

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

**PUD – 1904**

**DESIGN STATEMENT**

**FOR**

**CAMBRIA**

**44<sup>th</sup> St. and Sara Rd.**

**June 20, 2022**

**Revised July 21, 2022**

**Revised August 4, 2022**

**Revised September 6, 2022**

**Revised September 13, 2022**

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## RESIDENTIAL

### **SECTION 1.0 INTRODUCTION**

The Planned Unit Development (PUD) of Cambria, consisting of 48.27 acres is located within the NE/4 of Section 22, Township 11 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma City, Oklahoma. The subject property is generally located south of S.W. 44th Street, west of S. Sara Rd.

### **SECTION 2.0 LEGAL DESCRIPTION**

The legal description of the overall property and its separate Tracts comprising the proposed PUD of Cambria is described in Exhibit A, attached and is made a part of this Design Statement.

### **SECTION 3.0 OWNER / DEVELOPER**

The owner / developer of this property described in Section 2.0 is WP Land, LLC., 2731 S. I-35 Service Road, Moore, Oklahoma 73160.

### **SECTION 4.0 SITE AND SURROUNDING AREA**

The subject property is currently zoned AA District and is vacant. Surrounding properties are zoned and used for:

North: "AA", currently vacant farmland.

South: "AA", currently vacant farmland.

East: "AA", and R-1, currently vacant farmland.

West: "AA", currently vacant farmland.

The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the Oklahoma City Comprehensive Plan (Plan OKC).

### **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The highest elevation of the subject property is on the southeast side adjacent to S. Sara Rd at elevation 1320, while the lowest elevation is 1278 at a low point adjacent to SW 44<sup>th</sup> Street. There is a USGS Blue Line and floodway that runs along the western portion of the site, south to north. There are multiple soil types within this site; NrB Norge silt loam in the northwest, NaD Nash-Ironmound complex in the southern and KfB Kingfisher silt loam in the center and northern portion of the site.

### **SECTION 6.0 CONCEPT**

The concept for this PUD is to provide for community commercial in Tract 1 at the corner where SW 44<sup>th</sup> and S. Sara Rd intersect and continuing southward along Sara Rd. Single family lots are located within Tract 2.

### **SECTION 7.0 SERVICE AVAILABILITY**

## RESIDENTIAL

### 7.1 STREETS

The nearest street to the north is SW 44th Street, which has a right-of-way width of 33-feet from centerline and the approach along SW 44<sup>th</sup> towards the intersection has been improved with 4-lanes. The nearest street to the east is S. Sara Rd, which has been improved to a 4-lane arterial. The nearest street to the south is SW 59th Street, which has a right-of-way width of 33-feet from centerline and is paved to rural standards. The nearest street to the west is S. Mustang Rd. and is paved as a 4-lane arterial.

Streets that are proposed in this PUD shall be public streets built to Oklahoma City's standards and shall have right-of-way widths of 50-feet.

### 7.2 SANITARY SEWER

Sanitary sewer facilities for this property are currently available and runs south to north adjacent to the streambed on the west side of the property.

### 7.3 WATER

Water facilities for this property are currently available. There is an existing 16 inch water line located along the north side of SW 44<sup>th</sup> Street and a 16 inch water line located on the east side of Sara Rd.

### 7.4 FIRE PROTECTION

There nearest Oklahoma City Fire Rescue Station to this property is Station 33 at 11630 SW 15<sup>th</sup> Street, Yukon, 3.1 miles from an entrance into the addition.

### 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 PUD.

### 7.7 DRAINAGE

This Planned Unit Development is not located within the FEMA 100 year floodplain.

### 7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available. This PUD fits within the description of the Comprehensive Plan designation.

## **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, 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 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**

This planned unit development shall consist of two (2) tracts as follows:

#### **8.1.1 TRACT ONE (1)**

The use and development regulations of the "C-3" Community Commercial District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following use units shall be the only uses permitted in Tract 1:

- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5).
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food with Drive-Through Order Window (8300.36) and
- Ordering Call Box\*
- Eating Establishments: Sitdown (8300.37)

## RESIDENTIAL

### 9.3 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. A minimum 10 foot landscape buffer shall be provided within Tract 1 where abutting a residential use or zoning district.

