

APPROVED

9-27-2022

BY THE CITY COUNCIL
Arny H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1435

MASTER DESIGN STATEMENT FOR

Province Place Addition

June 21, 2022
Revised August 4, 2022
Revised August 18, 2022

PREPARED FOR:

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SPUD- 1435 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020 as amended). The SPUD will be a two (2) tract SPUD with the first parcel being a single C-1 Neighborhood Commercial tract located on the southwest corner of the parcel. The second tract will be R-2 Medium-Low Density Residential District. The R-2 portion of the property will strictly be limited to single and two-family Residential.

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

Tract I

This site will be developed in accordance with the regulations of **C-1 Community Commercial District** (OKC Zoning Ordinance, 2020 as amended), except as modified herein.

1. The following uses shall be the only uses permitted on this site:

- | | |
|---------|--|
| 8300.1 | Administrative and Professional Offices |
| 8300.2 | Adult Day Care Facilities |
| 8300.5 | Alcoholic Beverage Retail Sales |
| 8300.8 | Animal Sales and Services: Grooming |
| 8300.11 | Animal Sales and Services: Kennel and Veterinary, Restricted |
| 8300.24 | Business Support Services |
| 8300.25 | Child Care Centers |
| 8200.2 | Dwelling Units and Mixed Uses |
| 8300.39 | Eating Establishments: Sit-down, Limited Alcohol Permitted |

8300.37 Eating Establishments: Sit-down
8300.41 Food and Beverage Retail Sales

2. Maximum Building Height:

The maximum building height within Tract I of the SPUD shall be 35 feet.

3. Maximum Building Size:

The maximum building size within Tract I of the SPUD shall be in accordance with C-1 Regulations.

4. Building Setback Lines:

The building setback lines within Tract I of the SPUD shall be in accordance with C-1 Regulations with exception to side lot set-backs will be 10' but with the 5' landscape buffer remaining adjacent to R-2. Rear lot setback may also be 10' with a 5' landscape buffer except where a drive could exist.

The Building Setback from Piedmont Rd shall be a minimum of 25 feet.

5. Sight Proof Screening:

Site proof screening within Tract I of the SPUD shall be in accordance with C-1 Regulations.

6. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.

7. Signs:

7.1 Freestanding Accessory Signs:

There shall be one (1) freestanding ground (monument) sign permitted within Tract I of the SPUD with the maximum size being 12 feet high and 150 square feet in area. The sign shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

7.2 Attached Signs:

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

7.3 Non-Accessory Signs:

Non-Accessory signs shall be prohibited within this SPUD.

7.4 Electronic Message Display Signs:

Electronic Message Display signs shall be prohibited within this SPUD.

8. Access:

Tract I of the SPUD shall be permitted to have 1 primary entrance on Piedmont road located ss feet north of the intersection of Piedmont Road and NW 134th St. A small gate and drive may be established for access to the road on Tract II to allow access. If necessary, this drive could be established as a secondary fire lane with a knox box.

9. 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.

10. Parking Regulations:

The parking regulations within Tract I of the SPUD shall be in accordance with C-1 Regulations.

II. Other Development Regulations:

1. Architecture:

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, drivet, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Due to the existence of an existing petroleum line a 45-foot landscape & privacy fence buffer will be constructed and maintained along Piedmont Road which will later be platted as Reserve A. It will be sustained by a POA for the Province Place Addition.

3. Street Improvements:

No street improvements are proposed for Tract I of this PUD.

4. Other:

4.1 Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

4.2 Dumpsters:

Any dumpsters within this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12200 of the Oklahoma City Municipal Code, 2020, as amended.

4.3 Common Areas:

Maintenance of the Common Areas in the development shall be the responsibility of the property owner or Property Owner's 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.

Tract II

This site will be developed in accordance with the regulations of **R-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020 as amended), except as modified herein.

11. The following uses shall be the only uses permitted on this site:

8250.3 Community Recreation: Property Owners Association
8200.14 Single-Family Residential
8200.16 Two-Family Residential

12. Maximum Building Height:

The maximum building height within Tract II of the SPUD shall be two stories.

13. Maximum Building Size:

The maximum building size within Tract II of the SPUD shall be in accordance with R-2 Regulations.

