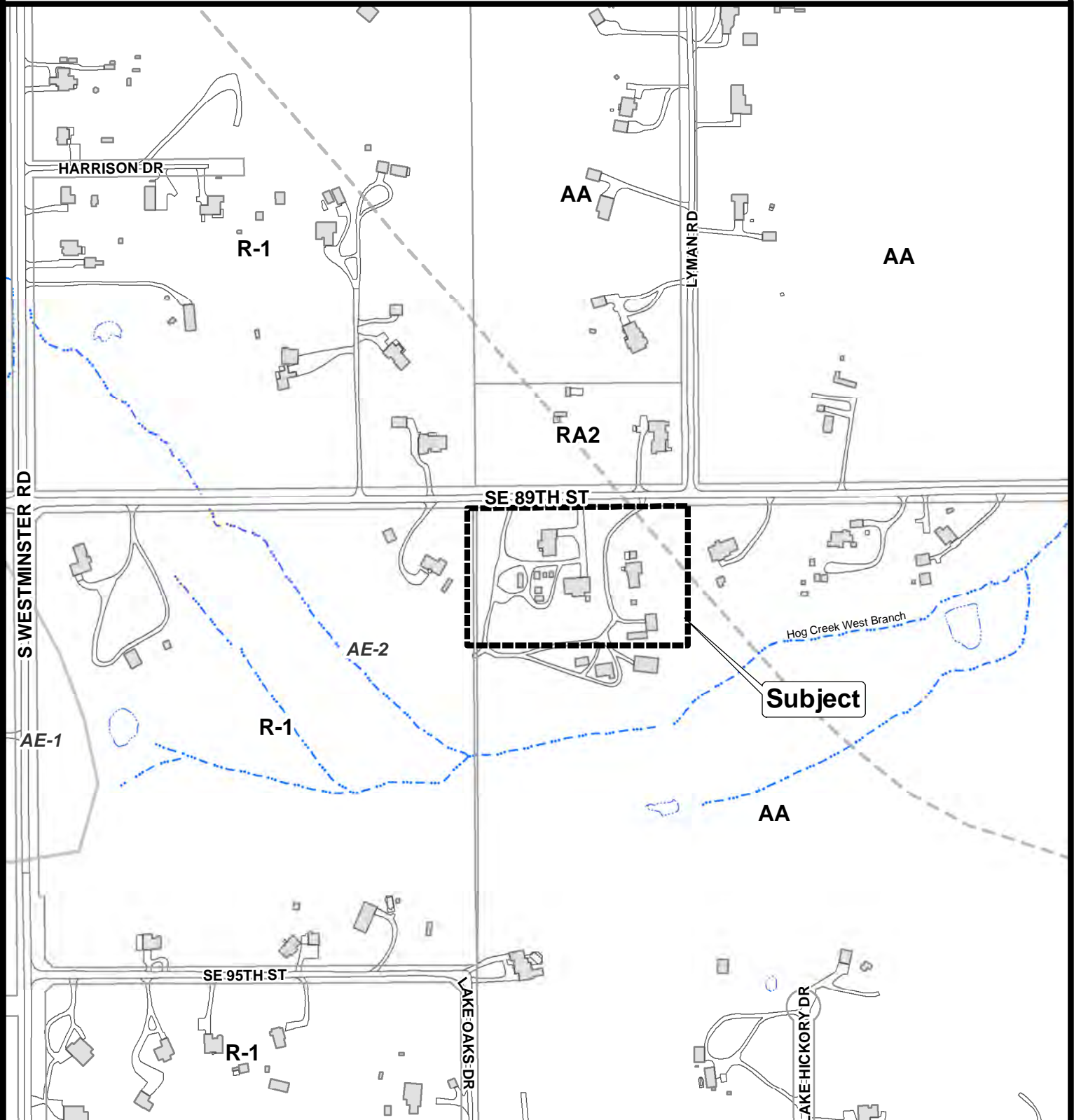


**Case No: PUD-2074**

**Applicant: Jamey K. Harrison and Angela A. Harrison**

**Existing Zoning: AA / AE-2**

**Location: 11300 SE 89th St.**



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400  
Feet

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

**PUD - \_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**11300 SE 89<sup>th</sup> Street PUD**

May 1, 2025

**PREPARED FOR:**

J.K. & P.J. Harrison Family Revocable Trust  
11300 SE 89<sup>th</sup> Street  
Oklahoma City, OK, 73150

**Prepared by:**

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#6110

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of 11300 SE 89<sup>th</sup> Street, consisting of +/-6.74 acres are located within the Government Lot 3 of Section 5, Township 10N, Range 1W, of the Indian Meridian, Cleveland County, Oklahoma. The subject property is generally located at 11300 SE 89<sup>th</sup> Street, Oklahoma City, OK.