### 9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 of the Oklahoma City Municipal Code, 2020, as amended.

### 9.5 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot high screen shall be required along the western and southern boundary of Tract 1 where abutting residential zoning/use. Said screen shall be constructed entirely of stucco, brick, stone, or wood and shall be solid and opaque.

### 9.6 DUMPSTER REGULATIONS

Within Tract 1, dumpsters shall be located in 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 single-family residential zoning/use.

### 9.7 PLATTING REGULATIONS

All residential land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

### 9.8 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Private 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's, 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 of such private drainage-ways shall be the responsibility of the property owners.

### 9.9 ACCESS REGULATIONS

There shall be one street access point from S. Sara Rd. and one street access point from SW 44<sup>th</sup> Street to serve the residential Tract 2. There shall be three additional driveway access points from S. Sara Rd and there shall be one driveway access point along the south side of SW 44<sup>th</sup> St. to serve the Commercial Tract 1. Access driveways shall meet driveway separation requirements.

Tract 1 Lots may be platted and subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive.

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Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)  
Food and Beverage Retail Sales (8300.41)  
Gasoline Sales: Large (8300.45)\*  
Gasoline Sales: Small: Restricted (8300.46)\*  
Laundry Services (8300.48)  
Medical Services: General (8300.52)  
Medical Services: Restricted (8300.53)  
Participant Recreation and Entertainment: Indoor (8300.55)  
Payday or Title Loan Agencies (8300.57)  
Personal Services: General (8300.58)  
Personal Services: Restricted (8300.59)  
Personal Storage (8300.60)  
Repair Services: Consumer (8300.61)  
Research Services: Restricted (8300.62)  
Retail Sales and Services: General (8300.63)

\*These uses shall be located at least 150 feet from a residential use or district. A 150-foot setback from residential for drive-through order windows/call boxes shall be required.

### 8.1.2 TRACT TWO (2)

The use and development regulations of the “R-1” Single-Family Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, including conditional, special permit, special exception, 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

### 9.1 MODIFIED LOT REQUIREMENTS

#### 9.1.1 TRACT 2:

1. Minimum lot size shall be 4,000 square feet.
2. Minimum lot width shall be 40 feet at the platted front building line.
3. The minimum depth of the front yard shall be 20 feet.
4. Maximum lot coverage shall be 65%.

### 9.2 FAÇADE REQUIREMENTS:

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.



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A split lot is not required to have frontage on an approved street. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

Access to Tract 2 of this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a Boulevard street.

Streets or driveways on adjacent property within 200 feet of this PUD shall be shown on the Master Development Plan.

Individual residential lots shall not be permitted to take access from arterial/section line road(s) and “Limits of No Access” shall be established along lots abutting an arterial/section line road for residential lots.

### 9.10 PARKING REGULATIONS

The design and number of all parking facilities for all Tracts within this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

For Tract Two (2), on-street queuing and maneuvering into parking spaces shall be permitted within the public right-of-ways. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

### 9.11 SIGNAGE REGULATIONS

#### 9.11.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs in Tract 1 shall be monument signs, a maximum of 12 feet tall and have a maximum area of 100 square feet per side. A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business development is located, as long as the business and the sign are located within this PUD.

Single Family residential subdivision sign requirements shall be in accordance with the Oklahoma City Municipal Code, as amended.

All free-standing accessory signs shall provide a landscaped area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy this requirement.

#### 9.11.2 ATTACHED SIGNS

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

#### 9.11.3 NON-ACCESSORY SIGNS

Non-accessory signs are specifically prohibited in this PUD.

## RESIDENTIAL

### 9.11.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display Signs are specifically prohibited in this PUD.

### 9.12 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better, except that commercial buildings shall be permitted to have flat roofs.

### 9.13 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along SW 44th Street and along S. Sara Road or six-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.

### 9.14 HEIGHT REGULATIONS

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

### 9.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

### 9.16 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.

### 9.17 COMMON AREAS/OPEN SPACE

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. The open space on the west side shall be dedicated as Common Area. This PUD shall require 15% minimum open space.

