

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD – 1907

MASTER DESIGN STATEMENT
FOR

14744 N. Council Road

July 6, 2022
August 26, 2022

PREPARED FOR:

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Residential

TABLE OF CONTENTS

INTRODUCTION 1.0

LEGAL DESCRIPTION 2.0

OWNER/DEVELOPER 3.0

SITE AND SURROUNDING AREA 4.0

PHYSICAL CHARACTERISTICS 5.0

CONCEPT 6.0

 DEVELOPMENT AND SUBDIVISION VARIATIONS 6.1

SERVICE AVAILABILITY 7.0

SPECIAL DEVELOPMENT REGULATIONS 8.0

 USE AND DEVELOPMENT REGULATIONS 8.1

SPECIAL CONDITIONS 9.0

 FAÇADE REGULATIONS 9.1

 LANDSCAPING REGULATIONS 9.2

 LIGHTING REGULATIONS 9.3

 SCREENING REGULATIONS 9.4

 PLATTING REGULATIONS 9.5

 DRAINAGE REGULATIONS 9.6

 DUMPSTER REGULATIONS 9.7

 ACCESS REGULATIONS 9.8

 PARKING REGULATIONS 9.9

 SIGNAGE REGULATIONS 9.10

 ROOFING REGULATIONS 9.11

SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13
SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
GENERAL DESIGN AND DEVELOPMENT GUIDELINES	9.17
SPECIFIC PLAN AND FINAL PLAT	9.18
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 14744 N. Council Road, consisting of 5.10 acres are located within the Northwest Quarter (NW/4) of Section 8, Township 13 North, Range 4 West, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 14744 N. Council Road, which is at the terminus of a private drive from North Council Road.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A and shown on the Plat of Survey in Exhibit B, attached and made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is 14744 N. Council, L.L.C.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-717 to be developed in accordance with RA, Single-family One-acre Rural Residential District regulations with a minimum lot size of 1.45 acres. Surrounding properties are zoned and used for:

- North: Property to the North is zoned PUD-1521 and currently used for agricultural.
- East: Property to the East is zoned PUD-1755 and PUD-1521 and currently used for agricultural.
- South: Property to the South is zoned PUD-1755 and currently used for agricultural.
- West: Property to the West is zoned R-1, Single-family Residential.

The subject property is currently developed with one single-family residence in accordance with PUD-717. Surrounding properties are also developed as single-family residences in accordance with PUD-717.

SECTION 5.0PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1109 to 1100 and the slope analysis reveals gentle to moderate slopes. The subject property has a general soil unit name of Renfrow silt loam, which typically has a brown fine sandy loam surface and subsurface layers. Several trees are located along the West property line and the water's edge along the Eastern portion of the property. This property is in the Deer Creek drainage basin and drains to Walnut Creek and there are 0.6 acres of the subject property located in Zone AE flood plain.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing RA Single-family One-acre Rural Residential District (PUD-717) based zoning with a maximum of seven (7) lots and minimum lot size of 1.45 acres to permit two (2) additional lots on the 5.10 acres Tract and a minimum lot of 1.2 acres with shared access from the existing cul-de-sac at the terminus of the private drive.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations 2005, as amended, to be made part of this PUD:

None.

The following represents variations to the RA Single-family One-acre Rural Residential District base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

None.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the North is NW 150th Street, which has a statutory right-of-way width of 33 feet on each side of the section line and is paved to County section line road standards. The nearest street to the East is North Rockwell Avenue, which has a statutory right-of-way width of 33 feet on each side of the section line and is paved to County section line road standards. The nearest street to the South is West Memorial Road, which are two-lane frontage roads for the John Kilpatrick Turnpike. The nearest street to the West is North Council Road, which has a statutory right-of-way width of 33 feet on each side of the section line and is paved to County section line road standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from aerobic onsite sewage disposal systems located on each lot.

