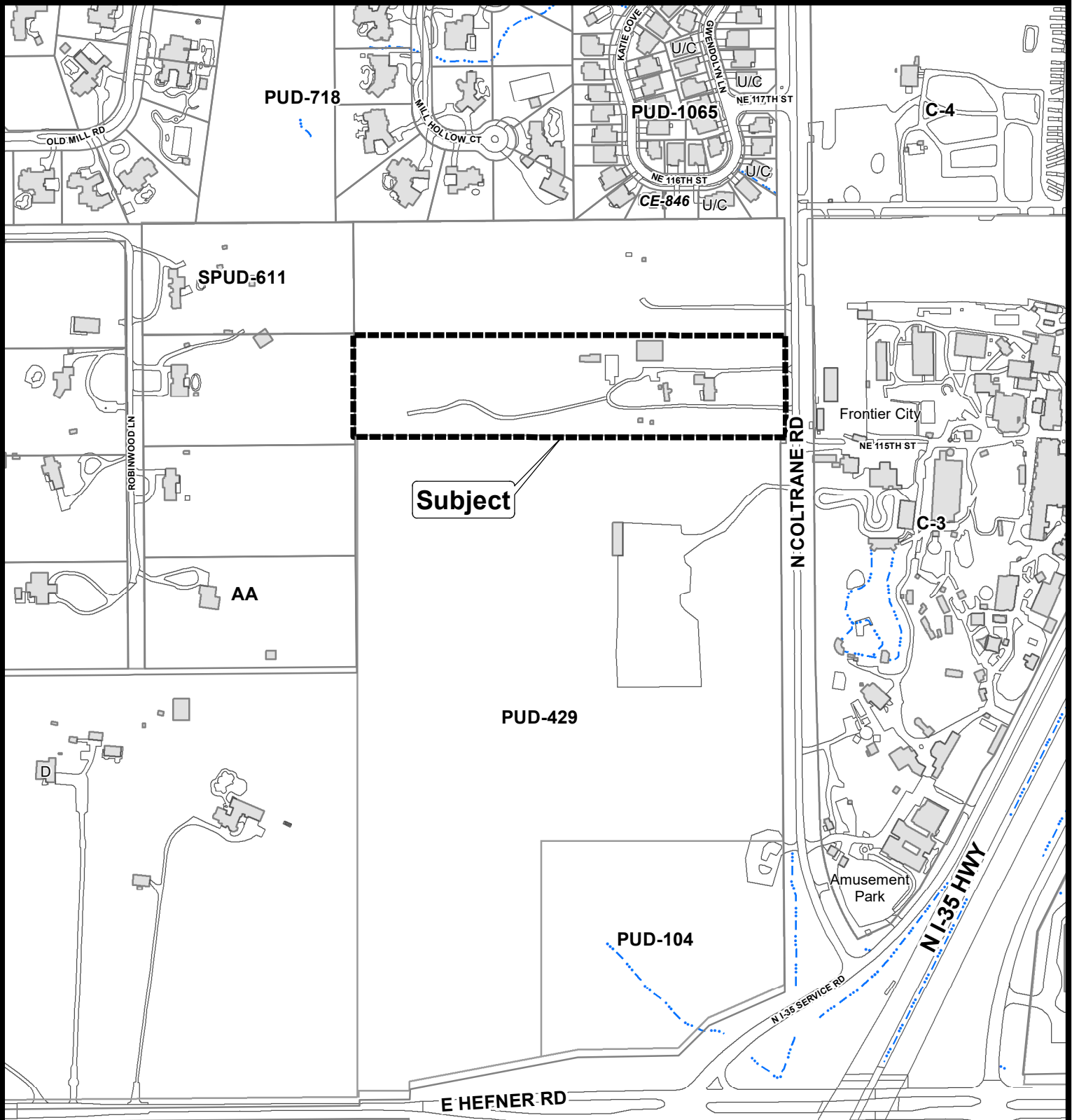


Case No: PUD-2024 Applicant: The Enclave At Oakdale, LLC
Existing Zoning: AA
Location: 11001 N. Coltrane Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet

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

PUD - _____

MASTER DESIGN STATEMENT FOR

11001 N Coltrane

June 13, 2024

PREPARED FOR:

The Enclave at Oakdale, LLC
9701 N. Broadway Ext.
Oklahoma City, OK, 73114

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
Project #5838

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 LEGAL DESCRIPTION.....	1
3.0 OWNER/DEVELOPER	1
4.0 SITE AND SURROUNDING AREA.....	1
5.0 PHYSICAL CHARACTERISTICS	1
6.0 CONCEPT	1
7.0 SERVICE AVAILABILITY	2
8.0 SPECIAL DEVELOPMENT REGULATIONS.....	3
8.1 USE AND DEVELOPMENT REGULATIONS	3
9.0 SPECIAL CONDITIONS	3
9.1 ARCHITECTURAL REGULATIONS	4
9.2 LANDSCAPING REGULATIONS.....	4
9.3 LIGHTING REGULATIONS.....	4
9.4 SCREENING REGULATIONS.....	4
9.5 PLATTING REGULATIONS	4
9.6 DRAINAGE REGULATIONS.....	4
9.7 DUMPSTER	4
9.8 VEHICULAR ACCESS REGULATIONS	4
9.9 PARKING REGULATIONS	5
9.10 SIGNAGE REGULATIONS	5
9.11 ROOFING REGULATIONS	5
9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS	5
9.13 HEIGHT REGULATIONS	5

