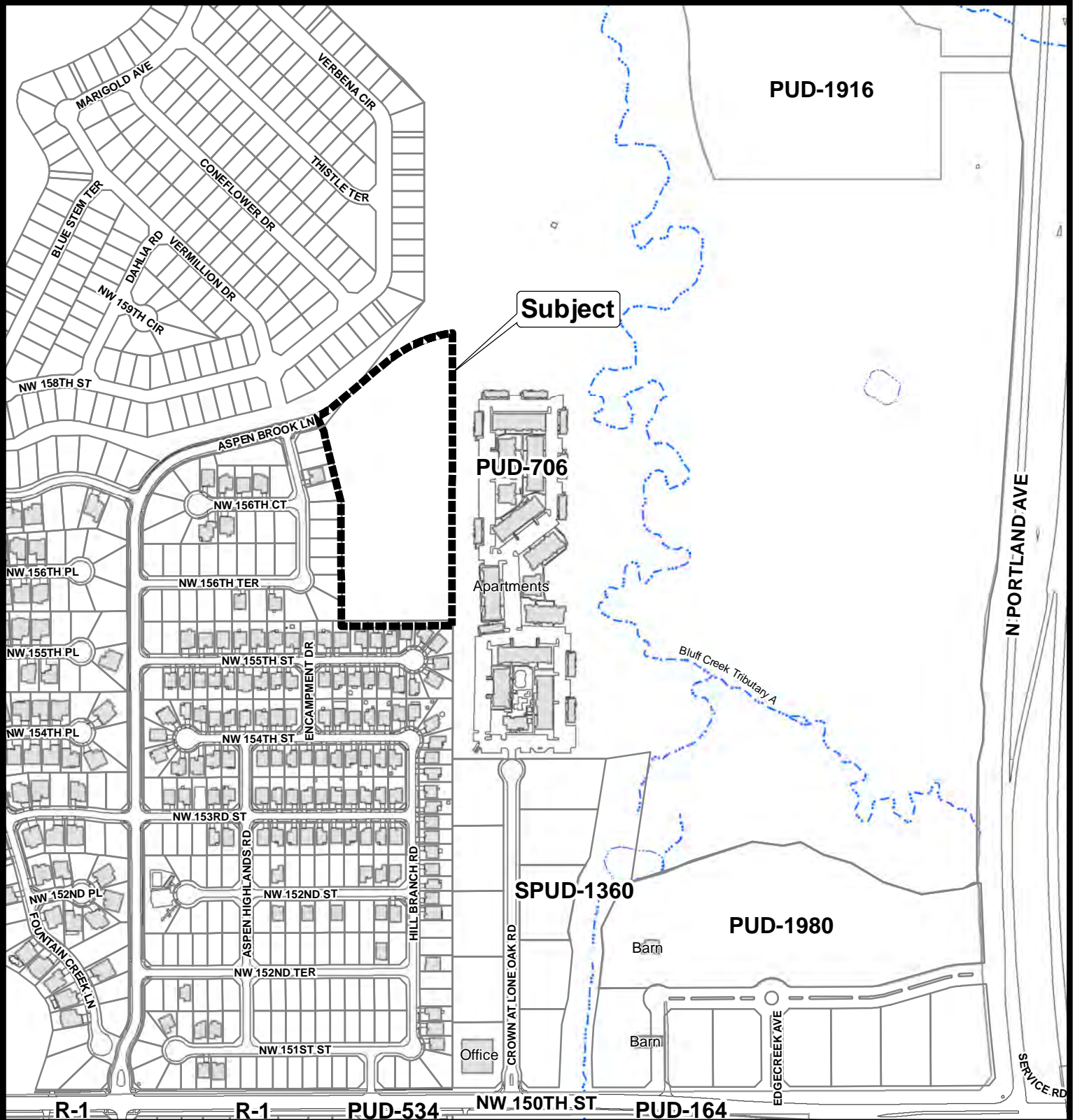


Case No: PUD-2061      Applicant: Edgecreek, LLC  
Existing Zoning: PUD-706  
Location: 15670 Aspen Brook Lane



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**

*LONE OAK LANDING*

**2/7/2025**

**PREPARED FOR:**

Premium Land, LLC  
P.O. Box 6718  
Edmond, OK 73083

**PREPARED BY:**

Crafton Tull and Associates  
300 Pointe Parkway Boulevard  
Yukon, OK 73099  
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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Lone Oak Landing, consisting of approximately 9.79 acres is located within the SW/4 of Section 2, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma. The subject property is generally located north of NW 150<sup>th</sup> street and west of Portland Avenue along Aspen Brook Lane.