7.3 WATER

Public water facilities for this property are not available. Water services will be provided by individual water wells on each lot.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station Number 3 located at 11601 N. MacArthur Boulevard, approximately four and a half miles to the Southeast from this PUD development. Fire protection in this PUD shall be in accordance with the subdivision regulations, i.e. water tank, fire hydrant, or individual fire suppression system.

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

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

The lots within this Planned Unit Development will have a portion of the lots within a FEMA 100-year floodplain. The general location of the FEMA 100-year Zone A floodplain is delineated on the Master Development Plan.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural-Low to Medium Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Rural-Low to Medium Intensity 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 **RA Single-family One-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.

The minimum lot size shall be 1.2 acres. The maximum density shall be 3 lots on the 5.10 acre tract and maximum lot coverage shall be 50% for this PUD.

9.0.....SPECIAL CONDITIONS

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

Permitted Use(s):

The following uses shall be the only uses permitted:

- Single-Family Residential (8200.14), and
- Community Recreation: Property Owners Association (8250.3).

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal R panels 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.

All practical means shall be used to preserve existing large trees on residential lots and common areas.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be preserved when practical.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No sight-proof screening shall be required for this PUD.

9.5 PLATTING REGULATIONS

Tracts within this PUD shall be created by individual legal descriptions and deeds to be submitted for deed approval. Platting shall not be required for this PUD.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall not be permitted in this PUD.

9.8 ACCESS REGULATIONS

Access to individual lots within the PUD shall be permitted to be from the existing private drive and cul-de-sac.

No pedestrian system shall be required in this PUD.

9.9 PARKING REGULATIONS

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

9.10 SIGNAGE REGULATIONS

Signs shall be prohibited in this PUD.

9.11 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better

9.12 SIDEWALK REGULATIONS

No pedestrian sidewalks shall be required within this PUD.

9.13 HEIGHT REGULATIONS

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

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

No common area shall be required in this PUD

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

General Design and Development Guidelines shall not be required for this PUD

9.18 SPECIFIC PLAN AND FINAL PLAT

Specific Plan approval shall not be required for this PUD.

Final Platting 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.

11.0 EXHIBITS

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

Exhibit A - Legal Description

Exhibit B – Plat of Survey

Exhibit C – Master Development Plan.

Exhibit A – Legal Description

14744 N. Council, L.L.C.
14744 N. Council Road
Oklahoma City, Oklahoma 73142

Project No. 6623.2

A tract in the Northwest Quarter (NW/4) of Section Eight (8), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Said tract being the East 426.83 feet of the following described tract:

Commencing at a point located from the Northwest corner (NW/C) of the Northwest Quarter (NW/4) of said Section 8, South 00°07'55" East along the West line of the Northwest Quarter (NW/4) a distance of 1150.59 feet to the point or place of beginning:

Thence South 89°53'00" East and parallel to the North line of said Northwest Quarter (NW /4) a distance of 1493.17 feet;

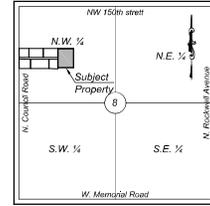
Thence South 00°07'55" East and parallel to the West line of said Northwest Quarter (NW/4) a distance of 520.48 feet;

Thence North 89°53'00" West and parallel to the North line of said Northwest Quarter (NW/4) a distance of 1493.17 feet to a point on the West line of said Northwest Quarter (NW/4);

Thence North 00°07'55" West along the West line of said Northwest Quarter (NW/4) a distance of 520.48 feet to the point or place of beginning.

Plat of Survey

Part of the Northwest Quarter of Section 8, Township 13 North, Range 3 West Oklahoma County, Oklahoma



Vicinity Map
Section 8, Township 13N, Range 8W
Not To Scale

Basis of Bearings:
S 00°07'55" E, on the
West line of the NW/4
Sec. 8, T. 13 N., R. 4 W.