9.14 SETBACK REGULATIONS.....	5
9.15 LOT COVERAGE	5
9.16 MINIMUM LOT SIZE	5
9.17 PUBLIC IMPROVEMENTS.....	6
9.18 COMMON AREAS	6
9.19 SPECIFIC PLAN AND FINAL PLAT.....	6
10.0 DEVELOPMENT SEQUENCE.....	6
11.0 EXHIBITS	7

1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 11001 N Coltrane Rd, consisting of 9.175 acres are located within the SE/4 of Section 19, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 11001 N Coltrane Rd.

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.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is The Enclave at Oakdale, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 11001 N Coltrane Rd. The property is currently zoned as AA "Agricultural". The subject property is developed as a single-family residence.

North: North of the subject site is zoned as AA, "Agricultural" and undeveloped.

East: Immediately east of the subject site is N Coltrane Rd. On the other side of N Coltrane Rd. is zoned C-3 and is developed as Frontier City.

South: South of the subject site is zoned as PUD-429 with a base of R-1 and is developed as a single-family home.

West: West of the subject site is zoned AA, "Agricultural" and is undeveloped.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1064 ft – 1108ft and the slope analysis reveals that the highest elevation is near the center of the property and runs southwest and to the east from the middle of the property. None of the subject property is in the flood plain. The southwest corner of the property has a USGS blue line stream.

6.0 CONCEPT:

It is the developer's intent to develop the subject property into a two-family residential neighborhood with park-like amenities on the western portion of the property. The developer will seek to preserve existing vegetation around the stream bed to enhance the aesthetic appearance of the neighborhood. By providing a two-family product in this area, it helps achieve the City's goal of providing various housing typologies in areas predominantly single family.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-2, "Medium-Low Density Residential" base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards
 - Minimum Lot Size
 - Table 6100.2 states the minimum lot size is 6,000 sf. This PUD proposes minimum lot sizes of 4,800 sf.
 - Setbacks
 - Table 6100.2 establishes the front yard setback at 25 feet. This PUD proposes a front yard setback of 10 feet. Garages shall be setback a minimum of 18 feet from the back of the sidewalk.
 - Table 6100.2 establishes a side yard setback of 5 feet. This PUD proposes a side yard setback of 3 feet.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the east is N. Coltrane Rd., which has a right-of-way width of approximately 83-feet. This proposed project will dedicate the additional 17 feet at the time of platting.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains, currently serving the area.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains, currently serving the area.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 2, located at 2917 E Britton Rd. Approximately 2.4 miles from this PUD development. Anticipated response times are of urban service levels.

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 Planned Unit Development, nor are there any stops planned.

7.7 DRAINAGE

The proposed project will meet all applicable drainage regulations within the City of Oklahoma City. The property within this Planned Unit Development is not within a FEMA (100-year) flood plain.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use typology area. The Urban-Low Intensity development primarily consists of single-family homes, with some apartment complexes and a diversity of home sizes, lot sizes, price points, etc. This Planned Unit Development is consistent and in compliance with the Urban-Low Intensity area standards.

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-2, "Two-Family 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.

9.0 SPECIAL CONDITIONS:

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

Permitted Use(s):

All uses permitted within the R-2, "Two-Family Residential" District shall be permitted.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 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, except as otherwise noted.

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 sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. Screening shall not be required along common areas.

9.5 PLATTING REGULATIONS

All 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.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Not Applicable

9.8 VEHICULAR ACCESS REGULATIONS

There shall be one access point from N. Coltrane Road in this PUD. Said access point may be a private street.

Access to this PUD may be via a divided street with central landscaped medians.

A limited number of lots within this PUD will not be required to have frontage on an approved public street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association, through the use of recorded

Covenants and Restrictions, shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

9.9 PARKING REGULATIONS

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

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

9.10 SIGNAGE REGULATIONS

Signage shall be per the City of Oklahoma City Sign Ordinance.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Sidewalks shall not be required with this PUD.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the R-2 zoning.

9.14 SETBACK REGULATIONS

Front: 10 feet, garages shall be setback a minimum of 18 feet from the back of the sidewalk.

Side: 3 feet

Rear: 10 feet

9.15 LOT COVERAGE

Maximum lot coverage shall be per the R-2 base zoning district regulations.

9.16 MINIMUM LOT SIZE

The minimum lot size within this PUD shall be 4,800 square feet.

