

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-1956

MASTER DESIGN STATEMENT FOR

Oak Park Landing

May 23, 2023

June 13, 2023

June 27, 2023

PREPARED FOR:

Don Dillingham
121 NE 50th St.
Oklahoma City, OK 73105

PREPARED BY:

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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
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
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Oak Park Landing, consisting of 9.87 acres, is located within the Northwest Quarter (NW/4) of Section 20, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma 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 owner of this property is Wilson Simons Revocable Trust. The developer of this property is Don Dillingham.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1787. Surrounding properties are zoned and used for:

- North: R-1 District and is currently undeveloped.
- East: SPUD-509, PUD-605, and C-3 District and used for commercial.
- South: PUD-275 District and is currently undeveloped.
- West: PUD-58A 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 undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to an R-4 base zoning that will permit a residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NE 122nd St. The nearest street to the east is Holland. The nearest street to the south is NE 115th St. The nearest street to the west is Woodland Hills Dr.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Rd. It is approximately 3.4 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 Urban-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-4 General Residential District shall govern this PUD, except as herein modified.

The following uses shall be permitted:

- 8250.3 Community Recreation: Property Owners Association
- 8250.13 Light Public Protection and Utility: Restricted
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8200.12 Multiple-Family Residential [limited to a maximum of 175 units]
- 8200.14 Single-Family Residential
- 8200.15 Three- and Four- Family Residential
- 8200.16 Two-Family Residential

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. Exposed metal 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.

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

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20’ centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

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

Dumpsters shall be located within 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 residential zoning district or use.

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 two (2) access points from NE 122nd St. in this PUD.

9.9 PARKING REGULATIONS

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

Each structure in this PUD shall have Class C roofing or better.

9.12 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.

9.13 HEIGHT REGULATIONS

The maximum height within this PUD shall be two (2) stories.

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

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, pool, pool house, dog park, playground, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A PUD Specific Plan shall be required per 59-14150.D. and shall include an internal pedestrian network. If the first Specific Plan application includes the overall site layout and elevations for the first building, no additional Specific Plans will 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
LEGAL DESCRIPTION

OakPark Landings

May 22, 2023

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°31'38" East (North 89°31'08" East record), along and with the North line of said Northwest Quarter (NW/4), a distance of 1,039.25 feet (1039.02 feet record);

THENCE South 00°28'56" East, departing said North line, a distance of 50.00 feet to a the Northwest (NW) Corner of the recorded plat HOLLAND VILLAGE, said point being the POINT OF BEGINNING;

THENCE continuing South 00°28'56" East, along and with the West line of said plat HOLLAND VILLAGE, a distance of 988.93 feet;

THENCE South 89°27'56" West, departing said East line, a distance of 464.02 feet to a point on the extended East line of the recorded plat SECTION ONE WOODLAND HILLS VILLAGE;

THENCE North 00°28'56" West, along and with the extended East line of said plat SECTION ONE WOODLAND HILLS VILLAGE and said East line, a distance of 749.49 feet;

THENCE continuing along and with the East line of said Plat SECTION ONE WOODLAND HILLS VILLAGE the following six (6) calls:

1. on a non-tangent curve to the left having a radius of 1,332.41 feet, a chord bearing of South 56°43'20" East, a chord length of 105.08 feet and an arc length of 105.11 feet;
2. South 58°58'56" East, a distance of 49.11 feet;
3. North 31°01'04" East, a distance of 40.00 feet;
4. on a non-tangent curve to the right having a radius of 142.80 feet, a chord bearing of North 18°06'25" West, a chord length of 186.90 feet and an arc length of 203.75 feet;
5. on a reverse curve to the left having a radius of 307.35 feet, a chord bearing of North 14°20'09" East, a chord length of 90.14 feet and an arc length of 90.47 feet;

Prepared by Matthew Johnson P.L.S. 1807

Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-23)

\\ci.okc\okc\DS-SubdivisionandZoning\Chambless\PUD\1900-1999\PUD-1956 Exhibit AI Legal Description (Revised).docx

6. North $46^{\circ}33'09''$ East, a distance of 36.08 feet (36.58 feet record) to a point on the South right-of-way line of N.E. 122nd Street, said point being 50.00 feet South of the North line of said Northwest Quarter (NW/4);

THENCE North $89^{\circ}31'38''$ East (North $89^{\circ}31'08''$ East record), along and with the South right-of-way line of N.E. 122nd Street, a distance of 321.03 feet (320.66 feet record) to the POINT OF BEGINNING.

