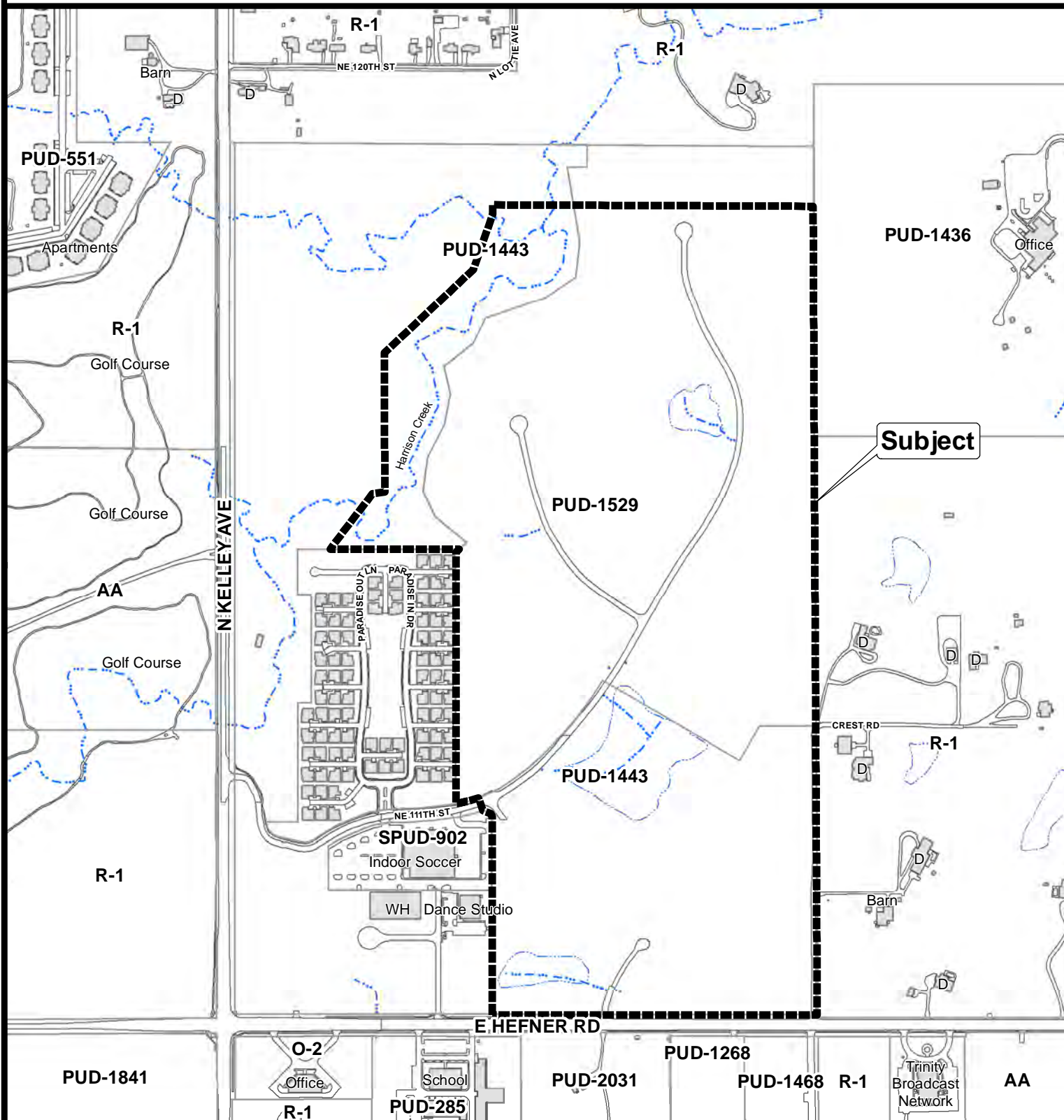


Case No: PUD-2057 Applicant: Kalidy, LLC
Existing Zoning: PUD-1443 / PUD-1529
Location: 1325 E. Hefner Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



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Feet

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

PUD - _____

MASTER DESIGN STATEMENT FOR

Hefner Woods Phase 2

E Hefner Rd & N Kelley Ave

January 2, 2025

PREPARED FOR:

Kalidy, LLC
PO Box 226
Edmond, OK, 73083

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
3277-001

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of Hefner Woods Phase 2, consisting of 138.778 acres are located within the W/2 of Section 23, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at E Hefner Rd and N Kelley Ave.

