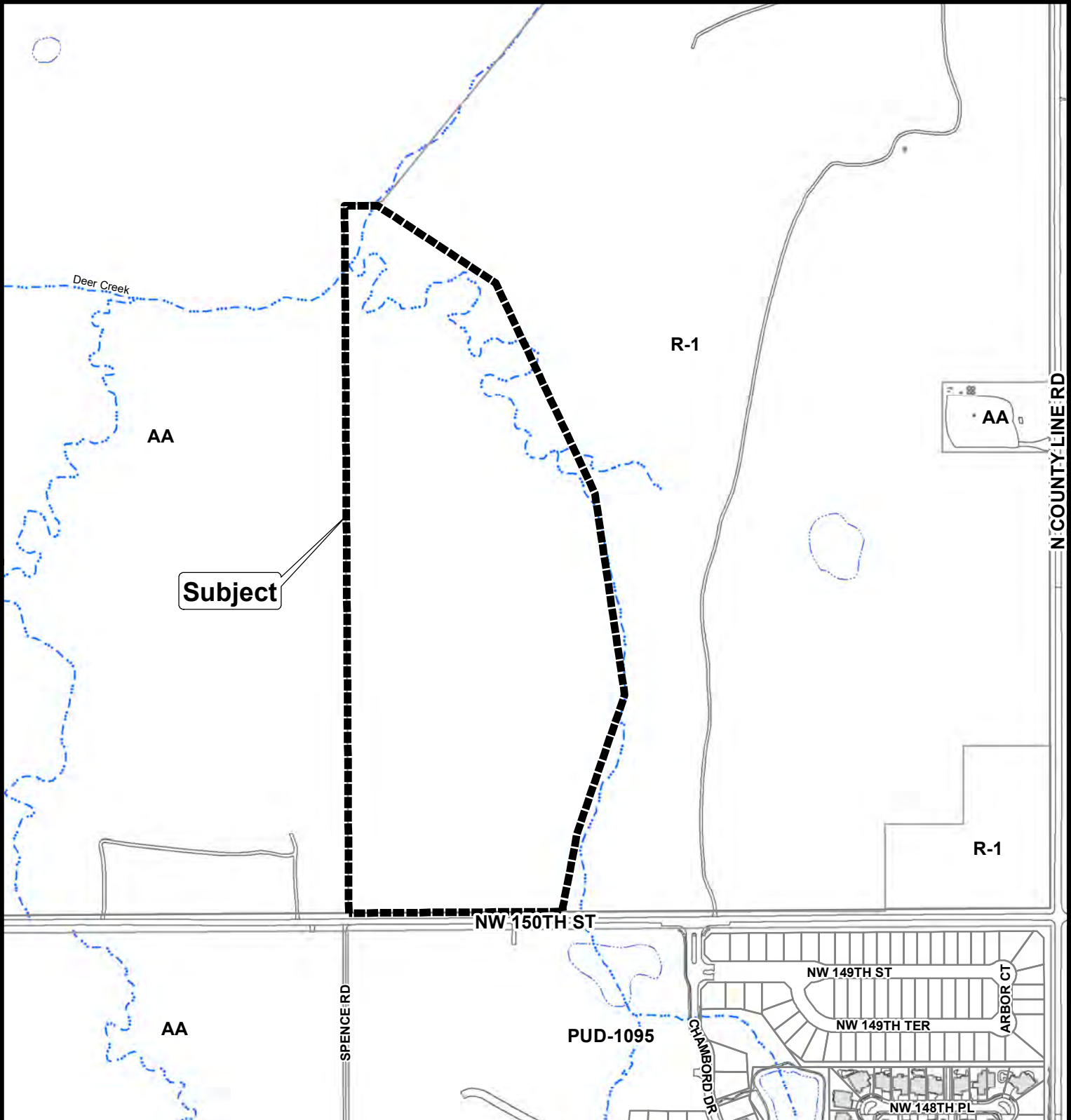


Case No: PUD-2050 Applicant: Westpoint Developers, LLC
Existing Zoning: R-1
Location: 9321 NW 150th St.



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD –
MASTER DESIGN STATEMENT

DOVE CROSSING WEST

12/4/2024

PREPARED FOR:

Westpoint Developers, LLC.
2731 S. I-35 Service Rd.
Moore, OK 73160
(405) 366-0000
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PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Dove Crossing West, consisting of 49.54 acres is located within the SE/4 of Section 1, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located north of NW 150th street and west of North County Line Road.

