from an approved street. Primary access to individually platted lots shall be permitted from private drives. The private drive shall be placed within a platted private access easement, or a platted common area designated for access purposes and built to the public street paving section with mountable curbs allowed. A property owners association through the use of recorded covenants and restrictions shall regulate maintenance of the private drives. The minimum easement/common area width of private drives shall be 24 feet. The minimum paving width of private drives shall be 24 feet.
- b) Private drives shall be permitted to be named and platted lots taking access off of private drives shall be permitted to be addressed off of said named private drive.

8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.

8.5 PARKING REGULATIONS

- a) Parking shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses constructed for property owners within each development area shall not be required.
- b) Garages shall be counted toward meeting parking requirements for residential lots and senior living units.
- c) Parking spaces for senior independent living shall be permitted up to, but not within, private drives.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Any platting of property shall comply with the Subdivision Regulations.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on primary buildings shall not be permitted.

8.9 LIGHTING REGULATIONS

- a) 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.

8.10 DRAINAGE REGULATIONS

- a) The proposed development will comply with the current City of Oklahoma City Drainage ordinance as amended. Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways 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 or private drainage easements. Such drainageways 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.

8.11 DUMPSTER REGULATIONS

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

8.12 ROOFING REGULATIONS

- a) Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

- a) Four foot sidewalks shall be constructed on interior public streets in the areas where lot sizes are less than one acre.
- b) Sidewalks are required along platted private drives.
- c) Sidewalks within this PUD shall be in accordance with the City of Oklahoma City Municipal Code requirements. Sidewalks shall be required along private drives.

8.14 HEIGHT REGULATIONS

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

8.15 PUBLIC IMPROVEMENTS

- a) 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.

8.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- a) 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 building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

SECTION 10.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

Exhibit A
Legal Description
ASPEN CREEK RETIREMENT COMMUNITY

Beginning at the Southwest Corner of the Northeast Quarter (NE/4) of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma;

Thence East a distance of 1,056 feet;

Thence North a distance of 374.6 feet;

