

APPROVED

MAY 04 2004

BY THE CITY COUNCIL
Sharon Kelsey CITY CLERK

PUD - 983

***DESIGN STATEMENT
FOR
ESTATES AT MOUNT OLIVE
4000 N. Kelley Avenue
Oklahoma City, Oklahoma***

Submitted by:

***Contact: Steve Davis
G.M.O. Urban Ministries
1020 N.E. 42nd Street
Oklahoma City, Oklahoma 73111
405-424-2280***

***Contact: Phil B. Curls, Sr.
Alliance Property Group
4609 Paseo Blvd., Suite 104
Kansas City, Missouri 64110
816-923-6000***

February 6, 2004

Last Revised: April 10, 2004

**DESIGN STATEMENT OF THE
PLANNED UNIT DEVELOPMENT FOR A SENIOR LIVING COMMUNITY
ESTATES AT MOUNT OLIVE**

1.0 INTRODUCTION

The Planned Unit Development (PUD) located at 4000 N. Kelley Avenue in Oklahoma City, located in the general vicinity of the intersection of North Kelley Avenue and NE 36th Street in Oklahoma City, consists of 841,579 square feet or approximately 19.32 acres. The property is presently zoned for R1, Single Family Residential. The proposed new senior housing units, to be developed will be designed to complement and enhance the overall quality of life for its elderly residents, providing landscaping and green space for the site and a sense of community. The site is located in close proximity to Greater Mount Olive Baptist Church, that provides an array of community services, in addition to its spiritual guidance. The design of the senior housing will be compatible with the long term stability of the community and the adjacent church.

2.0 LEGAL DESCRIPTION

Refer to Exhibit "A" attached hereto for legal description of subject property.

3.0 OWNER/DEVELOPER

Owner of Property

Greater Mount Olive Baptist Church
1020 NE 42nd Street
Oklahoma City, Oklahoma 73111

Proposed Owner/Developers:

Limited Liability Partnership consisting of:

Alliance Property Group
4609 Paseo, Ste. 104
Kansas City, Missouri 64110
Contact: Phil B. Curls, Sr.
(816) 923-6000

Greater Mount Olive (G.M.O.) Urban Ministries
1020 NE 42nd Street
Oklahoma City, Oklahoma 73111
Contact: Steve Davis
(405) 424-2280

4.0 SITE AND SURROUNDING AREAS

This PUD property is presently a vacant and undeveloped site, except for a two and ½ story single family residential home. The residential home was built in 1919 and is approximately 5,381 square feet. The surrounding properties are developed as follows: Property on the North, zoned PUD-52, is the Greater Mount Olive Church; to the South is a C-3 zoned commercial facility that includes a Shopping Center; to the East are R-1 zoned residential family homes and to the West is R-1 zoned vacant and undeveloped property.

5.0 PHYSICAL CHARACTERISTICS

The elevation of the PUD ranges from 1190 at the northeast corner of the property down to 1,174 feet at the low point, approximately 300 feet north of the south property line at the west edge of the property.

Slope Analysis

The site is a relatively flat site with slopes downward from the east to the west about 2% to 3%.

Soil Characteristics

Ninety five percent of the PUD site is classified by the Oklahoma County Conservation Commission as StDC - Stephenville-Darsil complex.

The remaining five percent of the PUD site, located at the PUD site low point along the west edge, adjacent to North Kelley Avenue is classified by the Oklahoma County Conservation Commission as HarC - Harrah Fine Sandy Loam.

Tree Cover

The site contains a mature stand of primarily pecan trees.

Drainage Information

The site slopes from the east to the west and slopes internally into the site from the north and south boundaries. All water on the site street drains to a point approximately 300 feet north of the south property line, on the west property line and exits the property at that point. Water drains onto the site from adjacent property to the north, east and south.

Topographic map

Refer to Exhibit "D" attached hereto.

6.0 CONCEPT

The concept of this PUD is to accommodate a senior living community consisting of 60 residential units clustered together as single-story, three-plexes and four-plexes, resulting in a total of 20 residential buildings. The site will also include a community building, which serves the needs of the senior living community, outdoor garden areas and walking trails.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The site is served on the west by the 2-lane North Kelley Avenue which is a collector street.

