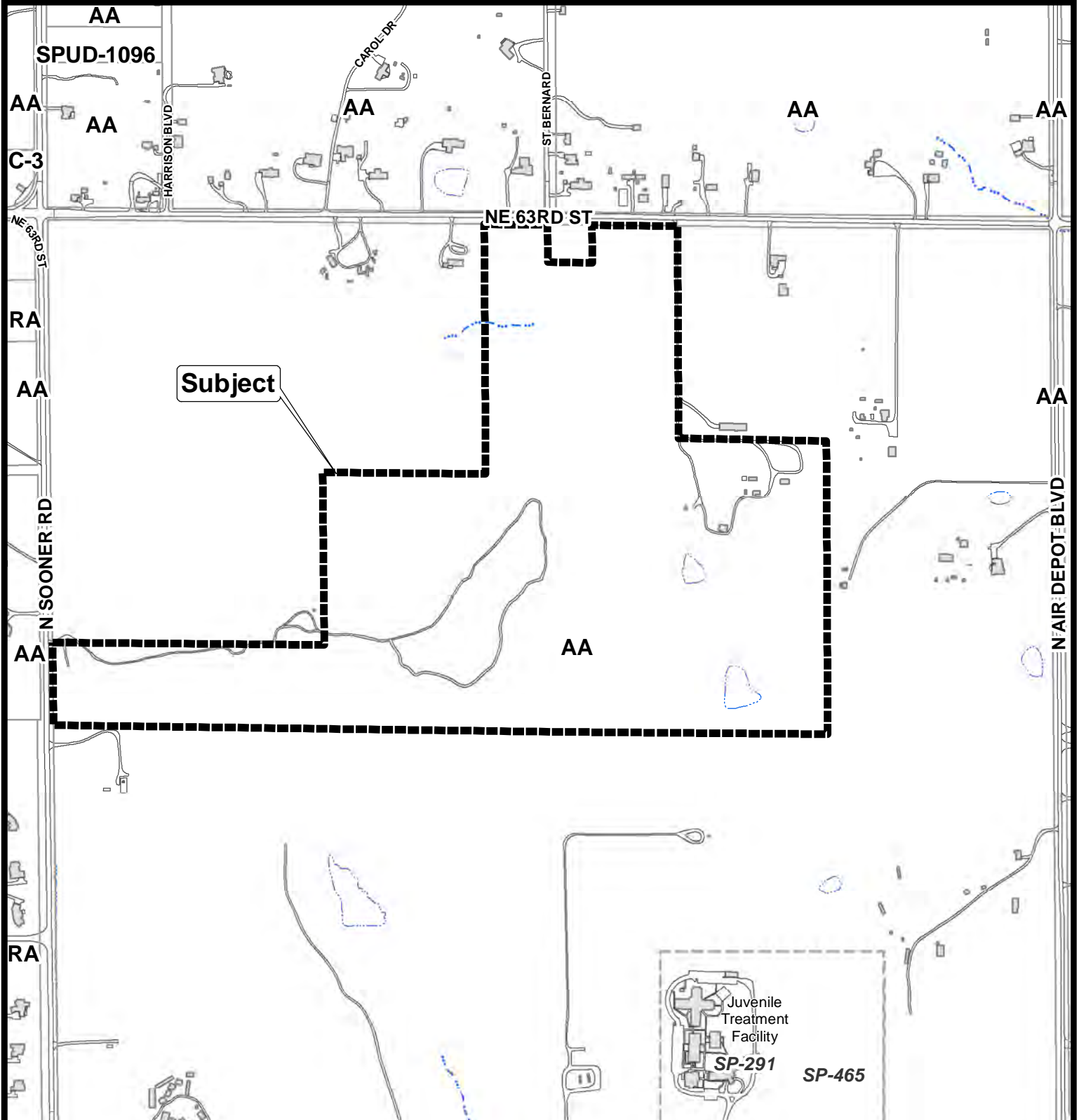


Case No: PUD-2063

Applicant: Rhonda Smith and Naija Development Group, LLC

Existing Zoning: AA

Location: 6300 NE 63rd St.



