



The City of Oklahoma City  
Development Services Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

Staff Use Only

Case No.: PUD - 2041  
File Date: 4OCT'24  
Ward No.: 4  
Nbhd. Assoc.: NONE  
School District: CHOCTAW/NIC PARK  
Extg Zoning: AA  
Overlay: NONE

## APPLICATION FOR PUD ReZONING

Planned Unit Development District

5701 S Choctaw Road

Name of Development or Applicant

5701 S Choctaw Road

Address / Location of Property (Provide County name & parcel no. if unknown)

+/-30 acres

ReZoning Area (Acres or Square Feet)

Single-Family Residential

Summary Purpose Statement / Proposed Development

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Jufeng Peng

Name

95 Tyler Court

Mailing Address

Avon, CT 06001-3165

City, State, Zip Code

(860) 839-9551

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



**WARRANTY DEED  
(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **Harbor House Foundation, Inc** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

**Jufeng Peng**

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

**For Tax Map ID(s): 144187030**

The South Half (S/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) AND The North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered July 5, 2024

Harbor House Foundation, Inc

BY:   
Adam P. Jones  
President

**WARRANTY DEED**  
**(Oklahoma Statutory Form)**  
(continued)

The State of OKLAHOMA

County of OKLAHOMA

**CORPORATION ACKNOWLEDGMENT**

Before me, the undersigned, a Notary Public, in and for said County and State, on this 5th day of July, 2024 personally appeared Adam P. Jones, to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its President, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



W. G. German  
Notary Public in and for the State of

Notary's Printed Name:

Notary's Commission Expires: \_\_\_\_\_

**Mail Deed and Tax Statements To:**

Jufeng Peng

95 Tyler Ct

Avon, CT 06001-3145

**Presented for filing by and return to:**

Chicago Title Oklahoma Co.

1601 NW Expressway, Suite 1000

Oklahoma City, OK 73118

File No.: 710402400452

Title Insurance Commitment, if any, issued by:

Chicago Title Insurance Company

OAG 2024-1 - INDIVIDUAL

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Jufeng Peng (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:
  - ☒ a citizen of the United States; or
  - ☐ not a citizen of the United States, but an alien who is or who shall become a bona fide resident of the State of Oklahoma.
3. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
4. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
5. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
6. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
7. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Date

The foregoing instrument was subscribed and sworn to before me this 07/02/24 day of July, 2024, by Jufeng Peng.

NOTARY PUBLIC

My Commission Expires:

My Commission No.:

ALICIA R BOHNENKAMPER  
Notary Public  
Connecticut  
My Commission Expires Aug 31, 2025

EXHIBIT A  
LEGAL DESCRIPTION

5701 S Choctaw Road

The South Half (S/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) AND the North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

As recorded in Book 15800, Page 947, Oklahoma County, Oklahoma.

**Jufeng Peng**  
**95 Tyler Court**  
**Avon, CT 06001-3165**  
**PH: (860) 839-9551**

October 2, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



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Signature

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Jufeng Peng/owner  
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File: 5956 000/PUD

October 4, 2024

City of Oklahoma City  
Development Services Department  
420 W Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

**RE: 5701 S Choctaw Road: PUD Submittal**

Dear Ms. Welch:

On behalf of the property owner, Jufeng Peng, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 5701 S Choctaw Road in east Oklahoma City. The subject site is currently zoned as AA, "Agricultural". The proposed PUD, totaling +/-30 acres, will consist of a single-family residential development that will complement the surrounding area.

Please find attached the following submittal documents for the above referenced project:

- PUD Application
- Letter of Authorization
- Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual site Plan
- Filing Fee of \$1,200 (PC-10944 submittal fee to be applied to this application)

Please review the following information for its completeness and place this application on the Planning Commission docket of **November 14, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.  
**JOHNSON & ASSOCIATES**

TWJ/rw  
Attachment(s)  
cc: Mark W. Zitzow, AICP, J&A  
[5956 000 / PUD]

# CERTIFICATE OF BONDED ABTRACTOR (300 FEET RADIUS REPORT)

STATE OF OKLAHOMA )  
 ) §:  
COUNTY OF OKLAHOMA )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: September 30, 2024 at 7:30 AM

First American Title Insurance Company

By: Steve Bakowski

Steven Jakowski  
 Abstractor License No. 4192  
 OAB Certificate of Authority # 0049  
 File No. 2897316-OK99



## LEGAL DESCRIPTION

5701 S Choctaw Road

The South Half (S/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) AND the North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

As recorded in Book 15800, Page 947, Oklahoma County, Oklahoma.