## 10.0 DEVELOPMENT SEQUENCE

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

## 11.0 EXHIBITS

RESIDENTIAL

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

EXHIBIT A: LEGAL DESCRIPTIONS: OVERALL, TRACT-1 AND TRACT-2

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

## RESIDENTIAL

### **CAMBRIA PUD OVERALL LEGAL**

A tract of land situate within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°11'52"E along the East line of said NE/4 a distance of 2308.57 feet; thence  
N89°50'54"W a distance of 792.00 feet; thence  
S00°11'48"E a distance of 331.18 feet to a point on the South line of said NE/4; thence  
N89°56'01"W along said South line a distance of 150.73 feet; thence  
N00°14'15"E a distance of 1218.72 feet; thence  
N04°59'21"E a distance of 1034.47 feet; thence  
N14°56'09"E a distance of 404.93 feet to a point on the North line of said NE/4; thence  
S89°45'45"E along said North line a distance of 734.25 feet to the POINT OF BEGINNING.

Said tract contains 2,102,597 Sq Ft or 48.27 Acres, more or less.

### **TRACT 1**

A tract of land situate within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°11'52"E along the East line of said NE/4 a distance of 633.75 feet; thence  
S89°48'08"W a distance of 422.95 feet; thence  
N18°31'20"E a distance of 194.92 feet; thence  
N01°46'02"E a distance of 157.27 feet; thence  
S89°48'08"W a distance of 110.04 feet to a point on a non-tangent curve to the left; thence  
7.89 feet along the arc of said curve having a radius of 800.00 feet, subtended by a chord of 7.89 feet which bears N00°05'05"E; thence  
N00°11'52"W a distance of 287.60 feet to a point on the North line of said NE/4; thence  
S89°45'45"E along said North line a distance of 465.01 feet to the POINT OF BEGINNING.

Said tract contains 265,110 Sq Ft or 6.09 Acres, more or less.

## RESIDENTIAL

### TRACT 2

A tract of land situate within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of said NE/4; thence  
S00°11'52"E along the East line of said NE/4 a distance of 903.75 feet to the point of beginning; thence  
continuing

S00°11'52"E along said East line a distance of 1674.83 feet; thence  
N89°50'54"W a distance of 792.00 feet; thence  
S00°11'48"E a distance of 331.18 feet; thence  
N89°56'01"W a distance of 150.73 feet; thence  
N00°14'15"E a distance of 1218.72 feet; thence  
N04°59'21"E a distance of 1034.47 feet; thence  
N14°56'09"E a distance of 404.93 feet to a point on the North line of said NE/4; thence  
S89°45'45"E along said North line a distance of 269.24 feet; thence  
S00°11' 52" E a distance of 287.60 feet to a point of curvature to the right; thence  
7.89 feet along the arc of said curve having a radius of 800.00 feet, subtended by a chord of 7.89 feet  
which bears S00°05'05"W; thence  
N89°48'08"E a distance of 110.04 feet; thence  
S01°46'02"W a distance of 157.27 feet; thence  
S18°31'20"W a distance of 194.92 feet; thence  
N89°48'08"E a distance of 422.95 feet to the POINT OF BEGINNING.