The City of
OKLAHOMA CITY

Planned Unit Development



0 350 700
Feet

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – (number)

MASTER DESIGN STATEMENT

FOR

Naija II

(revision date)

(revision date)

(revision date)

(revision date)

PREPARED FOR AND BY:

Naija Development Group, LLC
Marcus Ude
7532 Whitney Michel Dr.
Oklahoma City, OK 73121
(405)708-7320
marcusude@okcdevelopment.com

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SECTION 1.0.....INTRODUCTION

The Planned Unit Development (PUD) of Naija Development Group consisting of 104 acres are located at UNPLTD PT SEC 09 12N 2W 000 000 PT OF SEC 9 12N 2W W 1/2 OF NW4 OF NE4 LESS 1ACR IN NW/C FOR CEMETERY & EX E147.10FT OF W/2 NW4 NE4 PLUS E 1/2 OF E 1/2 OF NE4 OF NW4 PT OF SEC 9 12N 2W, of Oklahoma County, Oklahoma. The subject property is generally located at 6300 NE 63rd St. Oklahoma City, Ok 73141

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 owners of this property are Naija Development Group and Rhonda Smith. The developer of this property is Naija Development Group, LLC.

SECTION 4.0.....SITE AND SURROUNDING AREA

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

North: AA Agricultural District and used for residential purposes.
East: AA Agricultural District and used for residential purposes.
South: AA Agricultural District and Vacant
West: AA Agricultural District and Vacant

SECTION 5.0.....PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0.....CONCEPT

The concept for this PUD is to change the existing AA Agricultural based zoning to a PUD that modifies **RA Single-Family Rural Residential** based zoning district as outlined in this MDS.

SECTION 6.1DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations 2020, as amended, to be made part of this PUD:

- The minimum lot width is 80 feet.
- The minimum lot size is 21,780 square feet.
- Single-Family, Two-Family, Three- and Four-Family Residential, Multiple-Family Residential, Senior Independent Living, Property Owner's Association, Community Garden, Model Home are all permitted uses.

It is the Developer's intention to rezone the subject property to accommodate a rural residential community. It is also the Developer's intent to utilize a lot layout that follows the natural topography to the extent feasible which encourages tree preservation.

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 residential development in a manner that will be consistent with the rural nature of the area.

SECTION 7.0.....SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NE 63rd St. The nearest street to the east is N. Air Depot Blvd. The nearest street to the south is NE 50th St. The nearest street to the west is N. Sooner Rd.

Proposed streets in this Planned Unit Development may be private.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided via private aerobic systems located on each lot.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station Number 27, located at 6400 N. Westminster Rd, approximately 4.4 miles from this PUD. Anticipated response time is 7 minutes.

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 existing Oklahoma City bus lines which run within or close to this Planned Unit Development.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA (100-year) flood plain. The general location of the FEMA (100-year) flood plain is delineated on the Master Development Plan.

7.8..... COMPREHENSIVE PLAN

The Property is designated in PlanOKC as the Urban Low Intensity Land Use Typology Area (LUTA), and within an area where the Urban Future Land Use Typology Layer Applies. An amendment to amend the LUTA to the Rural Medium LUTA is associated with the PUD application.

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 **"RA" Single-Family Rural Residential District** shall govern both tracts of this PUD, 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

The following special conditions shall be made a part of this Planned Unit Development:

Tract 1

The following uses shall be the only uses permitted within Tract 1:

Single-Family (8200.14)

Two-Family Residential (8200.16)

Three- and Four-Family Residential (8200.15)
Community Recreation: Property Owners Association (8250.3)
Community Garden (8150.6.1)
Model Home (8200.8)

Minimum Lot size: 21,780 square feet

Minimum Lot Width: 80'

Maximum Density: There shall be no more than 180 dwelling units permitted within this development.

