

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-____

MASTER DESIGN STATEMENT FOR

NW 143rd St. & Rockwell Ave.

October 30, 2024

PREPARED FOR:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of NW 143rd St. & Rockwell Ave. consisting of 20 acres, is located within the Northeast Quarter (NE/4) of Section 8, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 14501 N. Rockwell Ave.

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 Westminster Presbyterian Church. The developer of this property is Vector Partners, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1300. Surrounding properties are zoned and used for:

- North: PUD-1300 District and used for a residential development.
- East: PUD-1442 District and used for a residential development.
- South: PUD-1425 District and used for a residential development.
- West: PUD-1300 District and used for a residential development.

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, except for a vacant church that will be remodeled. There is a blue line creek that bisects the middle of the property, and everything gently flows towards the creek. There are trees within the low areas of the creek and the soils are consistent with the surroundings, being a silty loam.

SECTION 6.0CONCEPT

The concept for this PUD is to change 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 NW 145th St. The nearest street to the east is N. Rockwell Ave. The nearest street to the south is NW 143rd St./Paycom Way. The nearest street to the west is Gravity Falls Ln.

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 3 located at 11601 N. MacArthur Blvd. It is approximately 3 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
- 8200.2 Dwelling Units and Mixed Uses
- 8250.11 Library Services and Community Centers
- 8200.4 Live/Work Units
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8200.12 Multiple-Family Residential
- 8250.16 Murals
- 8200.14 Single-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 60% brick veneer, masonry, rock, stone, dryvet, stucco, fiber board, cementitious siding (including but not limited to the brand commonly known as James Hardie), or other similar type finish. Concrete board shall be permitted. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. 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

If the property is screened, screening shall consist of the following: no less than a six-foot and no greater than an eight-foot-high wall or fence that will be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 SUBDIVISION 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 view and shall be placed no closer than 25 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

Access may be taken from N. Rockwell Ave. and NW 143rd St./Paycom Way. Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within this PUD may be permitted to be from a private drive.

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.

Attached or detached garages or covered parking areas shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ON-PREMISE 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 OFF-PREMISE 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 base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK/LOT REGULATIONS

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

No interior setbacks are required except those necessary to meet building code requirements. Fireplaces, bay windows, entryways, patios, patio covers, and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet into the rear yard setback. However, said appurtenances shall not extend into a utility easement, right-of-way, or across a property line.

There shall be no required minimum lot size or minimum lot width requirements within this PUD.

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, private drainage easements, and islands / medians 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 PUD shall have a minimum open space/common area requirements of 15%.