Legal Description

A tract in the Northwest Quarter (NW/4) of Section Eight (8), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Said tract being the East 426.83 feet of the following described tract: Commencing at a point located from the Northwest corner (NW/C) of the Northwest Quarter (NW/4) of said Section 8, South 00°07'55" East along the West line of Northwest Quarter (NW/4) a distance of 1150.59 feet to the point or place of beginning; thence South 89°53'00" East and parallel to the North line of said Northwest Quarter (NW/4) a distance of 1493.17 feet; Thence South 00°07'55" East and parallel to the West line of said Northwest Quarter (NW/4) a distance of 520.48 feet; Thence North 89°53'00" West and parallel to the North line of said Northwest Quarter (NW/4) a distance of 1493.17 feet to a point on the West line of said Northwest Quarter (NW/4); Thence North 00°07'55" West along the West line of said Northwest Quarter (NW/4) a distance of 520.48 feet to the point or place of beginning.

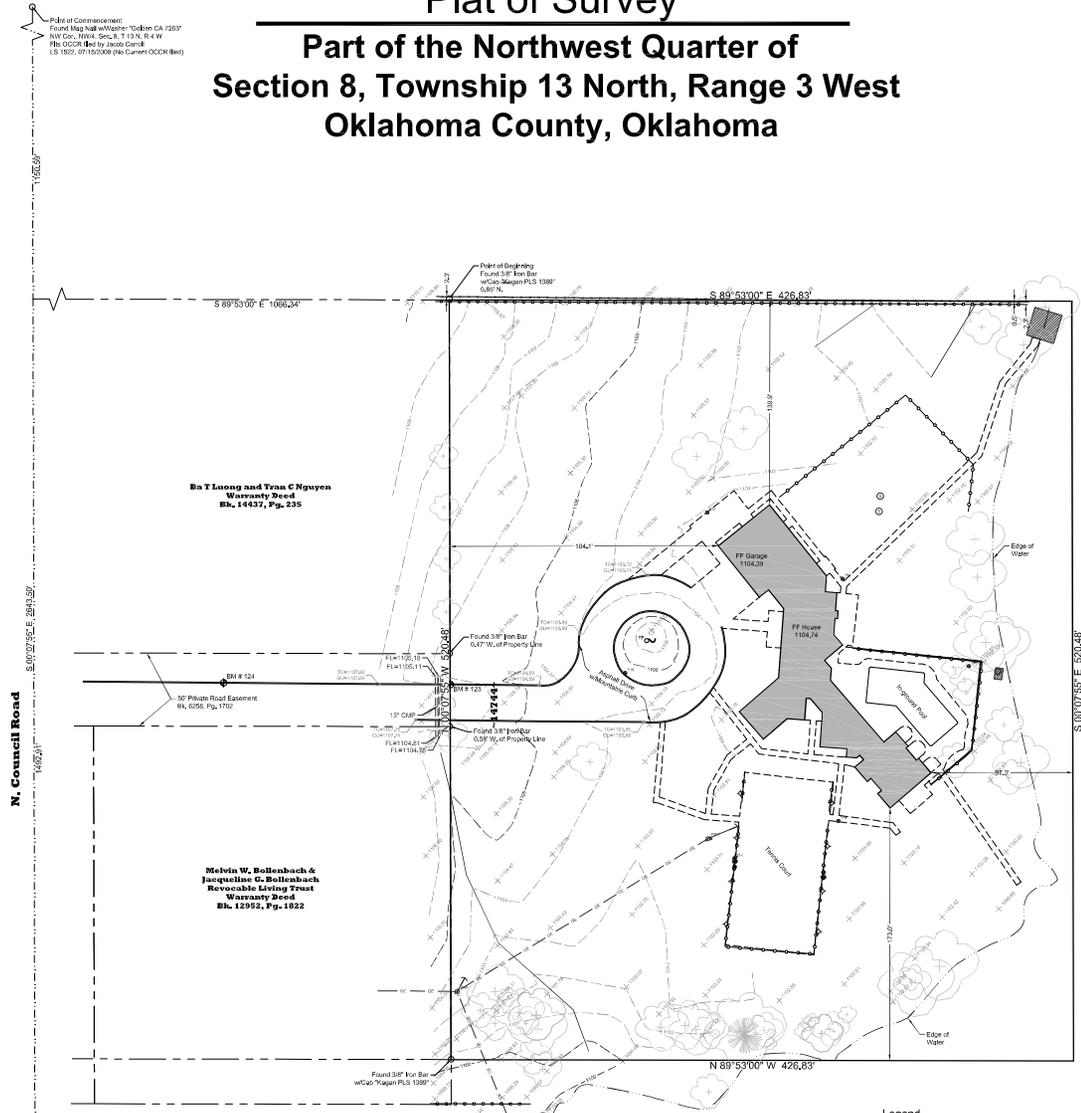
Surveyor's Notes

- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors September 14, 2018.
- Date of Field Work: March 8, 2021
- This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 11th day of March, 2020.


 CURTIS LEE HALE
 L.S. 1084
 Date: 3-11-21



Legend	
	SUBJECT PROPERTY
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	OVERHEAD ELECTRIC LINES
	BARBED WIRE FENCE
	STOCKADE FENCE
	EDGE OF WATER
	FOUND MONUMENT
	SET MONUMENT
	LIGHT POLE
	POWER POLE
	GUY ANCHOR
	WELL
	SEPTE-ID
	FLAG POLE

Point of Commencement:
Found Nag Hall Washer Station CA 7287
NW Cor. NW/4 Sec. 8, T. 13 N., R. 4 W.
File OCCR No. by Jacob Gamba