OWNERSHIP REPORT  
ORDER 2897316-OK99

DATE PREPARED: OCTOBER 4, 2024  
EFFECTIVE DATE: SEPTEMBER 30, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1290	R144187030	PENG JUFENG		95 TYLER CT	AVON	CT	06001-3165	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SEC 23 11N 1W 000 000 PT SE4 SEC 23 11N 1W N 1/2 OF SE4 SE4 & S 1/2 OF S 1/2 OF NE4 SE4 CONT 30ACRS MORE OR LESS (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1290	R144186030	PEMBERTON TERESA I		1120 SW 42ND ST	OKLAHOMA CITY	OK	73109	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SEC 23 11N 1W 000 000 PT SE4 SEC 23 11N 1W BEG 50FT W OF SE/C W/2 SE4 TH W475.84FT N456.80FT E475.66FT S456.80FT TO BEG CONT 4.99ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	14701 SE 59TH ST OKLAHOMA CITY
1290	R144186040	STONE STANLEY E & LISA L		5800 PATE DR	CHOCTAW	OK	73020-5515	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SEC 23 11N 1W 000 000 PT SE4 SEC 23 11N 1W BEG SE/C W/2 SE4 TH W50FT N456.80FT W475.66FT N347.20FT E525.52FT S831FT TO BEG CONT 5.04ACRS MOREOR LESS SUBJ TO ESMTS OF RECORD	5800 PATE DR OKLAHOMA CITY
1290	R144186050	PIPER RONALD G & MARY F TRS	PIPER RONALD G & MARY F REV LIV TR	5700 PATE DR, Unit 6	CHOCTAW	OK	73020-5514	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SEC 23 11N 1W 000 000 PT SE4 SEC 23 11N 1W BEG 1051.68FT E & 831FT N & 394.13FT W OF SW/C W 1/2 SE4 TH N332.62FT E656.73FT S332.62FT W656.89FT TO BEG CONT 5.02ACRS MORE OR LESS AKA LOT 6 MILBERT RANCHETTES UNREC	5700 PATE DR OKLAHOMA CITY
1290	R144186060	BOURASSA REBECCA R		5600 PATE DR	CHOCTAW	OK	73020	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SE4 SEC 23 11N 1W BEG 1051.68FT E & 831FT N & 394.13FT W & 332.62FT N OF SW/C W/2 SE4 TH N332.62FT E656.57FT S332.62FT W656.73FT TO BEG CONT 5.01ACRS MORE OR LESS AKA LOT 7 MILBERT RANCHETTES UNREC	5600 PATE DR OKLAHOMA CITY
1290	R144186070	GLIDEWELL J C		5500 PATE DR	CHOCTAW	OK	73020-5512	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SEC 23 11N 1W 000 000 PT SE4 SEC 23 11N 1W BEG 1051.68FT E 831FT N 394.13FT W 665.24FT N OF SW/C W 1/2 SE4 TH N332.62FT E656.41FT S332.62FT W656.57FT TO BEG CONT 5.01ACRS MORE OR LESS AKA LOT 8 MILBERTRANCHETTS UNREC	5500 PATE DR OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2897316-OK99