The following uses shall be the only uses permitted within Tract 2:

Single-Family (8200.14)
Two-Family Residential (8200.16)
Three- and Four-Family Residential (8200.15)
Community Recreation: Property Owners Association (8250.3)
Community Garden (8150.6.1)
Model Home (8200.8)
Multiple-Family Residential (8200.12), up to a maximum 40 dwelling units
Senior Independent Living (8200.13)

9.1 FAÇADE REGULATIONS

The base zoning district shall govern façade regulations within this PUD; however, the following materials shall be specifically permitted within the PUD: Brick, wood, metal, ceramic, stone, concrete, composite, solid surface.

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

Sight proof screening shall not be required in this PUD. However, an individual homeowner may choose to install a privacy fence. Developer shall require that a 35-foot buffer comprised of existing trees remain in place on the boundaries of the PUD except for drive and utility locations.

9.5 SUBDIVISION REGULATIONS

Subdivision shall be per the Subdivision Regulations, as amended.

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 streets.

9.8 ACCESS REGULATIONS

There shall be a maximum of two (2) access points from NE 63rd St. and one (1) access point from N. Sooner Rd. in this PUD. A vehicular connection shall be required between tracts once all phases have been completed.

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, except that within Tract 1, one parking space per dwelling is required. Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet. Maneuvering within the right-of-way into parking spaces serving common areas shall be permitted.

9.10 SIGNAGE REGULATIONS

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

9.10.3..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs are prohibited.

9.10.4OFF-PREMISE SIGNS

Off-premise signs/billboards are prohibited.

9.11 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better

9.12 SIDEWALK REGULATIONS

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 REGULATIONS

Setbacks shall be per the base zoning district, except as modified below:

Front: 30 feet

Side: 10 feet

Rear: 20 feet

Corner side: 10 feet

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 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 development shall reserve a minimum of 10% for common areas.

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

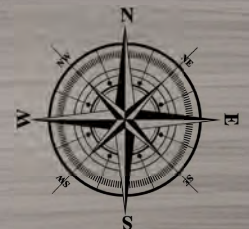
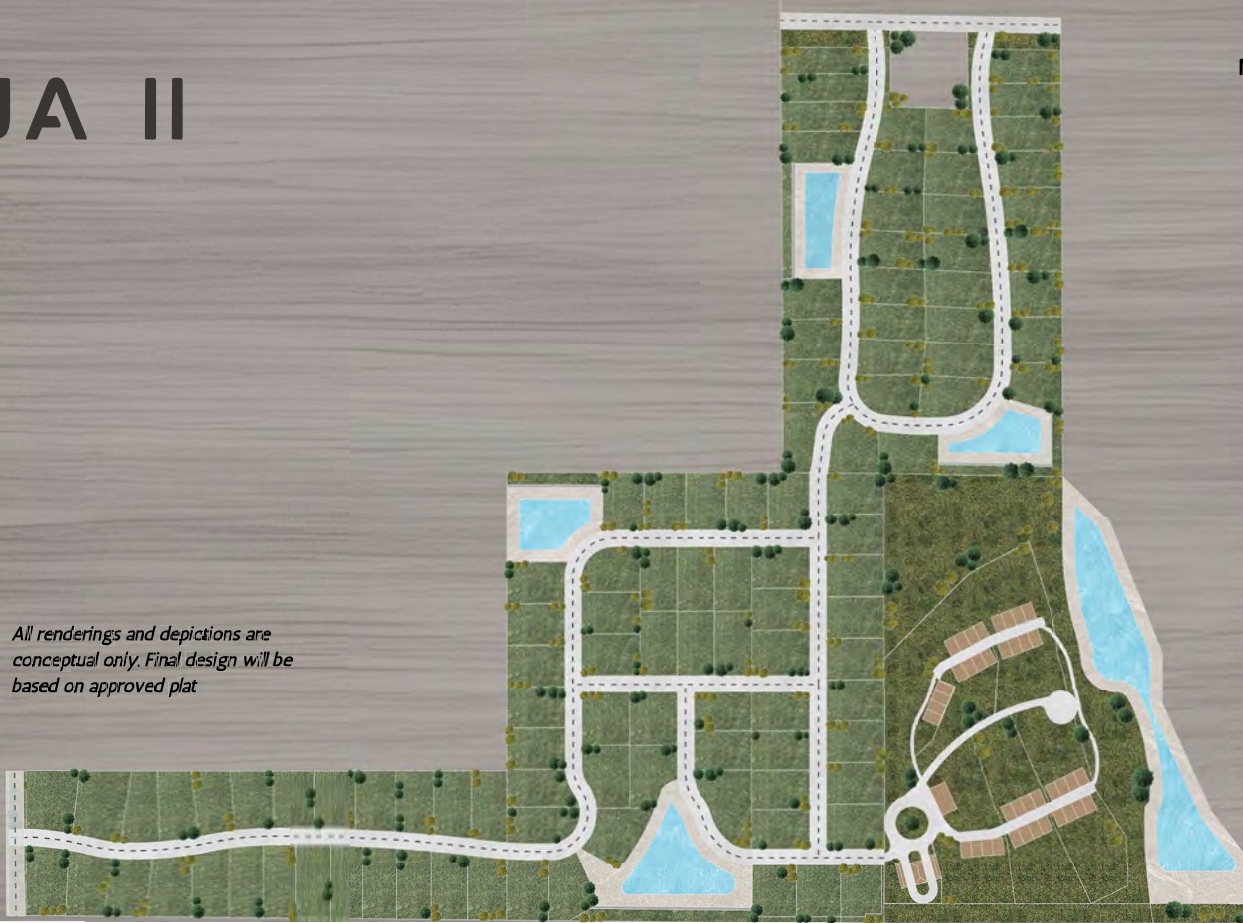
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description

