

**THE CITY OF THE VILLAGE  
PLANNED UNIT DEVELOPMENT**

**PUD**

**DESIGN STATEMENT FOR**

**Casady School  
9500 N. Pennsylvania Ave.**

*July 24, 2020*

Approved August 3, 2020  
Resolution 08-03-2020 (B)



**Applicant:**

Casady School  
9500 N. Pennsylvania Ave.  
Oklahoma City, OK 73120  
(405) 749-3100

**Prepared by:**

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## **1.0 INTRODUCTION:**

The subject property is located at 9500 N Pennsylvania Ave. in The City of The Village. This site is approximately 73.8752 acres in size.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property comprising the proposed “Casady School” PUD is described in Exhibit A, attached and is made a part of this Design Statement.

## **3.0 OWNER/DEVELOPER:**

The owner/developer of this property described in Section 2.0 is Casady School. Johnson & Associates, Inc. prepared the PUD document.

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

The subject property, located at 9500 N Pennsylvania Ave., lies in the eastern part of The Village. The majority of the property is currently zoned A-1, Single Family Residential, with a small portion in the southeast corner zoned as C-2, Commercial. The proposed PUD will allow additional flexibility for the continued growth of Casady School.

North: Immediately north of the subject site is zoned as A-1, Single Family Residential and developed as a YMCA and single family residential.

East: Directly east of the subject property is largely zoned and developed as A-1, Single Family Residential, with a portion zoned and developed as C-2, Commercial.

South: Directly south of the proposed PUD is W Britton Rd., beyond is zoned A-1, Single Family Residential, C-2, Commercial and A-1, Single Family Residential – Commercial Special Use. The land zoned A-1, Single Family is currently developed as single family residential and the commercially zoned land is developed as a Walmart Neighborhood Market and other small commercial uses.

West: Immediately west of the subject property is N Pennsylvania Ave. Beyond is zoned A-1, Single Family Residential, A-1, Single Family Residential – Commercial Special and A-1 Single Family Residential – Multi Family Special Use. The land is primarily developed as single family residential. The land zoned as Commercial Special is developed with a variety of commercial uses. The land zoned as Multi Family Special Use is developed as attached residential.

## **5.0 PHYSICAL CHARACTERISTICS:**

The subject site is 73.8752 acres and is currently developed as Casady School campus. Included in Casady School campus are several school buildings, athletic fields and training areas, and Casady Lake. The subject property does not contain any FEMA floodplains and there are no Blue Line Streams. Any new development will be designed to meet all requirements of the City of The Village Drainage Ordinance and The Village Municipal Code.

**6.0 CONCEPT:**

Casady School has been providing residents with an independent education since it was founded in 1947. This Episcopal day school is committed to providing a foundation of excellence for all of their students, instilling them with the educational and social skills to triumph in their future endeavors. Since its founding Casady School has expanded their campus through the addition of multiple buildings and athletic fields that exist today.

The proposed PUD is necessary to allow for the continued and future growth of Casady School. The school is a unique use for the residentially zoned subject property and because of this, the A-1 zoning regulations greatly limit the ability of Casady School to continue to expand their campus. This PUD will allow Casady School the flexibility needed for continued growth and development.

**7.0 SERVICE AVAILABILITY:**

**7.1 STREETS**

Access to this PUD will be via the existing drives on N Pennsylvania Ave., Dublin Rd and W Britton Rd. There shall be no deliveries by commercial truck before 7:00 a.m. unless said delivery trucks enter the campus from the main entrance to the campus on Pennsylvania Avenue.

**7.2 SANITARY SEWER**

The subject site is currently served by existing sanitary sewer line extensions.

**7.3 WATER**

The subject sit is currently served by existing The City of The Village water line.

**7.4 FIRE PROTECTION**

Fire protection for the site shall be provided through The City of The Village Fire Department. The fire station is located at 2201 W Britton Rd. the station is approximately 0.6 miles west of the subject PUD.

**7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with all utility providers for extension of services will be made in conjunction with future development.

**7.6 DRAINAGE**

Development within this PUD will comply with the current The City of The Village Drainage Ordinance.

**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 The Village '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 City of The Village 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 A-1 "Single Family Dwelling District" district shall govern this Tract except as herein modified below:

All uses permitted in the A-1, Single Family Dwelling District shall be permitted. Additionally, any use ancillary to the Casady School shall be permitted with this PUD.

## **9.0 SPECIAL CONDITIONS:**

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

### **9.1 ARCHITECTURAL REGULATIONS**

New construction in this PUD shall be subject to the architectural design standards provided in Chapter 24 of The Village City Code, provided, however, the City Council may authorize deviations from those standards as deemed necessary and appropriate.

### **9.2 LANDSCAPING REGULATIONS**

The subject PUD shall meet all requirements of The City of The Village's Landscaping Ordinance in place at the time of development.

For the purpose of this PUD, a lot area shall be defined as the developable area for any new construction, a determination that will be made at the building permit stage. The landscaped area shall be in the street yard and visible from the public streets providing access to the property. Internal lots that are not visible from the public street shall not be calculated for purposes of meeting this requirement.

### **9.3 LIGHTING REGULATIONS**

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize appropriate methods of directing light.