## **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 Premium Land, LLC, P.O. Box 6718, Edmond, OK 73083.

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

The subject property is presently zoned PUD-706 and undeveloped. Surrounding properties are zoned and used for:

North: PUD-706 currently used as single family residential.

East: PUD-706, currently used as multi-family apartment complex, The Crown at Lone Oak.

South: PUD-706, currently used as single family residential.

West: PUD-706, currently used as single family residential.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The highest elevation is generally elevation 1086 near the southeast corner and falls in the northeast direction. The lowest elevation of 1071 is within the northwest corner of the site. An open concrete fume is located along the western edge of the property, carrying off-site drainage from the south to the north. The slope of the site is approximately 3% throughout, southwest to northeast. The subject property has silty-loam and silty clay soil characteristics of the Norge silt loam, Teval loam and Kingfisher iron-mound complex characteristics. This property drains into the Bluff Creek River drainage basin.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to provide a Townhome community and transition from the higher density apartments to the existing single-family.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest arterial street to the north is NW 164<sup>th</sup> 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 Portland Ave, which has been improved to a four-lane expressway with access roads. The nearest arterial street to the south

is N.W. 150<sup>th</sup> Street, which has been improved to four lanes. The nearest arterial street to the west is N. MacArthur Blvd., which is paved to rural arterial standards. This PUD shall take access from Aspen Brook Lane.

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 as a part of the existing Lone Oak PUD.

#### 7.3 ..... WATER

Water facilities for this property are available as a part of the existing Lone Oak PUD.

#### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 15 located at 2817 NW. 122<sup>nd</sup> Street, Oklahoma City, OK, approximately 3.6 miles from this PUD development.

#### 7.5 .....GAS, 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 Bluff Creek River drainage basin. This Planned Unit Development is not located within the FEMA 100-year floodplain.

#### 7.8 .....COMPREHENSIVE 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-4" 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**

##### **9.1 .....MODIFIED LOT REQUIREMENTS**

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

Maximum number of units per building: Eight (8)

Maximum height: 2-1/2 stories or 35 feet

##### **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.

##### **9.4 .....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.

## 9.5 ..... 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. Aspen Brook Lane shall be extended and provide access to this PUD.

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

## 9.9 ..... PARKING 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.

## 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

All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

## 9.13 ..... HEIGHT REGULATIONS

The maximum height shall be 2-1/2 stories or 34

9.14 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district. There shall be no

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.

**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 D – Illustrative Master Plan



## Exhibit A – Legal Description

### As Surveyed Description

A tract of land in the Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the U.S. Government Survey thereof; said tract being wholly contained within that certain parcel described in Quit Claim Deed recorded in Book 13886, Page 587; said tract described as follows, to wit:

Commencing at the Southeast Corner of said SW/4;

Thence N00°02'24"W, with the Easterly Line of said SW/4, a distance of 50.00 feet to the Southeast Corner of Block Eleven (11) in Lone Oak East Phase 1, according to the recorded plat thereof;

Thence, with said Block 11, the following five (5) courses:

N00°02'24"W a distance of 1720.00 feet to the Point of Beginning;

S89°43'54"W a distance of 411.98 feet;

N00°16'45"W a distance of 464.19 feet;

N13°39'56"W a distance of 269.56 feet to the Northeast Corner of Lot Seventy Eight (78) in said Block 11,

N24°10'24"W a distance of 60.00 feet to the Northeast Corner of said Block 11, same being the northerly line of Aspen Brook Lane, as depicted on the aforementioned plat of Lone Oak East Phase 1, same being

the beginning of a curve to the left, having a radius of 270.00 feet and a chord bearing and distance of N57°49'45"E, 74.06 feet;

