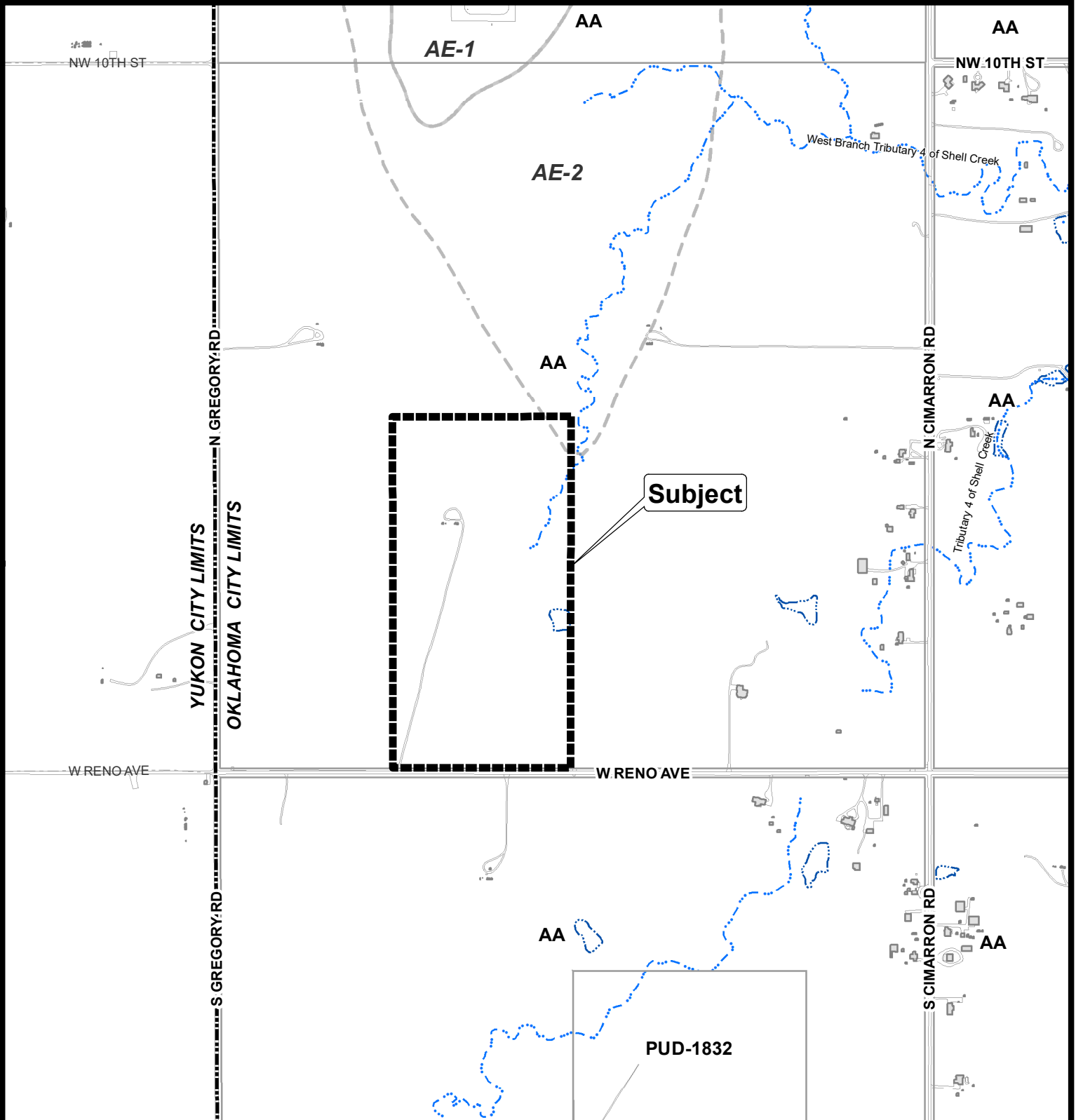
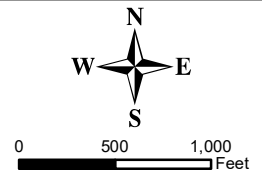


Case No: PUD-1990    Applicant: Justin & Gina Owens  
Existing Zoning: AA / AE-2  
Location: 15901 W. Reno Ave.