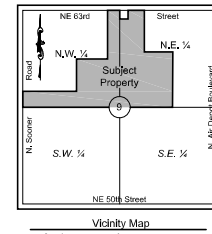
Exhibit B – Master Development Plan

NAIJA II

*All renderings and depictions are
conceptual only. Final design will be
based on approved plat*



Plat of Survey
Part of the North Half of
Section 9, Township 12 North, Range 2 West, I.M.
City of Oklahoma City, Oklahoma County, Oklahoma



Legal Descriptions

Proposed Descriptions

Tract 1

A tract of land in the North Half (N/2) of Section Nine (9), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 17, 2025, with metes and bounds as follows:

The Basis of Bearing for this description is South 88°51'57" East on the North line of the Northeast (NE/4) of said Section 9.

Commencing at the Northwest corner of said Section 9; Thence South 00°32'07" East on the West line of the Northwest Quarter (NW/4) of said Section 9 a distance of 2229.26' to the Point of Beginning;

Thence South 89°30'14" East a distance of 1452.00' feet; Thence North 00°32'07" West and parallel to the West line of said NW/4 a distance of 897.27' feet to the North line of the South Half (S/2) of said NW/4; Thence South 89°23'46" East on the North line of the S/2 of said NW/4 a distance of 847.43' feet; Thence North 00°19'34" West a distance of 1333.49' feet to a point on the North line of said NW/4; Thence South 89°33'12" East on the North line of said NW/4 a distance of 325.18' feet to the Northeast corner of said NW/4; Thence South 00°17'47" East on the East line of said NW/4 a distance of 231.00' feet; Thence South 89°51'57" East and parallel to the North line of the Northwest Quarter of said NE/4 a distance of 231.00' feet; Thence North 00°17'47" West and parallel to the West line of said NE/4 a distance of 231.00' feet to a point on the North line of said NE/4; Thence South 89°51'57" East on the North line of said NE/4 a distance of 280.64' feet; Thence South 00°16'20" East a distance of 1333.51' feet to a point on the South line of the North Half (N/2) of said NE/4; Thence North 89°11'12" West on the South line of the N/2 of said NE/4 a distance of 511.02' feet to a point on the East line of said NW/4; Thence North 00°17'47" East on the East line of said NW/4 a distance of 1336.38' feet to the Southeast corner of said NW/4; Thence North 89°14'17" West on the South line of said NW/4 a distance of 2622.08' feet to the Southwest corner of said NW/4; Thence North 00°32'07" West on the West line of said NW/4 a distance of 426.26' feet to the Point of Beginning. This description contains 3,262,089 square feet or 74.89 acres, more or less. Subject to Easements and Rights-of-Way of record.