**9.4 SCREENING REGULATIONS**

Sight proof screening shall be required where adjacent to developed Single Family Residential.

**9.5 DRAINAGE REGULATIONS**

Drainage improvements, if required, will be in accordance to applicable sections of the City of The Village Code of Ordinances.

**9.6 VEHICULAR ACCESS REGULATIONS**

Access to the site shall be permitted from Dublin Rd., N Pennsylvania Ave. via the three existing drives and W Britton Rd. via the two existing drives. Additional drives shall be permitted as needed to accommodate future growth.

**9.7 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

An internal pedestrian sidewalk system shall be required.

The existing internal pedestrian sidewalk system shall meet this requirement.

**9.8 PARKING REGULATIONS**

The design and number of all parking facilities in this PUD shall be in accordance to applicable sections of the City of The Village Code of Ordinances.

**9.9 SIGNAGE REGULATIONS**

Signage shall meet the sign regulations as permitted within the City of the Village Municipal code for the multitenant commercial. Any sign smaller than 6 feet in height shall be permitted for directional and information purposes.

**9.10 ROOFING REGULATIONS**

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

**9.11 SETBACK REGULATIONS**

Building setbacks within this PUD shall be as follows:

North: Per the zoning code, 7 ½ feet Setback from the North boundary of Lot 2 shall be 25'

East: 25 feet Including the east boundary of Lot 2

West: Per the zoning code, 7 ½ feet

South: Per the zoning code, 7 ½ feet

There shall be no interior setbacks except as required by Fire and Building Code.

**9.12 LOT WIDTH**

There shall be no minimum lot widths within this PUD.

### **9.13 LOT SIZE**

There shall be no minimum lot size within this PUD.

### **9.14 HEIGHT REGULATIONS**

The maximum height of buildings within this PUD shall be 50 feet (excluding any parapets or architectural details. In instances where Casady School seeks permission for a building over 50 feet, City Council shall be permitted to vary this regulation on an individual basis. The exterior setback shall be increased by 10' for every 5' of height over 35' on exterior boundaries that abut existing residential.

The maximum height on Lot 2 shall be 35'.

### **9.15 OPEN SPACE**

There shall be a minimum of 20% open space within this PUD.

### **9.16 PUBLIC IMPROVEMENTS**

The property owner shall make public improvements throughout the PUD as may be required by the City of The Village 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 owner(s) of said property. 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.

### **9.18. DUMPSTER REGULATIONS**

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view.

## **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 of The Village.

## **11.0 EXHIBITS:**

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

- A: Legal Description
- B: Boundary Exhibit



**Exhibit "A"**  
**LEGAL DESCRIPTION**

Casady

June 10, 2020  
Revised June 11, 2020

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, The Village, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of said Southwest Quarter (SW/4), said point being the POINT OF BEGINNING;

THENCE North 00°25'21" West, along and with the West line of said Southwest Quarter (SW/4), a distance of 2,341.83 feet to the Southwest (SW) Corner of a tract of land recorded in Book 6840, Page 2044 (The Young Men's Christian Association of Greater Oklahoma City Tract);

THENCE along and with the South and East lines of said The Young Men's Christian Association of Greater Oklahoma City Tract the following calls:

1. North 89°57'35" East, a distance of 514.36 feet;
2. South 00°25'00" West, a distance of 70.00 feet;
3. North 89°57'35" East, a distance of 210.00 feet;
4. South 00°25'00" West, a distance of 30.00 feet;
5. North 89°57'35" East, a distance of 220.00 feet;
6. North 00°25'00" East, a distance of 100.00 feet;
7. North 89°57'35" East, a distance of 108.31 feet;
8. North 00°25'21" West, a distance of 300.00 feet to a point on the North line of said Southwest Quarter (SW/4), said point also lying on the South line of the plat CASADY MANOR recorded in Book 34 of plats, Page 45;

THENCE North 89°57'35" East, along and with the North line of said Southwest Quarter (SW/4) and the South line of said CASADY MANOR, a distance of 277.57 feet to the Northwest (NW) Corner of the plat CASADY WAVERLY ADDITION REPLAT SECTION 3 recorded in Book 42 plats, Page 79;

THENCE South 00°30'23" East, along and with the West line of said CASADY WAVERLY ADDITION REPLAT SECTION 3 and the West line of the plat CASADY WAVERLY ADDITION SECTION 2 recorded in Book 41 of plats, Page 65, a distance of 2,343.99 feet to the Southwest corner of said plat CASADY WAVERLY ADDITION SECTION 2;

THENCE North 89°55'44" East, along and with the South line of said plat CASADY WAVERLY ADDITION SECTION 2, a distance of 166.73 feet to the centerline of Nichols Road as shown on said Plat;

THENCE South 00°30'36" East, along and with said centerline a distance of 300.00 feet to a point on the South line of said Southwest Quarter (SW/4);

THENCE North 89°57'45" West, along and the South line of said Southwest Quarter (SW/4), a distance of 1,500.88 feet to the POINT OF BEGINNING.

Containing 3,218,003 square feet or 73.8752 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

The West line of the SW/4 of Section 29, Township 13 North, Range 3 West, having a bearing of North 00°25'21" West



## Casady School PUD Boundary

Exhibit B

73.8752 acres



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