The City of  
OKLAHOMA CITY

# Planned Unit Development



**PLANNED UNIT DEVELOPMENT**

**DESIGN STATEMENT**

**FOR**

**PUD-\_\_\_\_\_**

**DAWSON CREEK**

**December 6, 2023**

**PREPARED FOR:**

**Justin and Gina Owens  
15901 W. Reno Avenue  
Yukon, OK 73099**

**PREPARED BY:**

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## **SECTION 1.0 INTRODUCTION**

This Planned Unit Development proposes large lot, single family rural residential development. The property is located east of Gregory Road and north of Reno Avenue.

## **SECTION 2.0 LEGAL DESCRIPTION**

The legal description of the property is described in Exhibit A, attached and made a part of this Design Statement.

## **SECTION 3.0 OWNER/DEVELOPER**

The owners and developers of this property are Justin and Gina Owens.

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

The subject property is currently zoned AA Agricultural and is occupied with a house and working oil well. Property to the north is zoned AA and is the location of the Clarence E. Page Airport. Property to the west is zoned AA Agricultural and is vacant. Property to the south is zoned AA Agricultural and is primarily vacant with oil well tank batteries. Property to the east is zoned AA and is primarily vacant with oil and/or gas well accessory uses.

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The property drains from the southwest to the northeast.

## **SECTION 6.0 CONCEPT**

The concept for the PUD is to provide for rural residential lots served with private, individual water wells and sewage systems.

### **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the RA-2 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-6100.3 District Bulk Standards, Table 6100.2 –

- The minimum lot size for single family is established as two acres instead of based on the amount of open space provided.
- The maximum lot coverage is established as 30% instead of based on the amount of open space provided.
- The minimum lot width for lots platted around a cul-de-sac is established as 75 feet.
- The minimum lot width for lots with access to and/or fronting a rural, minor and/or major arterial street is established as 120 feet.
- A front yard setback of 30 feet is permitted.

Subdivision Regulations Variations:

- Landscape buffer along both arterial streets is not required.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The property abuts Reno Avenue along its south boundary. Reno Avenue is designated as a minor arterial street according to planOKC's Street Typology Map, and rural arterial street according to Oklahoma City's GIS on-line street classification layer.

### **7.2 SANITARY SEWER**

Public sanitary sewer is located several miles to the east and is not accessible to serve the site.

### **7.3 WATER**

The public water is also located several miles to the east and is not accessible to serve the site. Canadian Valley Water Authority manages a private water main located along Reno Avenue, adjacent to the site.

### **7.4 FIRE PROTECTION**

The closest Oklahoma City fire station is approximately six and one-half miles east of the site.

### **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**

Public transportation is unavailable to this site.

### **7.7 DRAINAGE**

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

### **7.8 COMPREHENSIVE PLAN**

The Land Use Plan indicates that this parcel is in the Agricultural Preserve area.

## **SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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

The use and development regulations of the **RA-2 Single Family Two Acre Rural Residential District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

1. The following uses shall be the only uses permitted:
  - a) Animal Raising: Personal (8150.5)
  - b) Community Garden (8150.6.1)
  - c) Community Recreation: Property Owners Association (8250.3)
  - d) Composting (8150.6.2) (*composting shall be subject to the Specific Use Standards in the Municipal Code, Chapter 59-9350.21.1*)
  - e) Family Day Care Homes (8300.40)
  - f) Greenhouse (8150.6.3)
  - g) Home Garden (8150.6.4)
  - h) Hoop House (8150.6.5)
  - i) Horticulture (8150.7)
  - j) Light Public Protection and Utility: Restricted (8250.13)
  - k) Low Impact Institutional: Neighborhood Related (8250.14)
  - l) Low Impact Institutional: Residential Oriented (8200.5)
  - m) Rainwater Harvesting (8150.7.1)
  - n) Roof Garden (8150.7.2)
  - o) Row and Field Crops (8150.8)
  - p) Single Family Residential (8200.14)
2. Minimum lot size for single family dwellings shall be two acres.
3. Maximum lot coverage for single family dwellings shall be 30%.
4. Minimum lot width for all lots shall be 120 feet, measured at the platted front building limit line, except that lots fronting cul-de-sacs are permitted a minimum lot width of 75 feet at the platted front building limit line.

## 8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except that a landscape buffer shall not be required along the rural arterial street.

## 8.3 ACCESS REGULATIONS

- a) Access shall be from Reno Avenue and/or adjacent property.
- b) Individual lot frontage and access is permitted from the adjacent rural arterial street provided lot width meets the requirements provided herein.