14. Building Setback Lines:

The building setback lines within Tract II of the SPUD shall be in accordance with R-2 Regulations. With exception to corner lots having only 15' side yard setback.

15. Sight Proof Screening:

Sight proof screening within Tract II of the SPUD shall be in accordance with R-2 Regulations except parallel to Piedmont Road and 134th Street. These areas will have the option of establishing combinations of Wood and brick columns. A 45' Reserve A buffer is proposed as a landscape buffer between the Tract II and Piedmont Road.

16. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein. A Reserve A is proposed to provide additional landscaping between Piedmont Road and Tract II.

17. Signs: Per the R-2 Base District

18. Access:

Tract II of the SPUD shall be permitted to have two (2) primary entrances. The primary entrance will be gated off of NW 134th Street. A small turn around will be established for vehicles not granted access into the development. The north end of the road will have a 3 point turn established as a turn around for fire and emergency vehicles. If Memorial is opened, a drive may be extended to connect to Memorial and gated similar to the entrance on NW 134th Street. The future POA may decide whether to move the drive entrance to Memorial, at that time and close the existing entrance on NW 134th Street or provide two (2) gated entrances.

19. 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.

20. Parking Regulations:

No secondary parking is proposed within the development.

III. Other Development Regulations:

1. Architecture:

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, drive, rock, stone,

stucco, or wood, or other similar type. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Due to the existence of an existing petroleum line a 45-foot landscape & privacy fence buffer will be constructed and maintained along Piedmont Road which will later be platted as Reserve A. It will be sustained by a POA for the Province Place Addition.

3. Street Improvements:

This development will not be required to develop or connect to Memorial Street.

4. Other:

4.1 Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

4.2 Dumpsters:

All residential units will utilize Poly-carts only.

4.3 Private Road & Gated Entrances:

The street will be developed and will be in compliance with Oklahoma City public standard for a conventional residential Street (detail 210 or 220) with exception to the allowance to a roll curb section. Typical roll curb shall be as shown per detail provided on masterplan.

A 3-point turn shall be utilized as a turn around point instead of a conventional cul-de-sac. It is anticipated Memorial will be improved, at which time, the road can be extended to be serviced from Memorial which would make this a “temporary” turn around for service vehicles.

4.4 Reserve A – Landscape, Drainage & Detention:

The Reserve A area will be utilized as a buffer from Piedmont Road and developed to control drainage and sustained in an environmentally conscious and preserved way. The sidewalk will be developed adjacent to the Reserve A area which will be developed as a landscape space utilizing rain gardens and other natural features.

4.5 Common Areas:

Maintenance of the Common Areas in the development shall be the responsibility of the property owner or Property Owner's 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.