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 / developer of this property is Westpoint Developers, LLC. (2731 S. I-35 Service Rd., Moore OK 73160).

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned (R1) Residential District. Surrounding properties are zoned and used for:

North: (R1) Single-Family Residential District and currently Dove Crossing, PUD-2037.

East: (R1) Single-Family Residential District and currently Dove Crossing Section 1.

South: (R1) Single-Family Residential District and currently Montereau.

West: (R1) Single-Family Residential District and currently vacant land.

SECTION 5.0PHYSICAL CHARACTERISTICS

The highest elevation is generally elevation 1119 near the southwest corner and falls west to east and, for the northern portion, south to north, towards Deer Creek. The lowest elevation of 1080 is along the streambed along the northeastern edge of the property. The slope of the site is approximately 2.5-4% throughout. The subject property has silty-loam and clay loam soil characteristics. Renfrow clay loam being the largest area at 34% while Port silt loam is 33% and the Grainola clay loam is 15%. The property is predominantly used for agriculture while there are wooded portions in the drainage areas. This property drains into the Deer Creek River drainage basin. The subject property is located within a FEMA 100-year flood plain as well as a USGS Blue Line.

SECTION 6.0CONCEPT

The concept for this PUD is to provide a modification to the lot requirements in Single-Family Residential District.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Washington Avenue or NW 164th St, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the east is N. County Line Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is N.W. 150th Street, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the west is N. Morgan Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards.

Proposed streets shall be public and shall have right-of-way widths of 50 feet and shall be paved to the urban local street standards. Ingress and Egress for this Planned Unit Development shall be from public streets.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. A public, 15” sanitary sewer line that runs north to northeast and an 8” sanitary sewer as part of Dove Crossing Section 1 will provide sanitary sewers to this Planned Unit Development. The existing sanitary sewer lines should be adequate.

7.3 WATER

Water facilities for this property are available. There is a 12” waterline located at Northwest corner of N.W. 150th street and County Line Road, Dove Crossing Section 1 and an 8” waterline located in Dove Crossing Section 1.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 3 located at 11601 N. MacArthur Boulevard, Oklahoma City, approximately 5.0 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

There are no bus stops in this Planned Unit Development, and each will be provided with a pedestrian path and shown on the Master Development Plan.

7.7 DRAINAGE

This property drains into the Deer Creek River drainage basin. Portions of the subject property are located within a FEMA 100-year flood plain.

7.8COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

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, as amended ("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 "R-1" Single-Family Residential District shall govern this tract, except as herein modified, including conditional, special permit, special exception, 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

9.1MODIFIED LOT REQUIREMENTS

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

Minimum lot size: 4,400 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum lot depth: 110 feet.

Minimum depth of the front yard building line: 20 feet.

Coverage: Main and accessory buildings shall not cover more than 65% of the lot area.

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 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.

9.4LIGHTING 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.

9.5 SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended.

9.6 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.7 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage-ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD's, provided the PUD is platted with drainage areas confined to common areas. Such drainage-ways 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.

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations, as amended. There shall be one point of access from NW 150th St. Access to this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Individual lots shall not be permitted to take access from arterial/section line road(s) and "Limits of No Access" shall be established along lots abutting an arterial/section line road. This PUD shall have a single stub street, accessing the adjacent property to the west. Additionally, an emergency access lane with a crash gate shall be provided from NW 150th Street.

Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan Map.

9.9PARKING REGULATIONS

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

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.11 ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the N. County Line Road. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. Sidewalks along the interior streets shall be four feet in width. All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.13 HEIGHT REGULATIONS

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

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, 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. Future plats shall provide access to common areas on the west, and include centrally located recreational amenities throughout the subdivision.