Tract 2

A tract of land in the South Half (S/2) of the Northeast (NE/4) of Section Nine (9), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on January 28, 2025, with metes and bounds as follows:

The Basis of Bearing for this description is South 88°51'57" East on the North line of the Northeast (NE/4) of said Section 9.

Commencing at the Northwest corner of said Section 9; Thence South 89°33'12" East on the North line of the Northwest Quarter (NW/4) of said Section 9 a distance of 2633.42' feet to the Northwest corner of said NE/4; Thence South 00°17'47" East on the West line of said NE/4 a distance of 1336.38' feet to the Point of Beginning; said point being on the North line of the South Half (S/2) of said NE/4;

Thence South 89°11'12" East on the North line of the S/2 of said NE/4 a distance of 511.02' feet; Thence South 00°16'20" East a distance of 1333.51' feet to a point on the South line of said NE/4; Thence North 89°30'27" West on the South line of said NE/4 a distance of 510.41' feet to the Southwest corner of said NE/4; Thence North 00°17'47" West on the West line of said NE/4 a distance of 1336.38' feet to the Point of Beginning. This description contains 681,680 square feet or 15.65 acres, more or less. Subject to Easements and Rights-of-Way of record.

Tract 3

A tract of land in the Northeast Quarter (NE/4) of Section Nine (9), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on January 28, 2025, with metes and bounds as follows:

Commencing at the Northwest corner of said Section 9; Thence South 89°33'12" East on the North line of the Northwest Quarter (NW/4) of said Section 9 a distance of 2633.42' feet to the Northwest corner of said NE/4; Thence South 00°17'47" East on the West line of said NE/4 a distance of 1336.38' feet to the Point of Beginning; said point being on the North line of the South Half (S/2) of said NE/4;

Thence continuing South 88°51'57" East on the North line of said NE/4 a distance of 184.10' feet; Thence South 00°16'20" East a distance of 1333.49' feet; Thence South 89°51'57" East a distance of 768.37' feet; Thence South 00°15'49" East a distance of 1523.59' feet to a point on the South line of said NE/4; Thence North 89°30'27" West on the South line of said NE/4 a distance of 932.06' feet; Thence North 00°16'20" West a distance of 27.02' feet to the Point of Beginning. This description contains 1,610,871 square feet or 36.98 acres, more or less. Subject to Easements and Rights-of-Way of record.

Legal Descriptions

Parent Descriptions

Warranty Deed - 15040, Page 1763

The South Half (S/2) of the Northwest Quarter (NW/4) of Section Nine (9), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

Warranty Deed - Book 14784, Page 766

The East Half (E/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Nine (9), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

The West Half (W/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Nine (9), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, LESS One (1) Acre, more or less in the Northwest Corner described as: Beginning at the Northwest Corner (NWC) of the Northeast Quarter (NE/4); Thence South Fourteen (14) Rods; Thence East Fourteen (14) Rods; Thence North Fourteen (14) Rods to the Point of Beginning. AND LESS the East 147.10 feet of the West (W/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Nine (9), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

Correction Warranty Deed - Book 13399, Page 1346

A tract of land located in the Northeast Quarter (NE/4) of Section Nine (9), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest Corner of the Northeast Quarter (NE/4) of Section 9; Thence South 89°33'12" East along the North line of said Section 9 a distance of 658.74' feet to the Point or Place of Beginning; Thence from said point of beginning South 00°02'20" West a distance of 1332.58' feet; Thence North 88°51'57" West a distance of 658.88' feet; Thence South 00°02'54" West a distance of 1336.16' feet; Thence South 89°10'37" East a distance of 1444.00' feet; Thence North 00°02'54" East a distance of 1523.63' feet; Thence North 88°33'15" West a distance of 768.37' feet; Thence North 00°02'20" East 1132.99' feet to the point on the North line of said Section 9; Thence North 88°33'15" West a distance of 17' feet to the Point or Place of Beginning.

Surveyor's Notes

- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
- Date of Field Work: January 15, 2025
- This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.
- The North line of Tract 1 (T1) as shown on the survey provided by the owner, prepared by Prescott Surveying Co., dated November 10, 2024, appears to overlap 2,732' on to the adjacent property to the North.