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 Kalidy, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at E Hefner Rd and N Kelley Ave. The property is currently zoned as PUD-1443 and PUD-1529. The subject property is currently undeveloped. The subject property surrounds the Hefner Woods on the Lake Phase 1 plat and the Hefner Woods Office Park plat.

North: North of the subject site is zoned as R-1, Single-Family Residential.

East: Immediately east of the subject site is zoned as R-1, Single-Family Residential and PUD-1436. PUD-1436 has base zoning districts of O-2 and AA, Agricultural District within its' two tracts. AA is the base district directly adjacent to the subject property.

South: South of the subject site is E Hefner Rd. Beyond E Hefner Rd. is zoned as R-1, PUD-285, PUD-1268 and PUD-1468.

West: West of the subject site is PUD-1443, Hefner Woods on the Lake Ph. 1 and Hefner Woods Office Park.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1116-1176 and the slope analysis reveals that the property mostly runs downhill from the east to the west. There are USGS blueline streams to the south and west of the property. There is also floodplain on the property. The blueline streams and floodplain are located within designated Common Area of this PUD. There are existing freshwater ponds on this property that will be located within a Common Area as well.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as Single-Family Residential. There are several Common Areas within this PUD containing blueline streams and floodplain. These areas will serve the residents of this new community as common areas. This development will help to achieve the City's goal of providing new housing to its' residents.

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-1, Single-Family Residential base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Chapter 59, Section 6100, Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards
 - Table 6100.2 requires a minimum lot size of 6,000 square feet. This PUD proposes a minimum lot size of 5,000 square feet.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street that this PUD will have access to is E Hefner Road to the South of the property and N Kelley Ave to the West. E Hefner Road has a right-of-way width of 65-feet. N Kelley Ave has a right-of-way width of 80 feet.

Proposed streets in this Planned Unit Development shall be public and shall have right-of-way widths of; 50' and be to City standards.

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 by public mains currently serving the area.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 22 located at 333 NW 92nd Street. Approximately 3 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. There are areas within this PUD in the 100-year floodplain, but they are within designated Common Areas.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban: Low Intensity (UL) land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the UL area standards. The proposed development will take advantage of existing stream corridors along the neighborhood in order to provide common area amenities for the future residents. The proposed development consists of single-family residences but does have access to urban services which is consistent with the UL designation.

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-1, 'Single-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):

- Community Recreation: Property Owners Association (8250.3)

- Family Day Care Homes (8300.40)
- Model Home (8200.8)
- Single-Family Residential (8200.14)

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.

A fifty-foot buffer shall be required along the east PUD boundary as shown on Ex. B.

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 the north and east boundaries of this PUD. 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.

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: N/A

9.8 VEHICULAR ACCESS REGULATIONS

There shall be one access point from Hefner Rd. and via existing NE 111th 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.

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. Garages may count toward this requirement.

9.10 SIGNAGE REGULATIONS

Signage within this PUD shall be per the City of Oklahoma City Sign Code.

9.11 ROOFING REGULATIONS

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

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning.

9.14 SETBACK REGULATIONS

Front Yard Setback - 10 feet
Rear Yard Setback - 10 feet
Side Yard Setback - 5 feet

Garages shall be setback at least 18' from the back of the sidewalk.

9.15 Minimum Lot Size

The minimum lot size shall be 5,000 square feet.

9.16 PERMIT REQUIREMENTS

Per municipal code.

9.17 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.

9.18 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.

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



PUD-
Hefner Woods Ph. 2

Exhibit B

JA
JOHNSON & ASSOCIATES

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

ENGINEERS SURVEYORS PLANNERS

10/10/24

Conceptual site plan showing feasible option
permitted under proposed rezoning