## **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 J.K. and P.J. Harrison Family Revocable Trust. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 11300 SE 89<sup>th</sup> Street. The property is currently zoned as AA-Agricultural District. The subject property is currently developed as single-family residential.

North: North of the subject site is SE 89<sup>th</sup> Street. Beyond SE 89<sup>th</sup> Street is zoned as RA2, Single-Family Two-Acre Rural Residential.

East: Immediately east of the subject site is zoned as AA, Agricultural District.

South: South of the subject site is zoned as AA, Agricultural District.

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

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property is approximately 1164-1202 feet and the slope analysis reveals that the property generally slopes to the southeast and south. The subject property is not within the FEMA floodplain.

## **6.0 CONCEPT:**

The property is currently developed as three single-family homes. It is the intent of the owner to maintain the existing configuration and allow for each home to be on its own lot. There are not other buildings or lots proposed as part of this development.

### **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the RA2 base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Section 6100, Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards

- Minimum Lot Width
  - The minimum lot width required for the RA2 district for parcels with access to a minor arterial street is 300 feet. This PUD proposes a minimum lot width of 60 feet.
- Setbacks
  - RA2 District:
    - Front: 40 feet
    - Side: 25 feet
  - Proposed PUD:
    - Front: 25 feet
    - Side: 10 feet

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to the north is SE 89<sup>th</sup> Street which has a right-of-way width of 66-feet and is paved to Oklahoma City Standards.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic/aerobic located on each lot.

### **7.3 WATER**

Water facilities for this property are not available. Water services will be provided from private wells located on each lot.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 28 located at 7101 S Anderson Road, approximately 2 miles from this PUD development. Anticipated response times are of Rural 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 no bus stops in this Planned Unit Development.

### **7.7 DRAINAGE**

The property within this Planned Unit Development is not within the FEMA floodplain.

## 7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural: Medium Intensity land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Rural: Medium Intensity area standards. Developments in the RM are typically 2-5 acres in size and located near a fire station.

## **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-2, Single-Family Two-Acre Rural 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)
- Composting (8150.6.2)
- Family Day Care Homes (8300.40)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Row and Field Crops (8150.8)
- 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.

Existing buildings shall be deemed in conformance. Architectural regulations shall not apply to accessory structures. Metal buildings shall be permitted in this PUD.

## **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.

## **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**

Screening shall not be required in this PUD.

## **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 not be required within this PUD.

## **9.8 VEHICULAR ACCESS REGULATIONS**

There shall be two access points from SE 89<sup>th</sup> Street.

Existing driveways shall be deemed in conformance.

## **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.



#### **9.10 SIGNAGE REGULATIONS**

Signage shall not be permitted within this PUD.

#### **9.11 ROOFING REGULATIONS**

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

#### **9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Sidewalks shall not be required in this PUD.

#### **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be per the base zoning. All existing buildings shall be deemed in conformance.

#### **9.14 SETBACK REGULATIONS**

Front Yard:	25-feet
Side Yard:	10-feet
Rear Yard:	25-feet

#### **9.15 MINIMUM LOT SIZE**

The minimum lot size shall be 1.25 acres.

#### **9.16 DENSITY**

The maximum number of lots permitted within this PUD shall be three (3).

#### **9.17 MINIMUM LOT WIDTH**

The minimum lot width within this PUD shall be 60 feet.

#### **9.18 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.

#### **9.19 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.

## **9.20 COMMON AREAS**

N/A

## **9.21 SPECIFIC PLAN AND FINAL PLAT**

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. 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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Harrison Family Properties**

**April 30, 2025**

A tract of land being a part of the Government Lot 3 of Section Five (5), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Government Lot 3;

THENCE West, along and with the North Line of said Government Lot 3, a distance of 660 feet to the POINT OF BEGINNING;

THENCE South, parallel with the East Line of said Government Lot 3, a distance of 448 feet;

THENCE West, parallel with the North line of said Government Lot 3, a distance of 655.7 feet to a point on the West Line of said Government Lot 3;