Containing 429,700 square feet or 9.8646 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

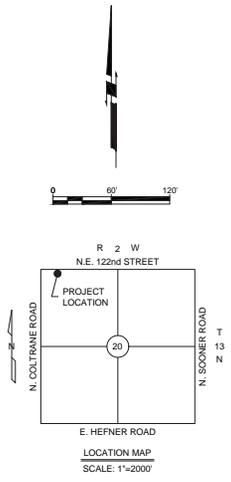
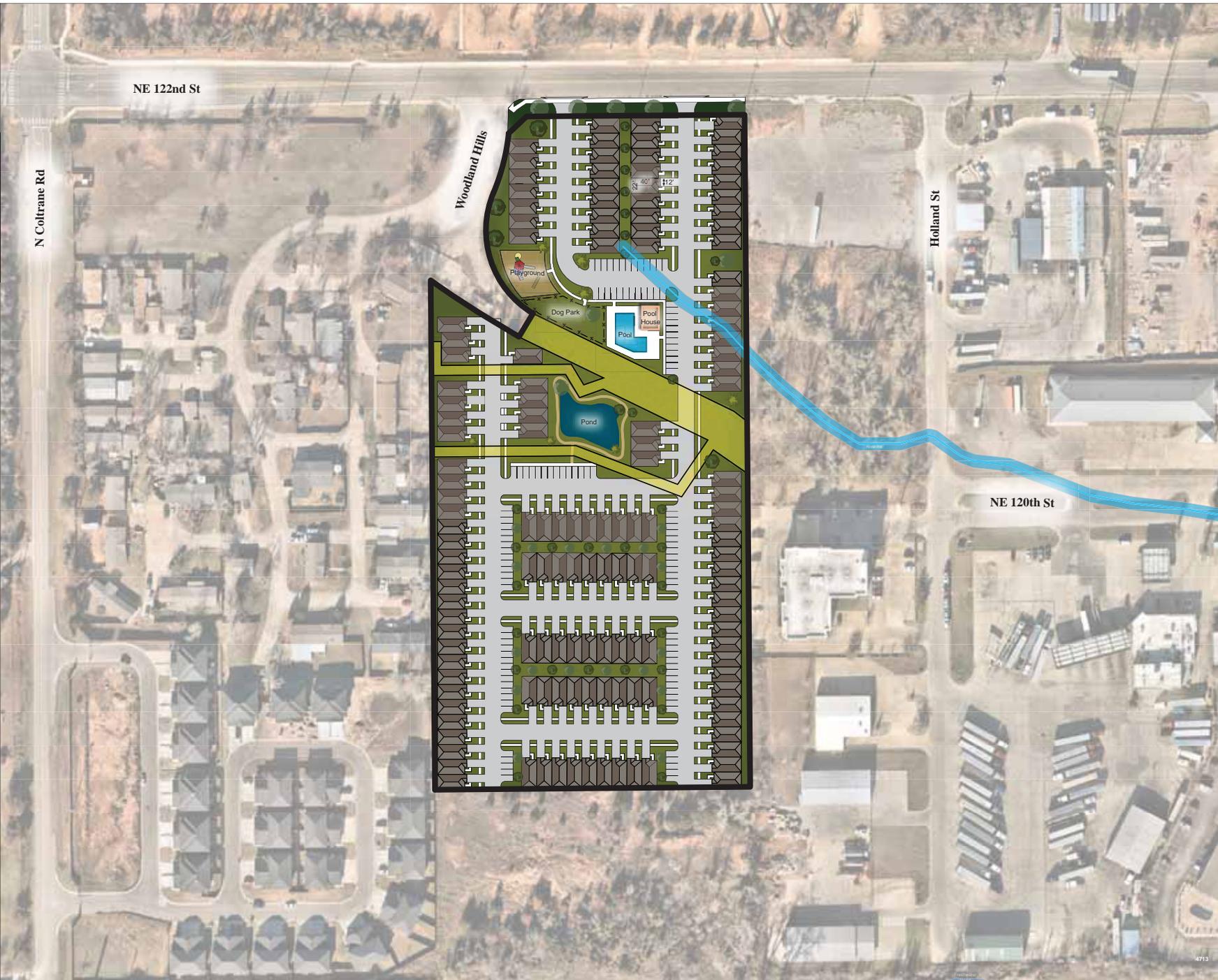