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 – Master Development Plan

Exhibit C – Topographic Map

Exhibit A – Legal Description

DOVE CROSSING WEST

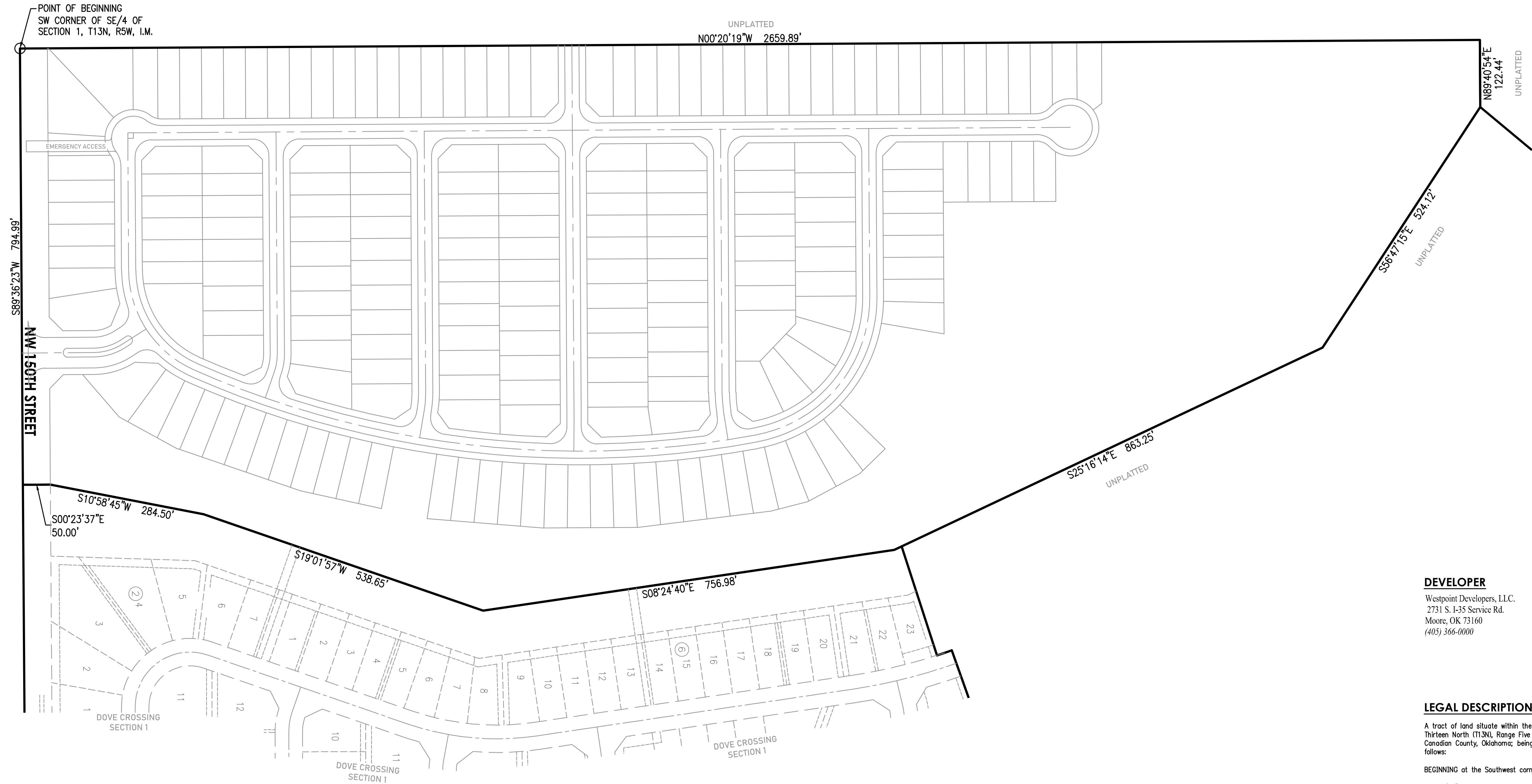
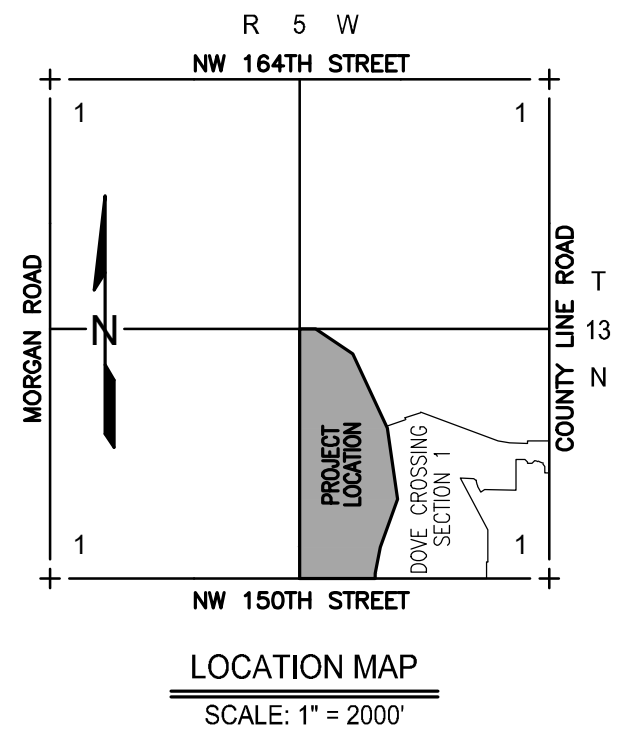
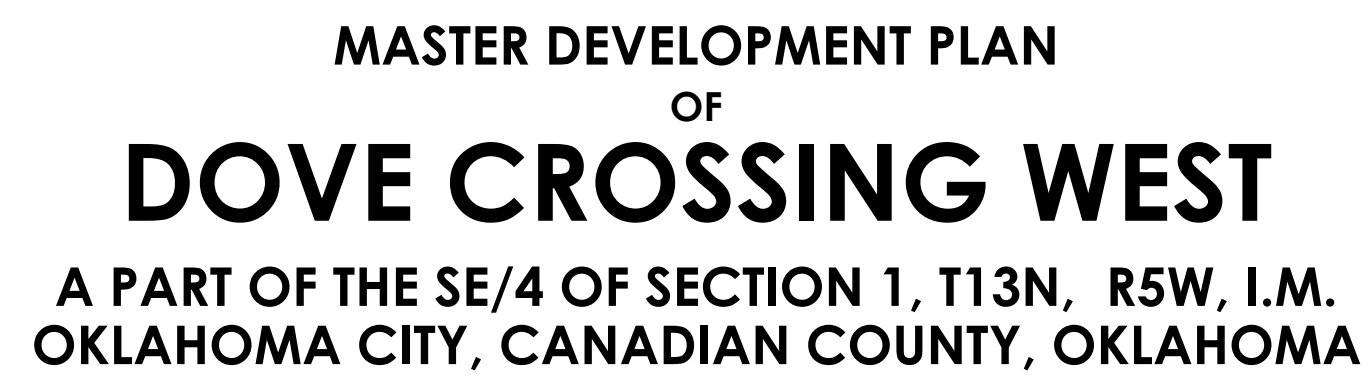
LEGAL DESCRIPTION - PUD