9.17 PUBLIC IMPROVEMENTS

Public improvements shall be made by the developer 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.

9.18 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.

9.19 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued within this PUD until a final plat has recorded by the County.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City’s Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Site Plan

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northeast Corner (NE/4) of said Northeast Quarter of the Southeast Quarter (NE/4SE/4), Section Nineteen (19), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma;

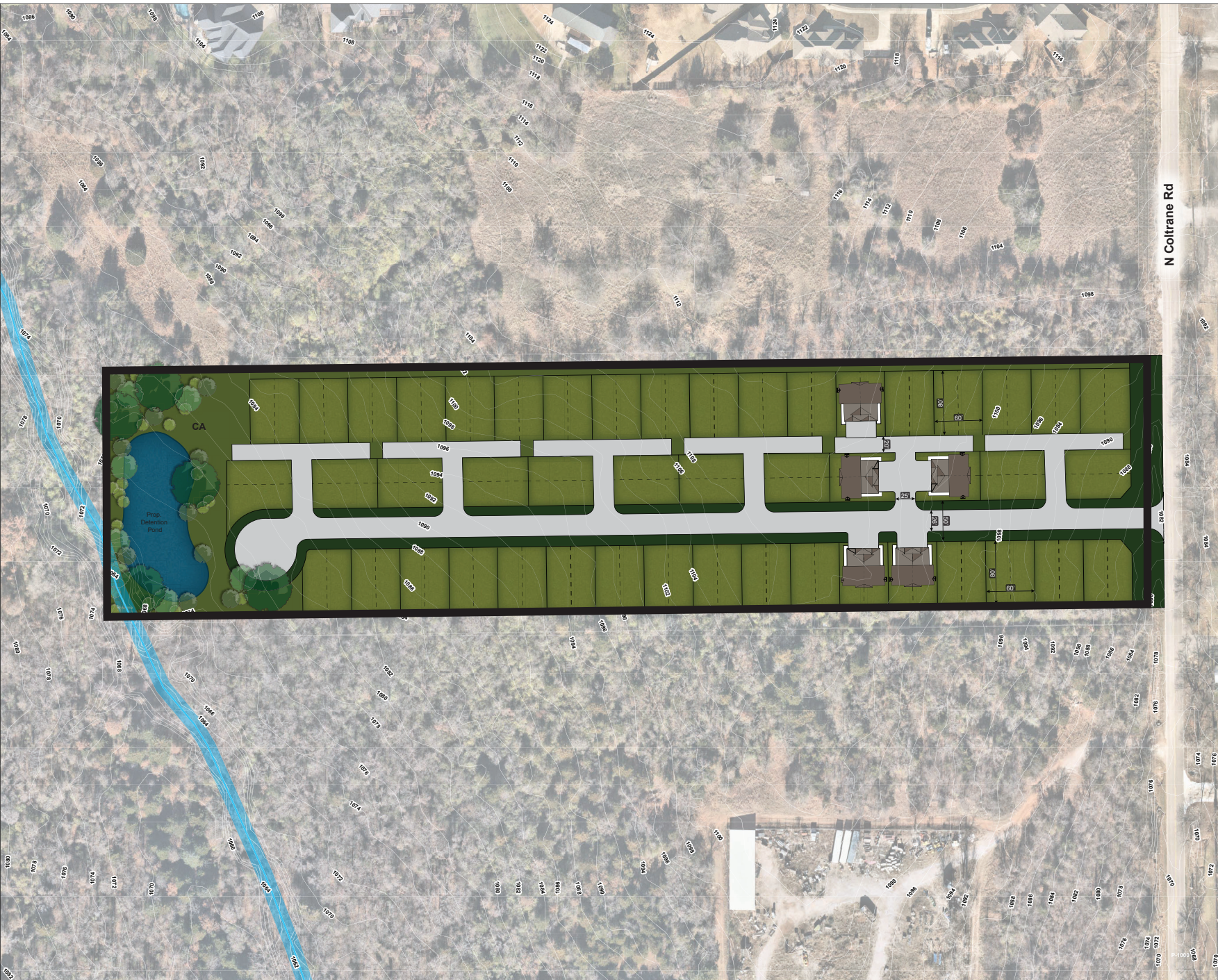
Thence South 00°00'00" West, along the East line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 360.00 feet, to the Point or Place of Beginning;

Thence continuing South 00°00'00" West, along the East line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 303.40 feet;

Thence North 89°55'14" West and parallel to the South line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 1318.23 feet to the West line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4);

Thence North 00°03'06" East, along the West line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 303.06 feet;

Thence South 89°56'09" East and parallel to the North line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4) a distance of 1317.93 feet, to the Point or Place of Beginning



11001 N Coltrane Rd

Exhibit Conceptual Site Plan

Exhibit B
46 Duplexes
92 Units

+/-8.98 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

5/7/24

Conceptual site plan showing feasible option
permitted under proposed rezoning