DATE PREPARED: OCTOBER 4, 2024  
EFFECTIVE DATE: SEPTEMBER 30, 2024 AT 7:30 AM

1290	R144186080	COVEL GARY L & TINA L		5400 PATE DR	CHOCTAW	OK	73020- 5504	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SEC 23 11N 1W 000 000 PT SE4 SEC 23 11N 1W BEG 1051.68FT E & 831FT N & 394.13FT W& 997.86FT N OF SW/C W 1/2 SE4 TH N332.62FT E656.25FT S332.63FT W656.41FT TO BEG CONT 5.01ACRS MORE OR LESS AKA LOT 9 MILBERT RANCHETTES UNREC	5400 PATE DR OKLAHOMA CITY
1290	R144187035	LOLLIS JOHNNY RAY & DIANNA L		14801 SE 59TH ST	CHOCTAW	OK	73020- 5510	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SE4 SEC 23 11N 1W SW4 OF SE4 OF SE4	14801 SE 59TH ST OKLAHOMA CITY
1290	R144187040	CHOCTAW 10 LLC		PO BOX 15329	DEL CITY	OK	73155	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SEC 23 11N 1W 000 000 PT OF SE4 OF SEC 23 11N 1W SE4 OF SE4 OF SE4	0 UNKNOWN OKLAHOMA CITY
1290	R144187065	EBERSOLE DAVID L & DOHNA L		5425 S CHOCTAW RD	CHOCTAW	OK	73020	UNPLTD PT SEC 23 11N 1W	0	0	UNPLTD PT SEC 23 11N 1W 000 000 PT SE4 SEC 23 11N 1W N 1/2 OF S 1/2 OF NE4 SE4 CONT 10ACRS MORE OR LESS	5425 S CHOCTAW RD OKLAHOMA CITY
1295	R210111130	MEENAGH SEAN P & BETTINA G		15009 SE 59TH TER	CHOCTAW	OK	73020- 4059	ASHEVILLE PH I	2	5	ASHEVILLE PH I 002 005	15009 SE 59TH TER OKLAHOMA CITY
1295	R210111140	GUERRERO GEORGE A & SHEILA A		15008 SE 58TH ST	CHOCTAW	OK	73020- 4051	ASHEVILLE PH I	2	6	ASHEVILLE PH I 002 006	15008 SE 58TH ST OKLAHOMA CITY
1295	R210111260	ASHEVILLE HOME OWNERS ASSOCIATION INC		PO BOX 244	CHOCTAW	OK	73020	ASHEVILLE PH I	0	0	ASHEVILLE PH I 000 000 COMMON AREAS A B & C	A-C COMMON AREA
1295	R214291090	PEARSON STEPHANIE	PEARSON BORBA BRANDON M	5729 ASHEVILLE WAY	CHOCTAW	OK	73020	ASHEVILLE PH IV	14	1	ASHEVILLE PH IV 014 001	5729 ASHEVILLE WAY OKLAHOMA CITY
1295	R214291100	BERG MARKIE	BERG AUSTIN	5721 ASHEVILLE WAY	CHOCTAW	OK	73020	ASHEVILLE PH IV	14	2	ASHEVILLE PH IV 014 002	5721 ASHEVILLE WAY OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2897316-OK99

DATE PREPARED: OCTOBER 4, 2024  
EFFECTIVE DATE: SEPTEMBER 30, 2024 AT 7:30 AM

1295	R214291115	REIDLINGER PALACIO HALEY DAWN	MENDOZA ULISES PALACIO PALACIO	5713 ASHEVILLE WAY	CHOCTAW	OK	73020	ASHEVILLE PH IV	14	3	ASHVILLE PH IV 014 PT OF LOT 3 DESC AS BEG SE/C OF LOT 3 TH NW235.9FT NE201.71FT SE30.58FT ON A LEFT CURVE W/ RADIUS 125FT SE49.59FT SE116.76FT ON A RIGHT CURVE W/ RADIUS 75FT SW104.39FT TO BEG	5713 ASHEVILLE WAY
1295	R214291125	CRAWFORD JAMES LAWRENCE & TAMARA		5709 ASHEVILLE WAY	CHOCTAW	OK	73020	ASHEVILLE PH IV	14	4	ASHEVILLE PH IV 014 004 & PT OF 003 DESC AS BEG NW/C OF 004 TH SE200.37FT SW20.34FT ON A LEFT CURVE RADIUS 125FT SELY11.4FT 94.88FT ON A LEFT CURVE RADIUS 125FT SW201.71FT NW21.3FT NWLY256.2FT TO BEG	5709 ASHEVILLE WAY OKLAHOMA CITY
1295	R214291130	MOORE JOSHUA SEAN	MOORE SARAH	5701 ASHEVILLE WAY	CHOCTAW	OK	73020	ASHEVILLE PH IV	14	5	ASHEVILLE PH IV 014 005	5701 ASHEVILLE WAY OKLAHOMA CITY
1296	R217341810	ASHEVILLE HOMEOWNERS ASSOCIATION INC		PO BOX 244	CHOCTAW	OK	73020	ASHEVILLE PH V	0	0	ASHEVILLE PH V BLK 000 LOT 000 COMMON AREA A & B	UNKNOWN