EXHIBIT B

Oak Park Landing

Conceptual Site Plan
+/- 9.87 Acres

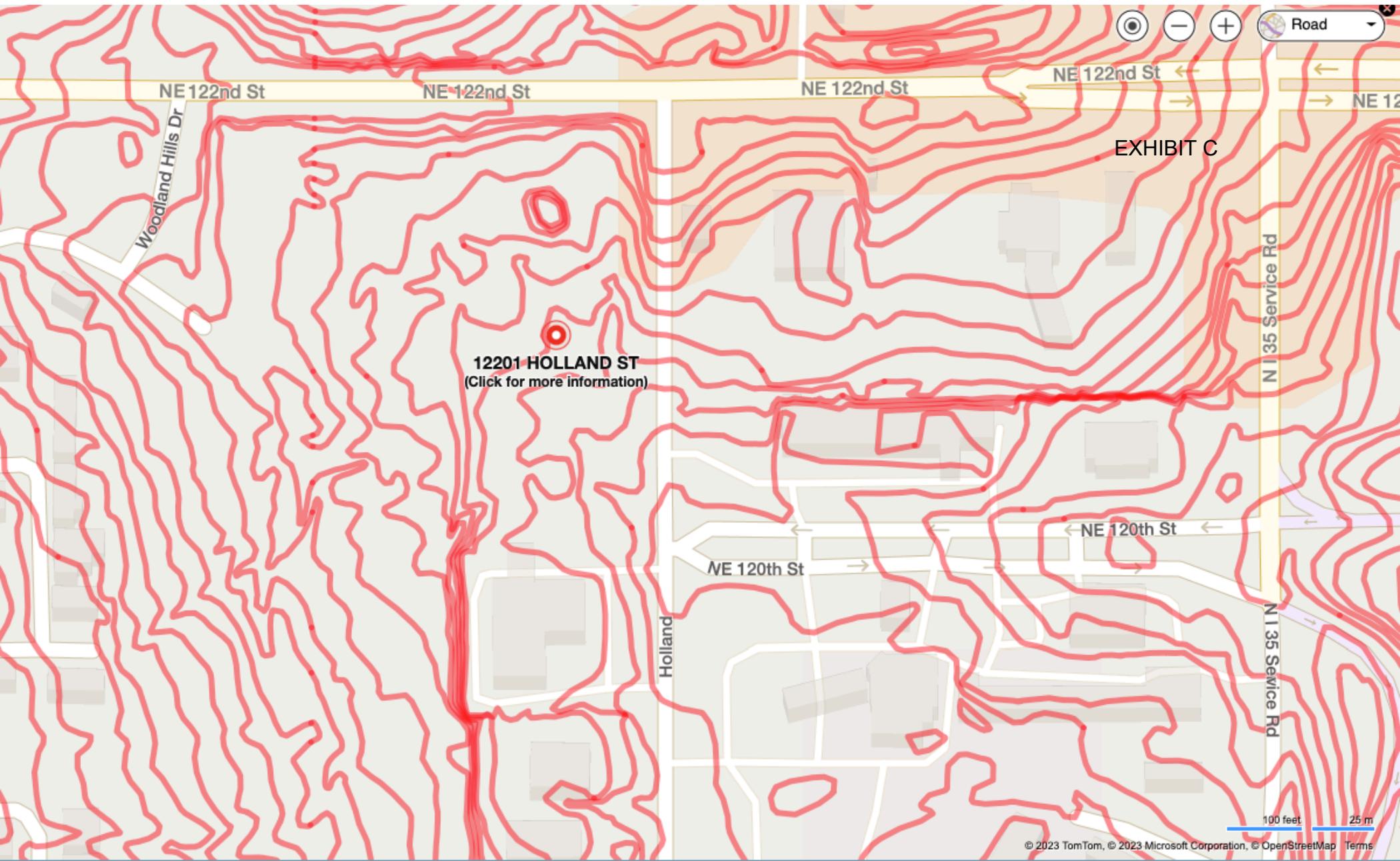
Proposed Parking: 117 Spaces
Proposed Units: 145



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ENGINEERS SURVEYORS PLANNERS
4/13/23

Conceptual site plan showing feasible option
permitted under proposed rezoning



Navigation controls: a circular home button, a minus sign for zoom out, a plus sign for zoom in, and a dropdown menu labeled "Road" with a globe icon.

NE 122nd St

Woodland Hills Dr

EXHIBIT C

12201 HOLLAND ST
(Click for more information)

N 135 Service Rd

NE 120th St

NE 120th St

Holland

N 135 Service Rd

100 feet 25 m