

**THE CITY OF THE VILLAGE
PLANNED UNIT DEVELOPMENT
FOR MULFORD CENTER**

August 7, 2018

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1.0 INTRODUCTION

This Planned Unit Development is located 175' South of Orlando Road on the East side of Lakeside Drive. Included in the project is part of Lots 3 & 4, Block 5 of Lakeside Estates, to be re-subdivided into eight (8) Single Family Residential lots to be known as Mulford Lakeside.

2.0 LEGAL DESCRIPTION

The legal description of the property is Lots 3 & 4, Block 5 of Lakeside Estates, a subdivision of part of the NE/4 of Section 25, T13N, R4W, I.M., Oklahoma County, Oklahoma.

A metes and bounds legal description is attached as Exhibit "A".

3.0 OWNER/DEVELOPER

The owner and developer of this PUD is:

Mulford Village Homes, LLC

Bruce Mulford, Manager

10305 Sunset Lane

The Village, OK 73120

4.0 SITE AND SURROUNDING DEVELOPMENT

The property consists of 2.02± acres surrounded by residential property.

5.0 ZONING

The subject property is currently zoned A-1 Single Family Residential. The surrounding properties are also zoned Single Family Residential.

The relationship between the proposed uses and the adjoining land uses is compatible. The proposed uses of the subject property are in harmony with surrounding zoning and uses.

Current A-1 Single Family zoning regulations are applicable unless otherwise altered by this PUD document.

6.0 PHYSICAL CHARACTERISTICS

The subject property is to be demolished and cleared for new homes to be constructed. The property generally drains from west to east to a rear lot swale that runs north to Orlando Road.

7.0 CONCEPT

The concept for re-development of this property is to provide a high quality single family residential community.

Mulford Lakeside

Area	2.02 Acres
Number of Lots	8
Gross Density:	3.96 Lots/Acre
Size Range of Homes:	2400-3600 S.F.

8.0 SERVICE AVAILABILITY

8.1 STREETS –The streets within this PUD will be public.

8.2 SANITARY SEWER – There is an existing sanitary sewer main along the north and east boundaries of the property which will provide access for sewer services to be extended for service onto the subject property.

8.3 WATER – There is an existing water main on the west side of Lakeside Drive. A new water main will be constructed that will serve the subject properties.

8.4 ELECTRICAL, GAS AND COMMUNICATION SERVICES – Proper coordination with the various utility companies will be done in conjunction with this development.

8.5 DRAINAGE – Development of this project will comply with the City of the Village drainage regulations.

9.0 DEVELOPMENT REGULATIONS

All use, area and development regulations of the A-1 Single Family Residential District shall apply to 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.

9.1 LOT SIZE –Lot sizes in this PUD may be less than 45% of the size of adjacent lots; this development maintains the A-1 Single Family Residential District minimum lot size of 7,200 square feet.

9.2 LOT COVERAGE –Structures within this PUD shall have a maximum lot coverage of 50%.

9.3 SETBACKS – Unless otherwise shown on the plat:

Mulford Lakeside

Front Yard:	15 feet
Side Yard:	5 feet
Side Yard Adjacent to Street:	15 feet
Rear yard:	10 feet

9.4 HEIGHT –All structures in this PUD shall comply with the height requirements of the A-1 Single Family Zoning District.

9.5 MAILBOXES– Mailbox(es) to be located curbside within the provided right-of-way. Structure type and style to match brick of corresponding house structure.

9.6 DRIVEWAY ACCESS– All proposed lots shall have sole driveway access off of Haley Circle.

9.7 ORIENTATION– Lots abutting Lakeside Drive (Lot 1, Block 1 & Lot 1, Block 2) shall front Lakeside Drive.

9.8 DETENTION– Storm water runoff detention shall be provided. Detention pond shall provide controlled runoff consistent with pre-developed (existing) site runoff. Detention design criteria as required by the City of The Village.

10.0 SOIL CHARACTERISTICS – See Exhibit D.

11.0 PLATTING REQUIRED

Re-subdividing of the existing lots via a new plat shall be a requirement of this PUD.

12.0 PUBLIC IMPROVEMENTS

Public improvements shall be made by the Developer throughout the planned unit development as required by the City of the Village. All Local, State, and Federal ordinances and regulations as they apply to this site will be adhered to fully.

13.0 EXHIBITS

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT B – PRELIMINARY PLAT

EXHIBIT C – AREA MAP

EXHIBIT D – SOIL CHARACTERISTICS