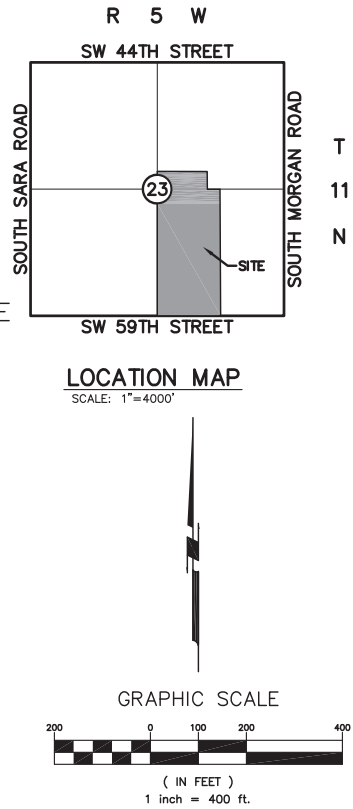
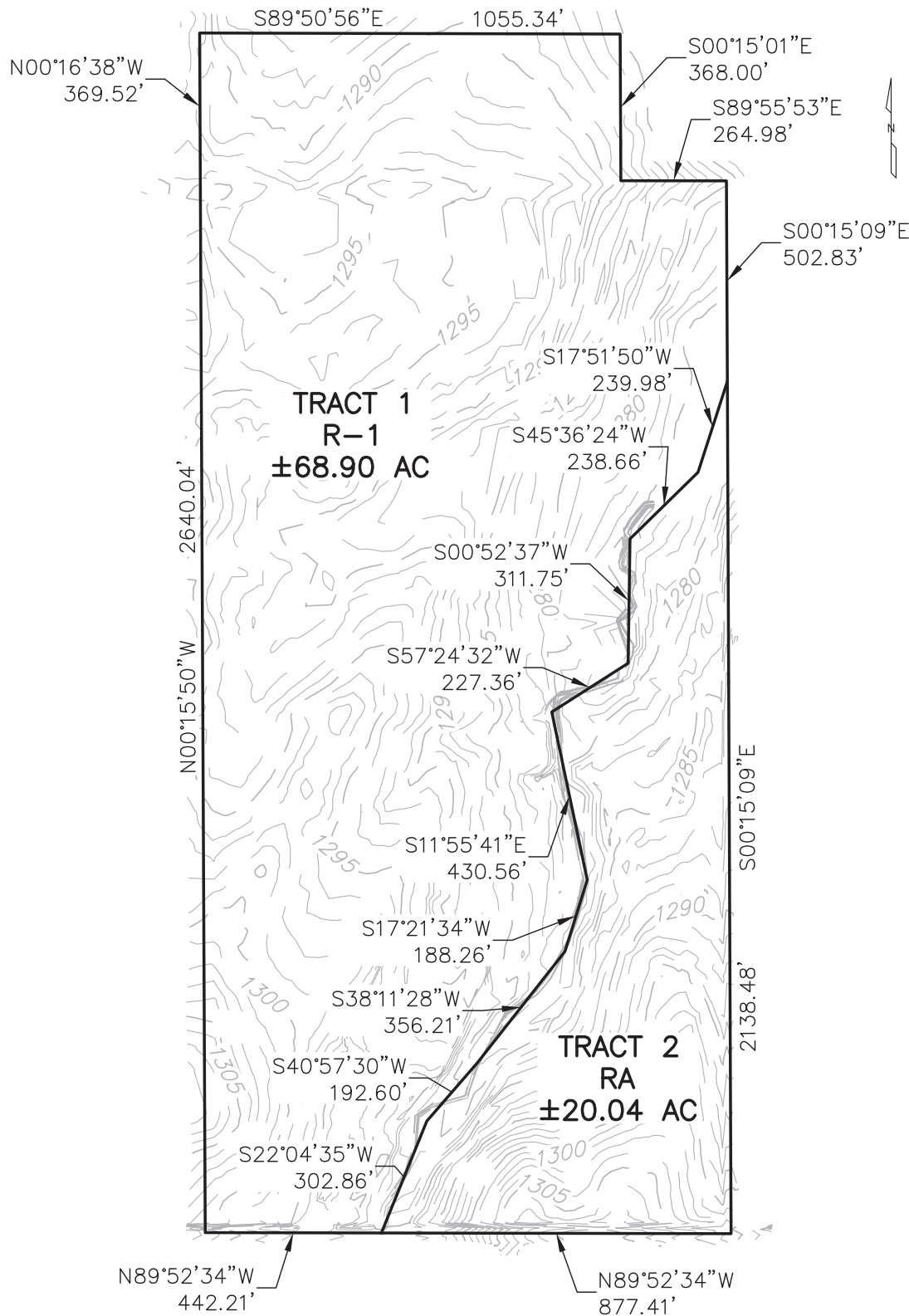
Thence West a distance of 1,056 feet;

Thence South a distance of 374.6 feet to the point of beginning; containing 8.93 acres, more or less;

AND,

The West Half (W/2) of the Southeast Quarter (SE/4) of Section 23, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, containing 78.55 acres, more or less.

Total Size – 87.48 acres



Proj. No.: 14-070
 Date: 2/9/2023
 Scale: (Horiz.) 1"=400'
 (Vert.) N/A
 Drawn By: KLTP
 Checked By: TM
 Approved By: MCG

ASPEN CREEK
 SW 59TH & MORGAN ROAD
 OKLAHOMA CITY, CANADIAN CO., OK
**MASTER DEVELOPMENT
 PLAN MAP - EXHIBIT B**

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 CIVIL ENGINEERING & LAND PLANNING
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 Phone: (405) 265-0641
 Fax: (405) 265-0649
 GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

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