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

**PUD - \_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**5701 S Choctaw Road**

October 2, 2024  
(revision dates)

**PREPARED FOR:**

Jufeng Peng  
95 Tyler Court  
Avon, CT 06001-3165  
(860) 839-9551

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)  
5956

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of 5701 S Choctaw Road, consisting of +/-30 acres are located within the (SE/4) of Section Twenty-three (23), Township Eleven (11) N, Range One (1) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 5701 S Choctaw Road.

## **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:**

The Developer of the property described in Section 2.0 is Jufeng Peng. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 5701 S Choctaw Road. The property is currently zoned as AA, "Agricultural" District. The subject property is undeveloped.

North: North of the subject site is zoned as AA, "Agricultural" District and is developed with a single family structure.

East: Immediately east of the subject site is S Choctaw Road. Beyond is zoned as PUD-1370 with a base zone of RA, "Single-Family One-Acre" district and is developed as single-family residential.

South: South of the subject site is zoned as AA, "Agricultural" District and is developed with a single family structure.

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

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property is 1178-1222 and generally slopes to the southeast. The tree cover on the property is approximately 90%. Approximately 27% of the subject property is in the 100- and 500-year floodplain and the floodway.

## **6.0 CONCEPT:**

It is the developer's intent to develop the subject property as single family residential with ample greenspace as an amenity for residents. The proposed PUD will provide additional housing to east Oklahoma City and will complement 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.



## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to the subject site is S Choctaw Road which abuts the site on the east.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic systems located on each lot as approved by Oklahoma Department of Environmental Quality.

### **7.3 WATER**

Water facilities for this property are not available. Water services will be provided from private wells located on each lot as approved by Oklahoma Department of Environmental Quality.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 28 located at 7101 S Anderson Road. Approximately 3.8 miles southwest from this PUD. Anticipated response times are of Rural 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 in this Planned Unit Development, nor are there any planned.

### **7.7 DRAINAGE**

The property within this Planned Unit Development is within the FEMA 100- and 500-year floodplain and the FEMA floodway. The general location of the FEMA floodplain and floodway are delineated on the Master Development Plan.

### **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Rural Medium land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Rural Medium area 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, 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 **RA2, "Single-Family Two-Acre Rural 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):**

- Community Recreation: Property Owners Association (8250.3)
- Composting (8150.6.2)
- Family Day Care Homes (8300.40)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Murals (8250.16)
- Row and Field Crops (8150.8)
- Single-Family Residential (8200.14)

### **Bulk Standards:**

Minimum Lot Size: 1.5 acres

Minimum Lot Coverage: 30%

Density: 0.45 dwelling units per acre

Minimum Lot Width: 120 feet

## **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.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

## **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 not be required for this PUD.

## **9.5 PLATTING REGULATIONS**

Platting shall be per the OKC 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**

N/A

## **9.8 VEHICULAR ACCESS REGULATIONS**

Access to this PUD shall be per the Oklahoma City Subdivision Regulations.

## **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**

Signage within this PUD 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**

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.

#### **9.13 HEIGHT REGULATIONS**

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

#### **9.14 SETBACK REGULATIONS**

Setbacks within this PUD shall be per 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 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 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

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.