The interior of the site will be served by an interior street network. The interior street network will be served by one access point on North Kelley Avenue. This driveway location on Kelley is subject to review and approval by Traffic Management.

7.2 UTILITIES

Telephone lines serve the site on west side of the property along North Kelley Avenue.

The site is served by water line located on west side of North Kelley Avenue.

The property is served by Oklahoma Natural Gas Company on the west side of the property along North Kelley Avenue.

The property is served by electrical lines on the west side of the property along North Kelley Avenue.

7.3 FIRE PROTECTION

The Oklahoma City Fire Department, Station 18, is located at 4016 North Prospect, approximate distance of 0.8 miles from the property.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development carried out under this Planned Unit Development. Certain zoning districts and regulations referred to in this text shall be those that appear in the Planning and Zoning Code of the City of Oklahoma City, 2002, as amended. For the purpose of clarification and interpretation, the operative and controlling language and regulations 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, 2002, as amended. In cases of conflict between provisions of the Planning and Zoning Code, 2002, as amended, and the provisions of this Planned Unit Development, the Planned Unit Development provisions shall supersede. The regulations are as follows:

The following special conditions listed in Sections 9.0 through 9.8 shall not be changed or amended in any way except by action of the City council after review and recommendation by the Planning Commission.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-4 District shall govern this PUD, except as herein modified.

9.0 SPECIAL CONDITIONS

9.1 Permitted Uses

Single-Family Residential (2201.1)

Multiple-Family Residential (2201.4) - Further limited to 60 residential senior apartment units developed utilizing single-story, 3 and 4-plex structures.

Low Impact Institutional: Neighborhood Related (2304.1)

Community Recreation: Property Owners Association (2306.3)

Parking Lot (2408.1)

9.2 Parking

Residential apartments for seniors shall have a minimum of 1.25 parking spaces per unit

9.3 Sidewalks

Sidewalks shall be provided between all buildings on the site. Accessible sidewalks shall be provided along North Kelley Avenue for the extent of the PUD frontage.

9.4 Lighting

Type of fixture will be a hooded, cut-off fixture so that no light will be generated past the property line onto adjacent properties. Maximum pole height will be 35 feet.

9.5 Signs

Signage will be limited to two signs with a maximum height of 6 feet and a maximum of 80 square feet.

9.6 Landscaping

All landscaping will comply with Section 59-6600.1 of the Oklahoma City Planning and Zoning Code. A landscape buffer will be provided along the east property line that borders the existing residential development. This buffer will be developed using a mixture of deciduous trees, 2" caliper, and 2-1/2 gallon shrubs along the existing chain link fence. The width of the landscape buffer will be a minimum of 5 feet, varying slightly in width to create creative interest. In addition, on the interior of the site, we will maintain as many existing mature growth trees as possible. This will be augmented by the installation of two (2), 2" caliper deciduous trees and five (5) 2-1/2 gallon shrubs per unit.

9.7 Architecture

Exterior buildings will be well-finished on all structures. Exterior will consist of 25% masonry, and 75% of either horizontal lap siding or stucco finish. Single-Story units will be no more than 35 feet in height, with hipped or gabled roofs. Exposed metal buildings will not be permitted on property.

9.8 Trash Disposal

Large trash bins will not be located within the east 75 feet of property.

10.0 COMMON AREA/PRIVATE DRAINAGE

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code and Ordinances. Private drainage ways will be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal code which includes certain allowances in construction standards for Planned Unit Developments. Such private drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

11.0 DEVELOPMENT SEQUENCE

It is anticipated the site will be developed at one time, inclusive of the construction of the 60 residential senior apartments units, the community building and all site infrastructure, amenities and landscaping associated with the development of the property.

13.0 EXHIBITS

- Exhibit "A" - Legal Description of the Property
- Exhibit "B" - Master Plan Development
- Exhibit "C" - Conceptual Plan/Tree Cover Plan
- Exhibit "D" - Topography Map

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) AND the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, LESS AND EXCLUDING: A portion of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4), beginning at a point 33 feet East of the Southwest Corner of the NW/4 SW/4 SW/4 of Section 14-12N-3W; Thence North 25 feet; Thence East and parallel with the South line of said NW/4 SW/4 SW/4 of Section 14-12N-3W to a point on the Northwesternly line of Springlake Drive; Thence in a Southwesterly direction along the Northwesternly line of Springlake Drive to a point where said Northwesternly line of Springlake Drive intersects the South line of said NW/4 SW/4 SW/4 of Section 14-12N-3W; Thence West along the South line of said NW/4 SW/4 SW/4 of Section 14-12N-3W to the point or place of beginning.