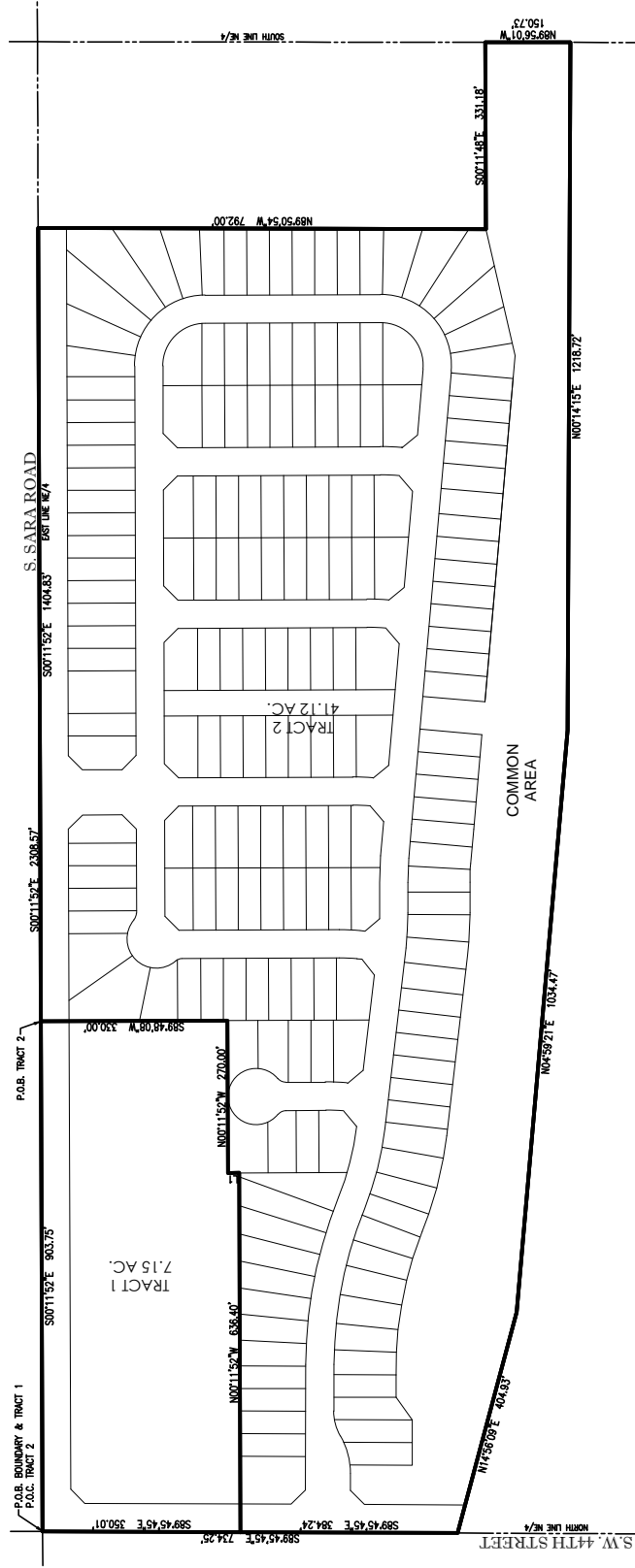
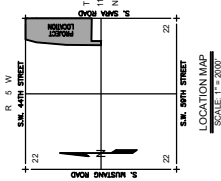
Said tract contains 1,837,487 Sq Ft or 42.18 Acres, more or less.

MASTER DEVELOPMENT PLAN

OF

CAMBRIA

A PART OF THE NE/4 OF SECTION 22, T11N, R5W, 1M,  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	20.07	S89°45'45"E

EXHIBIT B

LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Eleven North, Range Five West, 1st Meridian, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE/4; thence S00°11'52"E along the East line of said NE/4 a distance of 2308.57 feet; thence S89°45'45"E a distance of 30.18 feet to a point on the South line of said NE/4; thence S00°11'52"E a distance of 30.18 feet to a point on the North line of said NE/4; thence N00°14'15"E a distance of 1218.72 feet; thence N00°14'15"E a distance of 1218.72 feet; thence S89°45'45"E along said North line a distance of 734.25 feet to the POINT OF BEGINNING.

Said tract contains 2,102.897 Sq. Ft. or 48.27 Acres, more or less.

LEGEND:

P.O.C. POINT OF COMMENCEMENT  
(NE/4 OF NE/4, SECTION 22,  
T11N, R5W, 1M)

P.O.B. POINT OF BEGINNING

PROJECT OWNER AND DEVELOPER:

