

APPROVED

8-29-2023

BY THE CITY COUNCIL
Amy H. Simpson CITY CLERK

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

PUD-1957

MASTER DESIGN STATEMENT FOR

Meinke Builders, Inc.

11800 SW 104th St.

May 31, 2023

June 26, 2023

PREPARED FOR:

Meinke Builders, Inc.
11800 SW 104th St.
Mustang, Oklahoma 73064

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Meinke Builders, Inc., consisting of 5.03 acres, is located within the Northeast Quarter (NE/4) of Section 9, Township 10 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma.

SECTION 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.

SECTION 3.0 OWNER/DEVELOPER

The owners and developers of this property are Adam and Petra Meinke.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-1103. Surrounding properties are zoned and used for:

- North: AA District and is undeveloped.
- East: AA District and is used for residential.
- South: AA District and used for residential.
- West: AA District and used for residential.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently developed and used for single-family residential.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit a residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 104th St. The nearest street to the east is S. Darrow Rd. The nearest street to the south is SW 119th. The nearest street to the west is S. Payne Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 38 located at 14500 SW 59th St. It is approximately 6 miles from this PUD development.

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

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural-Low Intensity land use topology 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 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 **R-A Single Family Rural Residential District** shall govern this PUD, except as herein modified.

- All uses within the R-A District shall be permitted.
- A maximum of two lots are permitted.
- The minimum lot size shall be 1.6 acres.
- The minimum lot width shall be 200 feet.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, metal, masonry, rock, stone, stucco, or wood, or other similar type finish.

9.2 LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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

The existing five-foot PVC fence shall be permitted to remain and deemed to conform to applicable regulations.

9.5 PLATTING REGULATIONS

Platting shall not be required.

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

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

9.8 ACCESS REGULATIONS

There shall be one (1) access point from Darrow Rd. and a maximum of two (2) access points – one driveway per lot – from SW 104th St. in this PUD.

9.9 PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

The existing roof shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, it shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK AND DENSITY REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements in this PUD shall be the same as the base-zoning district.

Minimum lot size within this PUD shall not be less than 1.6 acres.

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 SPECIFIC PLAN

A specific plan shall not be required.

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 – Conceptual Master Development Plan
- Exhibit C – Topography Plan

Exhibit A
PUD-1957
Legal Description

The North One-Half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Nine (9), Township 10 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, containing 5.03 acres more or less.