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

PUD-2044 Exhibit A - Legal Description

Part of the northeast quarter of Section 8, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the southeast corner of said northeast quarter; Thence North $89^{\circ}52'18''$ West along and with the south line of said northeast quarter a distance of 1,480.85 feet; Thence North $00^{\circ}19'30''$ West, departing said south line, a distance of 742.87 feet; Thence along a curve to the right having a radius of 520.00 feet, a chord bearing of North $44^{\circ}54'06''$ East, a chord distance of 738.30 feet and an arc length of 820.93 feet; Thence South $89^{\circ}52'18''$ East a distance of 956.72 feet to a point on the east line of said northeast quarter; Thence South $00^{\circ}19'30''$ East along and with the east line of said northeast quarter a distance of 1,267.00 feet to the point of beginning. Less and except: A tract of land lying in the northeast quarter of Section 8, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma, being more particularly described as follows: Commencing at the southeast corner of said northeast quarter; Thence North $00^{\circ}19'30''$ West, along the east line of said northeast quarter, a distance of 638.76 feet to the point of beginning; Thence North $89^{\circ}53'13''$ West, parallel with the south line of said northeast quarter, a distance of 1,480.84 feet (N $89^{\circ}52'18''$ W, 1,480.85 feet record); Thence North $00^{\circ}19'30''$ West a distance of 104.11 feet to a point of curvature; Thence Northeasterly along a curve to the right having a radius of 520.00 feet (said curve subtended by a chord which bears North $44^{\circ}54'06''$ East a distance of 738.30 feet) for an arc distance of 820.94 feet; Thence South $89^{\circ}53'13''$ East, parallel with the south line of said northeast quarter, a distance of 956.71 feet (S $89^{\circ}52'18''$ E, 956.72 feet record) to a point on the east line of said northeast quarter; Thence South $00^{\circ}19'30''$ East along the east line of said northeast quarter, a distance of 628.25 feet (628.24 feet record) to the point of beginning. And less and except: A tract of land being a part of the northeast quarter of Section 8, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the southeast corner of said northeast quarter; Thence North $89^{\circ}52'18''$ West, along and with the south line of said northeast quarter a distance of 50.00 feet to the point of beginning; Thence continuing North $89^{\circ}52'18''$ West, along and with the south line of said northeast quarter, a distance of 1,430.85 feet; Thence North $00^{\circ}19'30''$ West, departing said south line, a distance of 60.00 feet; Thence South $89^{\circ}52'18''$ East, a distance of 81.32 feet; Thence North $00^{\circ}07'42''$ East, a distance of 75.00 feet; Thence South $89^{\circ}52'18''$ East, a distance of 140.00 feet; Thence South $00^{\circ}07'42''$ West, a distance of 49.99 feet; Thence South $44^{\circ}52'16''$ East, a distance of 35.37 feet; Thence South $89^{\circ}52'18''$ East, a distance of 262.66 feet; Thence North $00^{\circ}07'42''$ East, a distance of 20.01 feet; Thence South $89^{\circ}52'18''$ East, a distance of 30.00 feet; Thence South $00^{\circ}07'42''$ West, a distance of 20.01 feet; Thence South $89^{\circ}52'18''$ East, distance of 452.82 feet; Thence North $84^{\circ}25'04''$ East, a distance of 220.37 feet; Thence North $00^{\circ}07'42''$ East, a distance of 12.64 feet; Thence South $89^{\circ}52'18''$ East, a distance of 20.00 feet; Thence South $00^{\circ}07'42''$ West, a distance of 10.64 feet; Thence North $84^{\circ}25'04''$ East, a distance of 0.73 feet; Thence South $89^{\circ}52'18''$ East, a distance of 103.77 feet; Thence North $00^{\circ}07'42''$ East, a distance of 13.11 feet; Thence South $89^{\circ}52'18''$ East, a distance of 20.00 feet; Thence South $00^{\circ}07'42''$ West, a distance of 13.11 feet; Thence South $89^{\circ}52'18''$ East, a distance of 25.08 feet; Thence North $00^{\circ}19'30''$ West, a distance of 50.00 feet; Thence South $89^{\circ}52'18''$ East, a distance of 50.00 feet to a point on the west right of way line of Rockwell Avenue; Thence South $00^{\circ}19'30''$ East, along and with the west right of way line of Rockwell Avenue, a distance of 134.00 feet to the point of beginning.

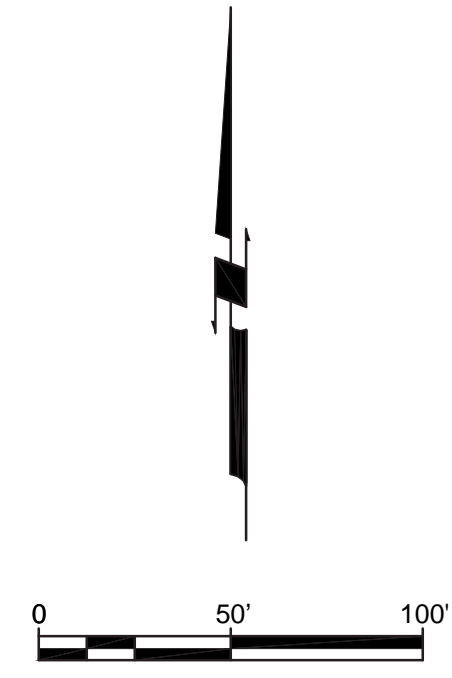


Exhibit B
**NW 143rd Street &
N Rockwell Ave**
CONCEPTUAL
SITE PLAN EXHIBIT
+/-19.23 Acres



Johnson & Associates
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Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
ENGINEERS SURVEYORS PLANNERS

10/30/24
Conceptual site plan showing feasible option
permitted under proposed rezoning