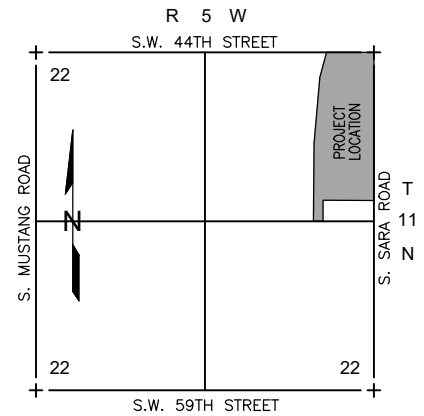
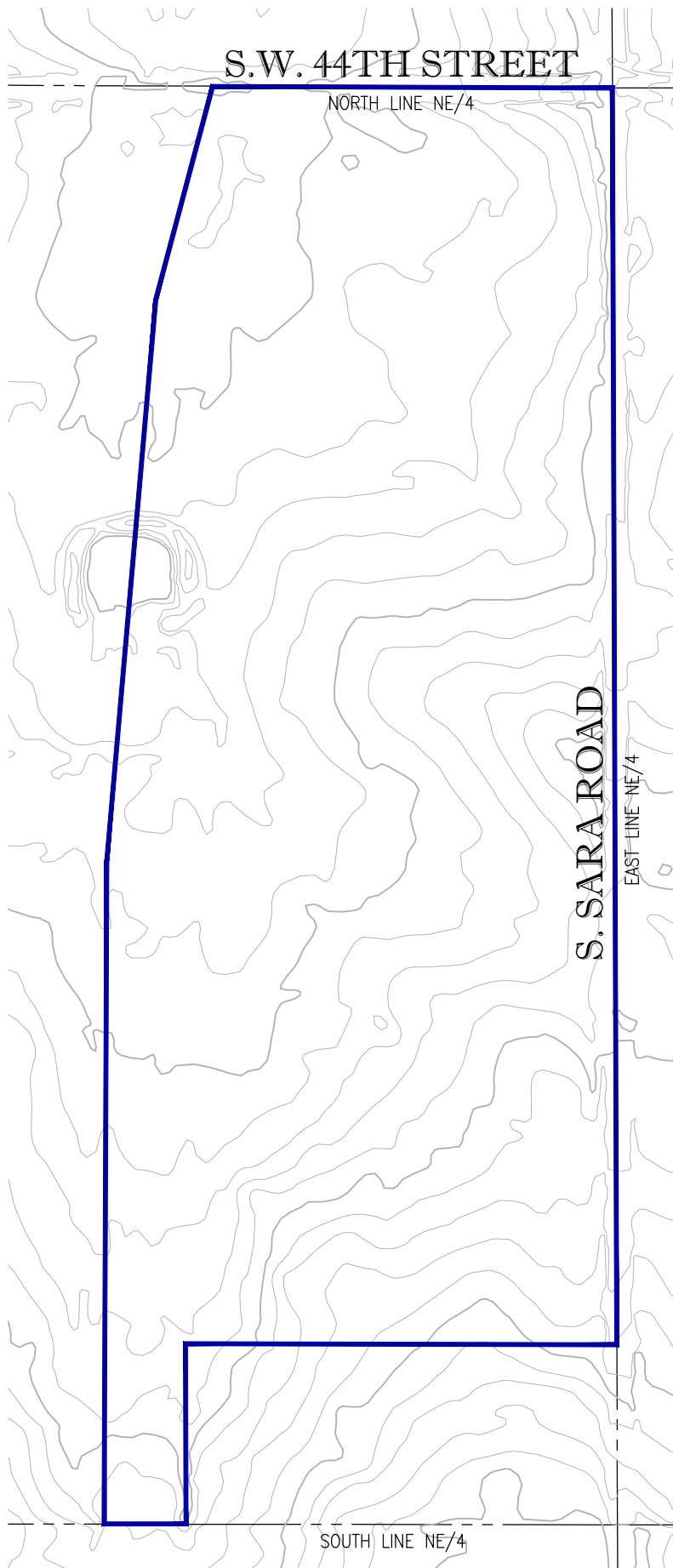
WFO LAND, LLC  
7731 N. W. 15  
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MASTER DEVELOPMENT PLAN  
CAMBRIA

**Crafton Tull**

405.366.0000  
www.craftontull.com

SHEET NO.: 1 of 1  
DATE: 06/23/22  
PROJECT NO.: 21617700



**LOCATION MAP**  
SCALE: 1" = 3000'



SCALE: 1" = 300'

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC  
2731 S. I-35 SERVICE ROAD  
MOORE, OKLAHOMA 73160

PH: 405.366.0000  
EMAIL: anthony@westpointgroup.com

CAMBRIA - TOPOGRAPHIC MAP - EXHIBIT C



**Crafton Tull**  
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SHEET NO.: 1 of 1  
DATE: 06/23/22  
PROJECT NO.: 21617700

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2022