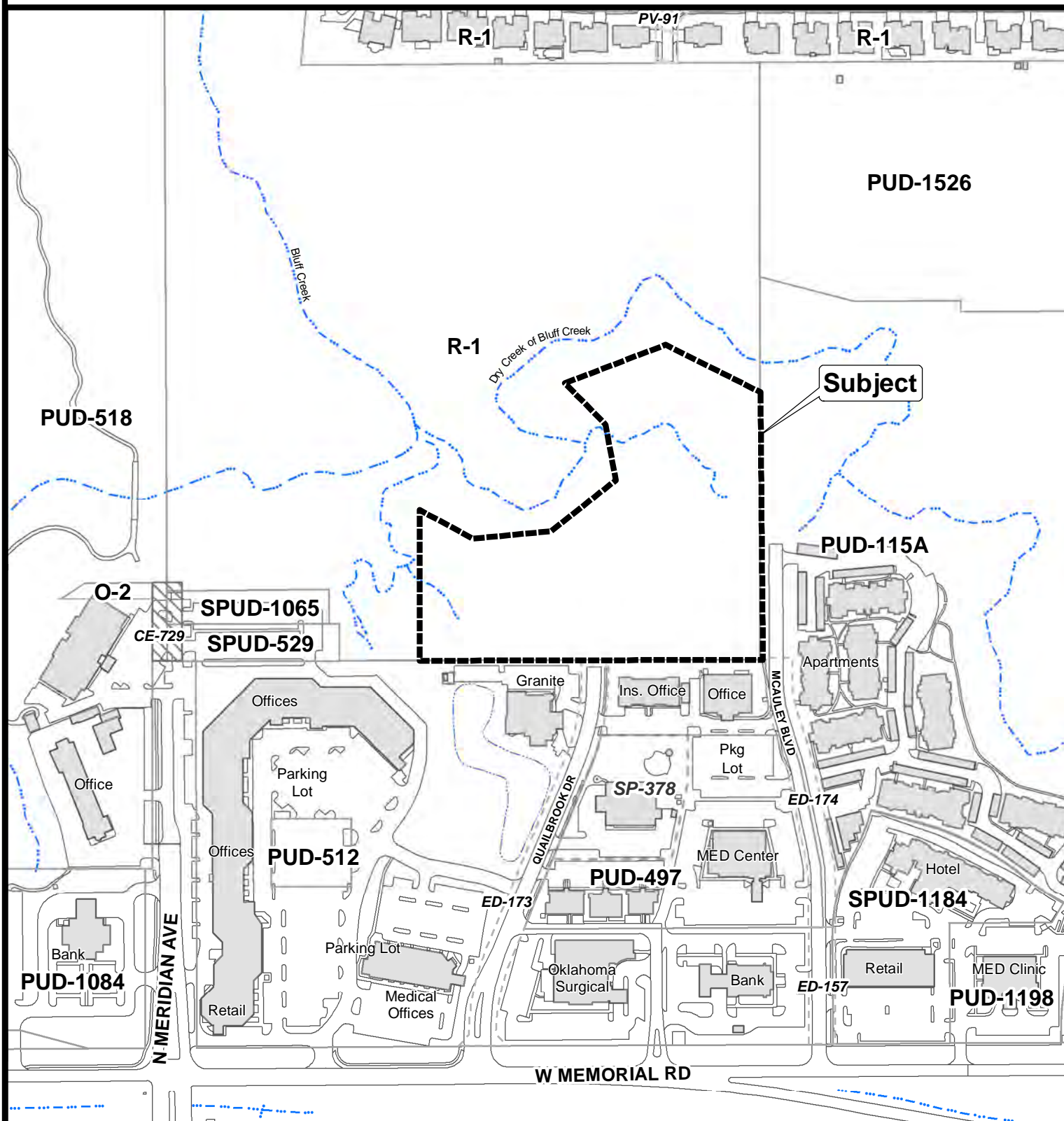


Applicant: RBM Consulting, LLC

Existing Zoning: R-1

Location: 14028 Quailbrook Dr.