#### **9.18 SPECIFIC PLAN**

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: Boundary Exhibit
- C: Conceptual Site Plan

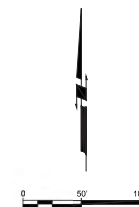
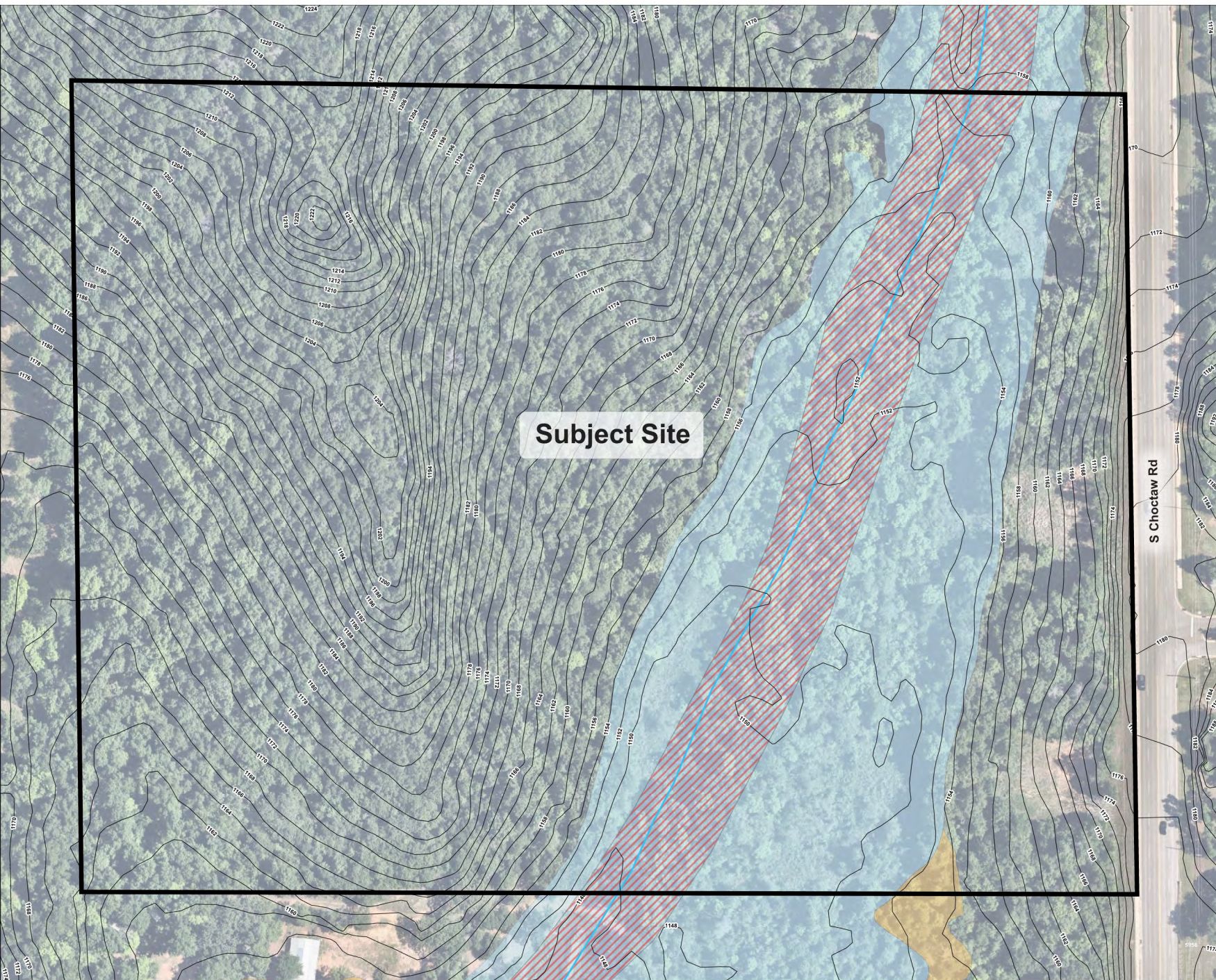
EXHIBIT A  
LEGAL DESCRIPTION

5701 S Choctaw Road

The South Half (S/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) AND the North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

As recorded in Book 15800, Page 947, Oklahoma County, Oklahoma.





**PUD-\_\_\_\_**  
**5701 S Choctaw Rd**

Exhibit B  
Boundary Exhibit  
+/-30 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

10/3/24