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SE/4, thence

N00°20'19"W along the West line of said SE/4 a distance of 2659.89 feet; thence
N89°40'54"E a distance of 122.44 feet; thence
S56°47'15"E a distance of 524.12 feet; thence
S25°16'14"E a distance of 863.25 feet; thence
S08°24'40"E a distance of 756.98 feet; thence
S19°01'57"W a distance of 538.65 feet; thence
S10°58'45"W a distance of 284.50 feet; thence
S00°23'37"E a distance of 50.00 feet to the South line of said SE/4; thence
S89°36'23"W along said South line a distance of 794.99 feet to the POINT OF BEGINNING.

Said tract contains 2,157,970 Sq Ft or 49.54 Acres, more or less.



DEVELOPER

Westpoint Developers, LLC.
2731 S. I-35 Service Rd.
Moore, OK 73160
(405) 366-0000

LEGAL DESCRIPTION

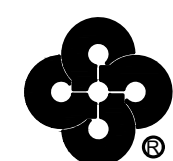
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**MASTER DEVELOPMENT PLAN
DOVE CROSSING WEST**

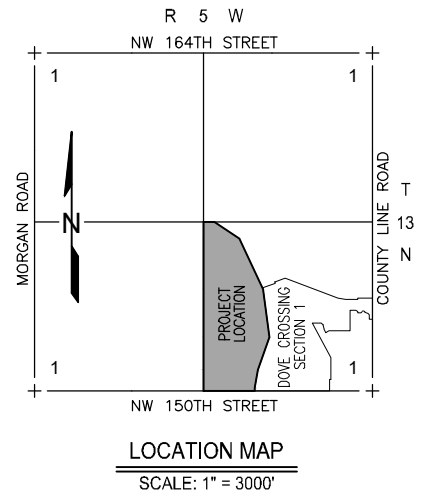
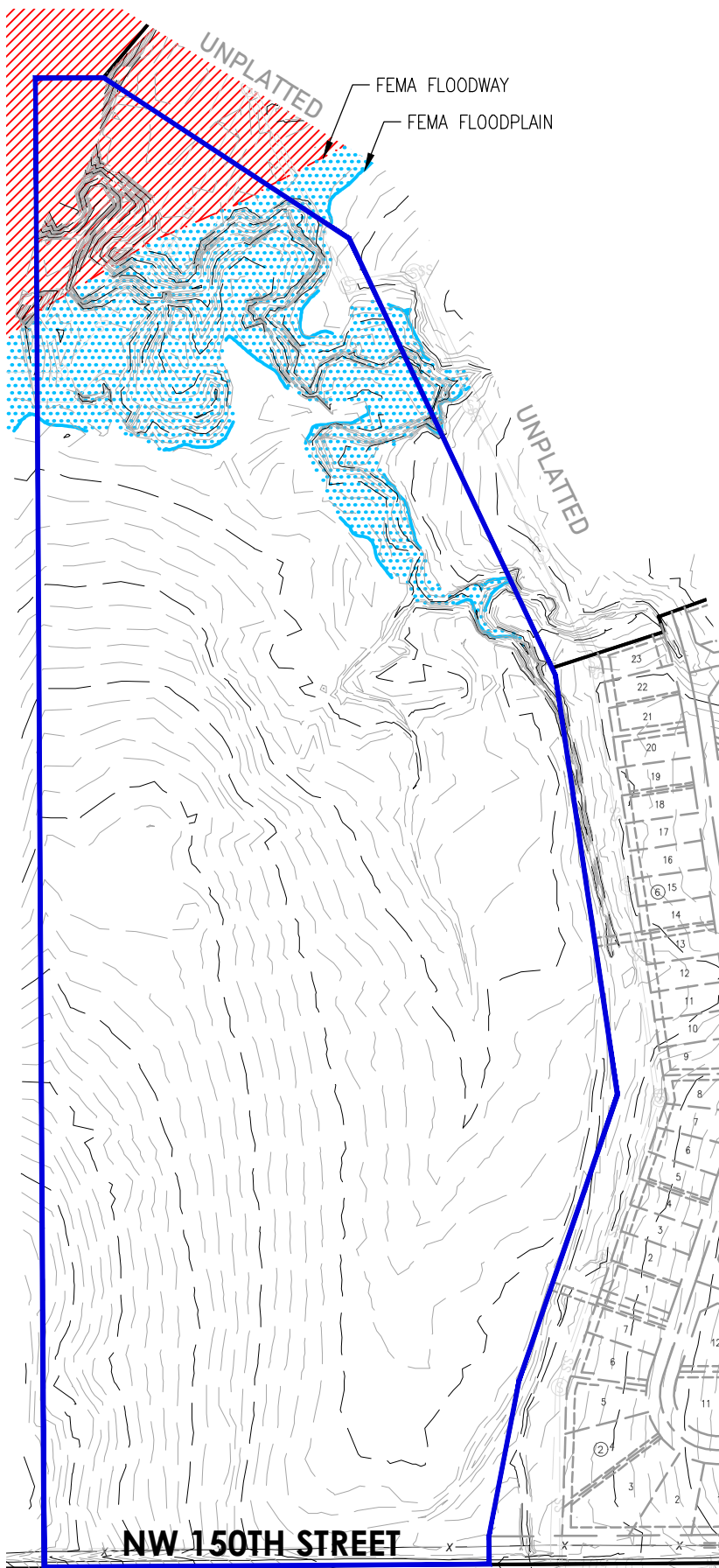


Crafton Tull
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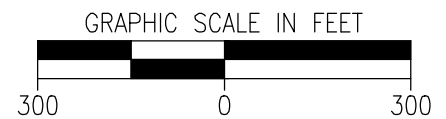
SHEET NO.: 1 OF 1
DATE: 11/18.24
PROJECT NO.: 21608800

CERTIFICATE OF AUTHORIZATION:
CA 032 IP5261 EXP0905 11201004

EXHIBIT B




SCALE: 1" = 300'



DEVELOPER

Westpoint Developers, LLC.
2731 S. I-35 Service Rd.
Moore, OK 73160
(405) 366-0000

EXHIBIT C

DOVE CROSSING WEST	
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 www.craftontull.com	
SHEET NO.:	1 OF 1
DATE:	11/22/24
PROJECT NO.:	21608800

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026