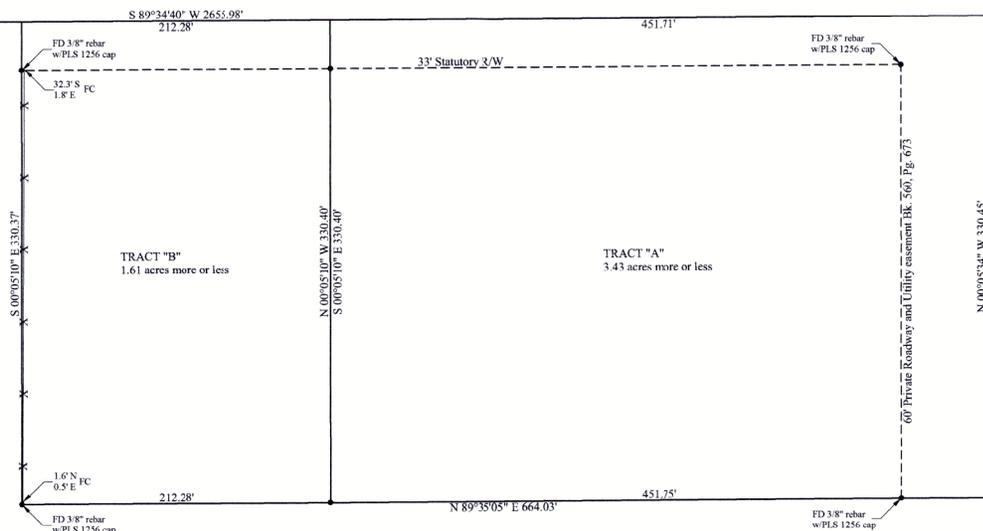
PLAT OF SURVEY

EXHIBIT B

Conceptual Master Development Plan

NW/4 NW/4 Sec. 9,
T-10-N, R-5-W L.M.
CCR by L.S. 1084
FD Rail Road Spike

NE/4 NW/4 Sec. 9,
T-10-N, R-5-W L.M.
CCR by L.S. 1084
FD 3/8" rebar



LEGAL DESCRIPTION- ORIGINAL

The North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, as described in a Warranty Deed recorded in Book 3026, Page 892 in the Canadian County Clerk's office.

LEGAL DESCRIPTION- TRACT (A)

A tract of land located in the North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Beginning at the Northeast corner of said Northwest Quarter (Certified Corner Record by L.S. #1084);
Thence South 89°34'40" West on the North line of said Northwest Quarter (being the basis of bearing for this legal description) for a distance of 451.71 feet; Thence South 00°05'10" East and parallel with West line of said North-half for a distance of 330.40 feet to the South line of said North-half;
Thence North 89°35'05" East for a distance of 451.75 feet to the Southeast corner of said North-half;
Thence North 00°05'34" West for a distance of 330.45 feet to the point of beginning.
This property description was prepared on April 19, 2023 by Steve Schuelein, Licensed Professional Land Surveyor Number 1256.

LEGAL DESCRIPTION- TRACT (B)

A tract of land located in the North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast corner of said Northwest Quarter (Certified Corner Record by L.S. #1084);
Thence South 89°34'40" West on the North line of said Northwest Quarter (being the basis of bearing for this legal description) for a distance of 451.71 feet to the point of beginning;
Thence continuing South 89°34'40" West for a distance of 212.28 feet to the Northwest corner of said North-half;
Thence South 00°05'10" East for a distance of 330.37 feet to the Southwest corner of said North-half;
Thence North 89°35'05" East on the South line of said North-half for a distance of 212.28 feet;
Thence North 00°05'10" West for a distance of 330.40 feet to the point of beginning.
This property description was prepared on April 19, 2023 by Steve Schuelein, Licensed Professional Land Surveyor Number 1256.

OWNER:
Adam and Petra Meinke
11800 SW 104 Street, Mustang, Oklahoma 73064

SCHEDULE B-2 EASEMENT NOTES:

A Title Commitment was not provided to this maker.
This maker assumes no liability for any Easements or Right-Of-Ways that may or may not cross surveyed property.

CERTIFICATE OF SURVEY:

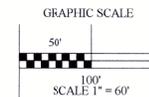
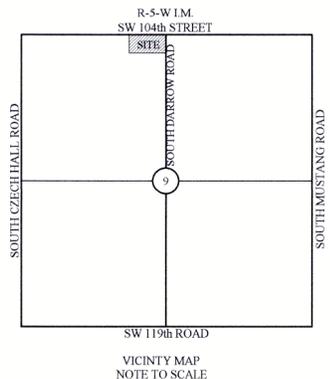
This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Land Surveyors.

Steve Schuelein 4-22-23
Steve Schuelein, Licensed Professional Land Surveyor No. 1256



SURVEYORS NOTES:

Bearing reference is the North line of the NW/4 = S 89°34'40" West, Grid.
Building on surveyed property are not shown hereon.
● = Set 3/8" rebar with PLS 1256 cap unless noted
CCR = Certified Corner Record
FC = fence corner
FD = found
X = plastic rail fence



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MOBILE: (405) 306-6771
E-MAIL: shoesand@cox.net
SURVEY NO.: S2416 NEW
DATE: 04/19/2023
DATE OF LAST SITE VISIT: 04/18/2023
REVISION DATE:

EXHIBIT C