L.S. 1922, 671002008 (See Current OCCR File)

N. Council Road
S 00°07'55" E 2643.53'

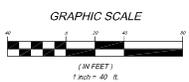
S 00°07'55" E 520.48'

Benchmark

OKC GPS Sta, No. 360
2" Aluminum Cap located approximately 2800 feet West of the centerline of Council Road and 13 feet North of the centerline of NW 17th Street.
Elev.=1099.36

BM # 123
Cut "X" on the North side of drive at the West property line.
Elev.=1106.90

BM # 124
Cut "X" on the North side of private drive mountable curb 155' West of the West property line.
Elev.=1111.16



THE UTILITIES AS SHOWN ON THIS DRAWING WERE SO OBTAINED FROM THE INFORMATION AVAILABLE. THIS IS NOT AN ENDORSEMENT BY THE SURVEYOR TO THE COMPLEteness OR ACCURACY OF THE INFORMATION IN THIS AREA, IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WHETHER SHOWN OR NOT AND PROTECT THEM FROM ANY DAMAGE.

SW Cor. NW/4
Sec. 8, T. 13 N., R. 4 W.
Established from OCCR
Filed by Robert Home, L.S. 1531, 670282005

<p>PROJECT NAME: Part of the Northwest Quarter Section 8, Township 13 North Range 4 West of the Indian Meridian Oklahoma County, Oklahoma Plat of Survey</p> <p>PROJECT NO.: 6623,1</p> <p>FILE: 6623-1.dwg</p> <p>DATE: 3/10/2021</p> <p>DRAWN BY: JMS</p> <p>CHECKED BY: CLH</p> <p>FIELD CREW: CH</p> <p>SHEET: 1</p> <p>OF 1</p>	<p>DATE</p> <p>REV/ISSUE</p> <p>NO.</p> <p>Mr. Jason Martin c/o Apollo Building Systems, Inc. 101 Industrial Boulevard Moore, Oklahoma 73160</p> <p>Land Surveying and Planning 1600 SW 89th Street, Building C, Suite 200 Oklahoma City, Oklahoma 73159 Curtis Lee Hale, L.S. 1084 C. L. Hale, P.E., L.S. 3619 - Exp. June 30, 2021 www.landsurvey.com</p> 
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