Thence, with said curve, an arc distance of 74.30 feet to the end of said curve;

Thence N49°56'47"E, passing at 50.55 feet the southerly line of the aforementioned NW/4, in all a distance of 242.61 feet to the beginning of a curve to the right, having a radius of 530.00 feet, and a chord bearing and distance of N56°24'51"E, 119.40 feet;

Thence, with said curve, an arc distance of 119.66 feet to the end of said curve, same being the beginning of a new curve to the right, having a radius of 497.70 feet, and a chord bearing and distance of N72°18'33"E, 163.04 feet;

Thence, with said curve, an arc distance of 163.78 feet to the easterly line of said NW/4;

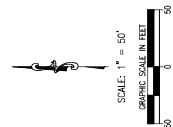
Thence S00°01'36"W, with said easterly line, a distance of 237.80 feet to the northeast corner of the aforementioned SW/4;

Thence S00°02'24"W, with the easterly line of said SW/4, a distance of 852.27 feet to the Point of Beginning containing 426,375 square feet or 9.79 acres within the metes recited hereon.

Basis of bearings is Oklahoma North NAD 83 (2011) Epoch 2010.0

This description was prepared by Lee Allen Schroeder, Oklahoma Licensed Professional Land Surveyor No. 1502, February 6, 2025.

LONE OAK NORTH  
BOOK 81 OF PLATS, PAGE 57

[illegible]

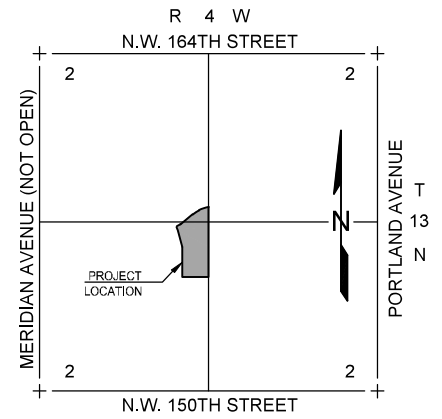
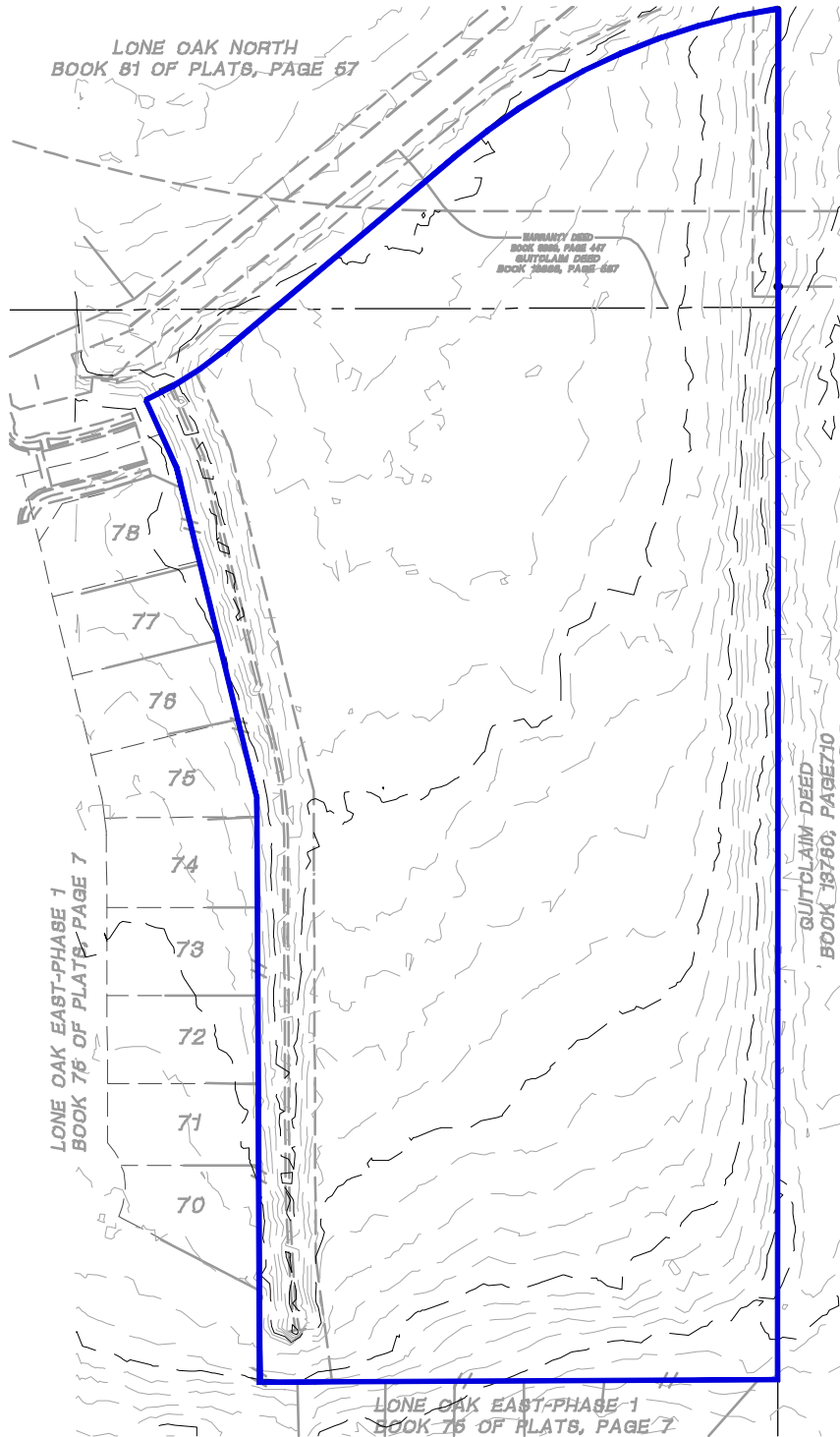
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	74.30'	270.00'	18°45.59"E	N57°49.45"E	74.00'
C2	119.86'	530.00'	12°56.08"	N56°24.51"E	119.40'
C3	163.78'	497.70'	18°51.17"	N72°19.33"E	163.04'