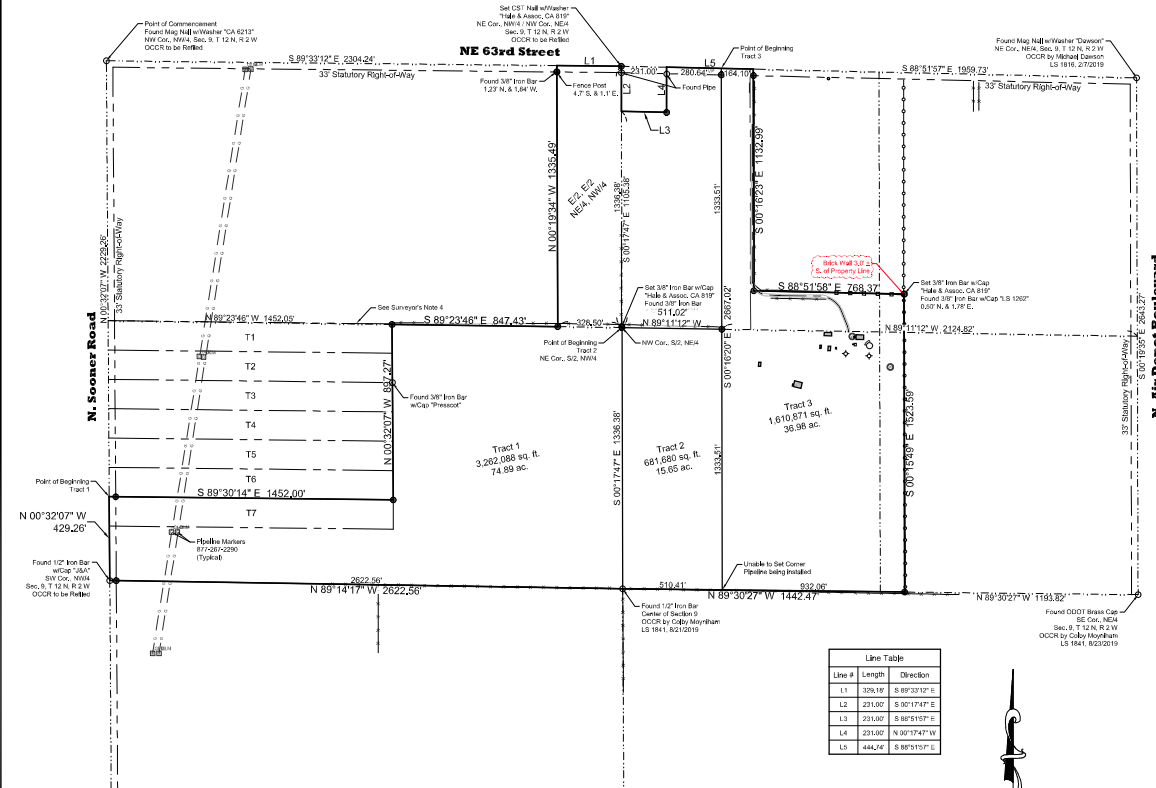
Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 17th day of March, 2025,

Curtis Lee Hale
Curtis Lee Hale, LS 1084

3/17/2025

Date of Plat or Map



The utilities as shown on this drawing were developed from the information available. This is not intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

PUD-2063 Exhibit C

NO.	REVISIONS	DATE
1.	Review Tract 1 Description	3/17/2025

Universal Development Enterprises
2525 NW 120th Street
Oklahoma City, Oklahoma 73120
(405) 371-3445

Land Surveying and Planning
1601 SW 8th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73109
C. A. Hale, P.E., Reg. June 30, 2025
www.landsurvey.com

Associated
Hale & Assoc. Survey

PROJECT NAME	Part of the North Half of Section 9, Township 12 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma Plat of Survey
PROJECT NO.	6877.2
FILE	6877-2.dwg
DATE	12/20/2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CHECK	CH, CH
SHEET	1
OF 1	