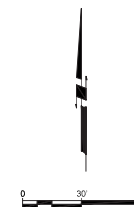
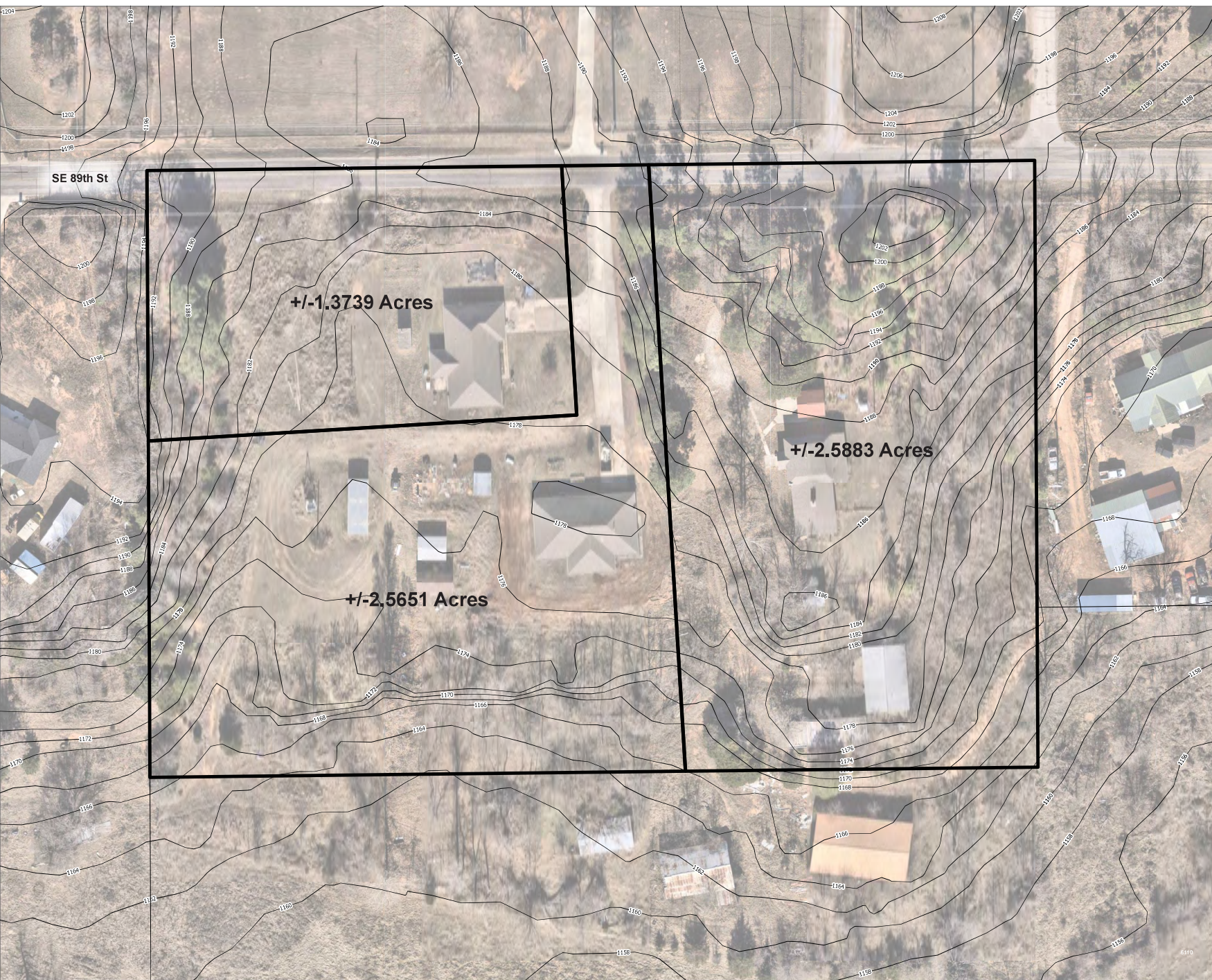
THENCE North, along the West Line of said Government Lot 3, a distance of 448 feet to a point on the North Line of said Government Lot 3;

THENCE East, along and with the North Line of said Government Lot 3, a distance of 655.5 feet to the POINT OF BEGINNING.

Containing 293,600 square feet or 6.74 acres, more or less.

*This legal was prepared for zoning purposes only and is not intended to be used to convey title or real property.*





**PUD-2074**

**11300 SE 89th St.**

**Exhibit B  
Conceptual Site Plan**



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-0075 FAX (405) 235-0078

ENGINEERS SURVEYORS PLANNERS  
4/28/25

Conceptual site plan showing feasible option  
permitted under proposed rezoning