#### 8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code.

#### 8.5 COMMON AREA REGULATIONS

- a) There shall be a minimum of 15% open space which can be provided in the form of common area or easement/building setback preventing the building of structures within the area.
- b) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

#### 8.6 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Platting shall be required for single family residential development on lots less than five acres in size.
- b) A Specific Plan shall not be required.

#### 8.7 LIGHTING REGULATIONS

- a) 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.

#### 8.8 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways 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.

#### 8.9 ROOFING REGULATIONS

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

#### 8.10 SIDEWALK REGULATIONS

Sidewalks are not required along Reno Avenue or along the interior streets.

**8.11 HEIGHT REGULATIONS**

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

**8.12 SETBACK REGULATIONS**

Minimum front yard setback shall be 30 feet. Side and rear yard setbacks shall be 10 feet.

**8.13 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD in accordance with all local, state, and federal requirements.

**8.14 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

**SECTION 9.0 DEVELOPMENT SEQUENCE**

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

**SECTION 10.0 PLANNED USES**

<b>Total Dwelling Units</b>	<b>Non-Residential (sq. ft.)</b>	<b>Common Open Space (acres)</b>	<b>Natural Resource Area (acres)</b>	<b>Public Uses (acres)</b>	<b>Other Planned Uses (acres)</b>
Min.: 1 Max.: 35	N/A	Min.: 15% (Per Sec. 8.5.a)	Min.: 0	N/A	N/A

**SECTION 11.0 EXHIBITS**

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

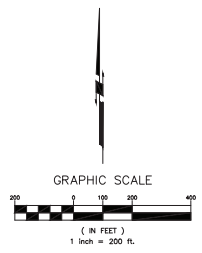
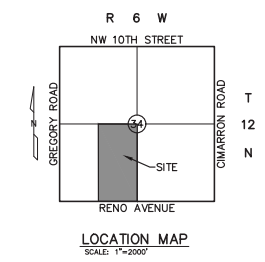
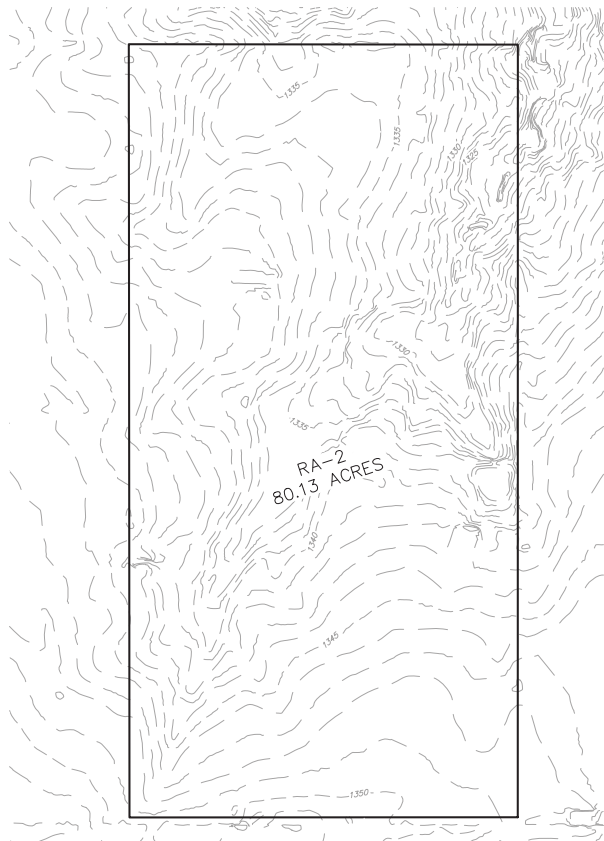


EXHIBIT A

LEGAL DESCRIPTION

RENO AND GREGORY

The East Half of the Southwest Quarter (E/2, SW/4) of Section 34, Township 12 North, Range 6 West of the Indian Meridian, Canadian County, Oklahoma.



DAWSON CREEK

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**DAWSON CREEK**  
 RENO AVENUE & GREGORY ROAD  
 GRANDIN COUNTY, NV  
**MASTER DEVELOPMENT  
 PLAN MAP**

NO.	REVISIONS	DATE
	DESCRIPTION	

**SHEET NUMBER**  
**EXH-B**

21-097