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300 Feet

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

PUD - _____

**MASTER DESIGN STATEMENT FOR
Quailbrook Apartments**

April 10, 2025

PREPARED FOR:

RBM Consulting, LLC
3000 W Memorial Rd., Suite 225
Oklahoma City, OK, 73120

Prepared by:

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PROJECT #5949

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of Quailbrook Apartments, consisting of 8.277 acres is located within the SW/4 of Section 11, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located northeast of W Memorial Rd & N Meridian 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 RBM Consulting, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located northeast of W Memorial Rd & N Meridian Ave. The property is currently zoned as **R-1, Single-Family Residential**. The subject property is currently undeveloped.

North: North of the subject site is zoned as R-1, Single-Family Residential and is currently developed as a single-family neighborhood.

East: Immediately east of the subject site is PUD-115A. PUD-115A has base zonings of C-2, C-3, O-2, R-4M, R-4, and R-1 Districts. The adjacent sections of PUD-115A east of the subject site are partially developed as multi-family residential and partially undeveloped.

South: South of the subject site is zoned as PUD-115A. PUD-115A has base zonings of C-2, C-3, O-2, R-4M, R-4, and R-1 Districts and, where adjacent to the subject site, is developed as various general and medical office buildings.

West: West of the subject site is zoned as R-1 and is currently undeveloped.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1070 to 1100 feet and the slope analysis reveals that the property runs downhill to the north and west towards the existing creek. Portions of the property are currently in the 100 and 500 year floodplain, with portions of the property being in the floodway.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as a multi-family residential development with several common areas and amenities for the residents to enjoy.

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.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the east is McAuley Blvd. which has a right-of-way width of 60-feet and is paved to Oklahoma City standards. The nearest street to the south is Quailbrook Drive which has a right-of-way width of 60-feet and is paved to Oklahoma City standards.

Proposed streets in this Planned Unit Development shall be private.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

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 15 located at 2817 NW 122nd Street. Approximately 3.2 miles from this PUD development. Anticipated response times are of Urban Response 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 not bus stops in this Planned Unit Development, although a stop exists just south on Quailbrook Drive for the 003 N Kelly Bus Route.

7.7 DRAINAGE

Some of the property within this Planned Unit Development is within the FEMA 100-year and 500-year flood plain. The general location of the FEMA flood plain is delineated on the Master Development Plan.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban: Low Intensity land use typology area. Urban: Low intensity should primarily be single family with some apartment complexes, auto-oriented retail centers, and suburban office parks. This complex is situated within walking distance of several retail and suburban office parks. Therefore, the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban: Low Intensity area standards.

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, 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)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

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.

Existing healthy, mature trees shall be protected in this PUD and shall be included in the subsequent Specific Plan.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

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 boundaries adjacent to residential development. 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

Platting shall not be required.

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 and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning development.

9.8 VEHICULAR ACCESS REGULATIONS

There shall be one access point from Quailbrook Drive in this PUD.

Access to this PUD/Tract 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.

Lots within this PUD will not be required to have frontage on an approved public street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A

Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

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.

9.10 SIGNAGE REGULATIONS

Signage regulations shall be per code.

9.11 ROOFING REGULATIONS

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

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Sidewalk regulations shall be per code.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD except that a minimum of 35 feet and 2 stories shall be permitted.

9.14 SETBACK REGULATIONS

North Setback: 5-feet
South Setback: 5-feet
East Setback: 5-feet
West Setback: 5-feet

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 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.

9.17 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.19 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued within this PUD until a specific plan and final plat, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

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-2066 Exhibit B Quailbrook Apartments

Conceptual Site Plan
301 Parking Spaces

+/-8.277 Acres



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ENGINEERS SURVEYORS PLANNERS

4/10/2025
Conceptual site plan showing feasible option
permitted under proposed rezoning