IV. Supporting Documents:

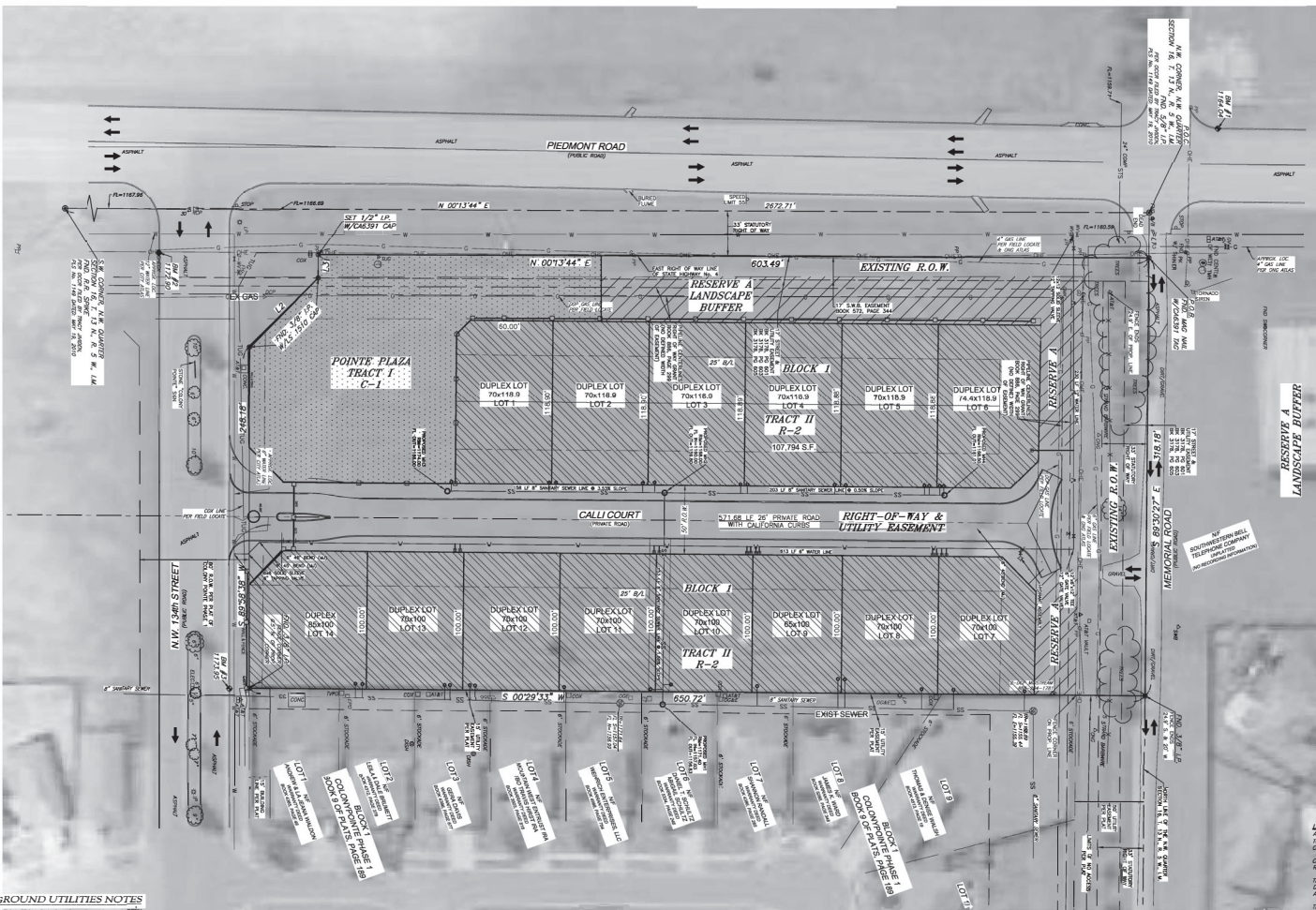
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

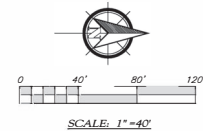
Exhibit A
SPUD-1435 – Legal Description

Part of Section Sixteen (16), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian. More particularly described as Beginning 33' East of the Northwest Corner (NW/C), Thence East 318.18', Thence South 650.72', Thence West 248.18', Thence Northwest 70.56', Thence West 17', Thence North to the Point of Beginning

EXHIBIT B
SPUD-1435



LOCATION MAP
SCALE: 1" = 2000'



LEGEND

- INDICATES 1/8" IRON PIN SET, W/CAP "CA 2280" (UNLESS OTHERWISE NOTED)
- INDICATES EXISTING MONUMENT
- M WATER METER
- N WATER VALVE
- Q FIRE HYDRANT
- P POWER POLE
- Q LIGHT POLE
- Y GUY WIRE
- G GAS METER
- V VENT PIPE
- B TELEPHONE PEDESTAL
- E ELECTRIC DISC
- C CLEAN OUT
- M MANHOLE
- S STORM DRAIN
- AIR AIR CONDITION UNIT
- SIGN
- ◆ BENCHMARK
- TREE
- TUG TELEPHONE, UNDERGROUND
- E OVERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC & CABLE TV
- FC FIBER OPTIC CABLE
- CABLE TV
- PET PETROLEUM LINE
- G GAS LINE
- HPD HIGH PRESSURE GAS LINE
- F FETTER LINE
- S SANITARY SEWER LINE
- STW STORM SEWER
- SNT SANITARY SEWTER SINK LINE
- X FENCE
- FENCE LINE

[illegible]

UNDERGROUND UTILITIES NOTES

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

Note To Contractors
 || Okie :1-800-522-6543

LOCATION OF UNDERGROUND UTILITY SERVICES. CONTRACTORS MUST CONTACT THIS NUMBER PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

EVERY EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITY LINES. BURIED UTILITIES ARE NOT NECESSARILY AS SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL SERVICES. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

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