PROJECT OWNER AND DEVELOPER:  
Premium Land, LLC  
P.O. Box 6718  
Edmond, OK 73018  
PH: 405.397.3855  
EMAIL: zach@premiumlandok.com

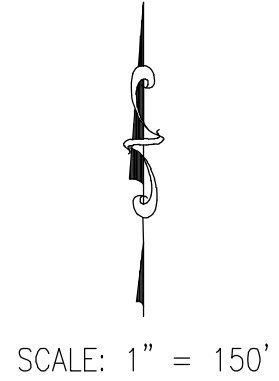
## MASTER DEVELOPMENT PLAN LONE OAK LANDING



1 of 1  
02/07/25  
25601600



**LOCATION MAP**  
SCALE: 1" = 3000'




PROJECT OWNER AND DEVELOPER:

Premium Land, LLC  
P.O. Box 6718  
Edmond, OK 73018

PH: 405.397.3855  
EMAIL: zach@premiumlandok.com

ATTACHMENT C

TOPOGRAPHIC MAP - LONE OAK LANDING	
300 Pointe Parkway Blvd. Yukon, Oklahoma 73099	
 <b>Crafton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6276   <a href="http://www.craftontull.com">www.craftontull.com</a>	SHEET NO.: 1 of 1
	DATE: 02/07/25
	PROJECT NO.: 25601600
	<small>CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LD) EXPIRES 6/30/2026</small>





## SUMMARY

SITE AREA: ~9.0 ACRES

## TOWNHOME UNITS

UNITS: 109

UNIT SIZE SHOWN: 22' X 44'

ONE-CAR GARAGE

TWO-STORY

# LONE OAK LANDING

ASPEN BROOK LN

ILLUSTRATIVE SITE STUDY

OKLAHOMA CITY, OK

FEBRUARY, 2025