PRINTS ISSUED
FEBRUARY 8, 2004

REVISIONS:

- March 9, 2004
Revisions for PUD
- April 8, 2004
Revisions for PUD



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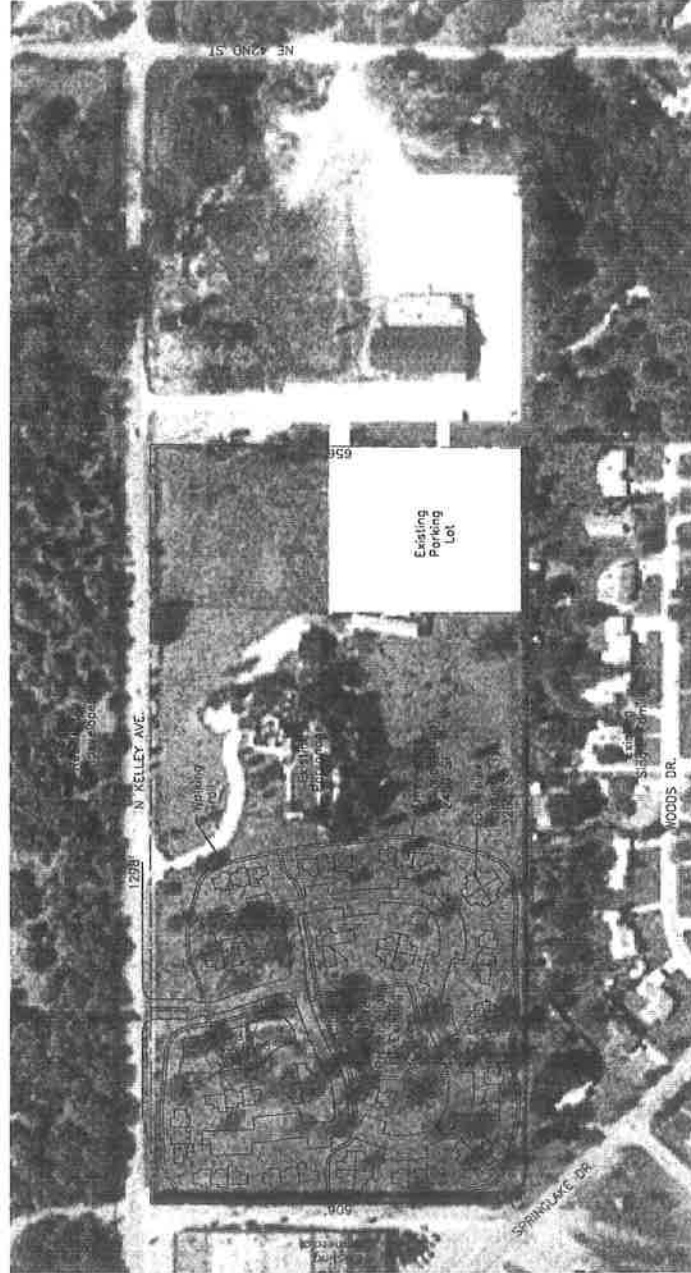
PLANNED UNIT DEVELOPMENT
ESTATES AT MT. OLIVE
NORTH KELLEY AVE & 36TH STREET
OKLAHOMA CITY, OKLAHOMA 73105

SHEET TITLE
TREE COVER PLAN

FILENAME: AS-101.dwg
PROJECT NUMBER: 00000
SHEET NUMBER

Exhibit C

DRAWN BY: JLS
CHECKED BY:



A1 CONCEPTUAL PLANTREE COVER PLAN
1"=100'-0"
0 30' 60' 90'

PRINTS ISSUED
FEBRUARY 6, 2004

REVISIONS:
March 9, 2004
Revisions for PUD
April 6, 2004
Revisions for PUD



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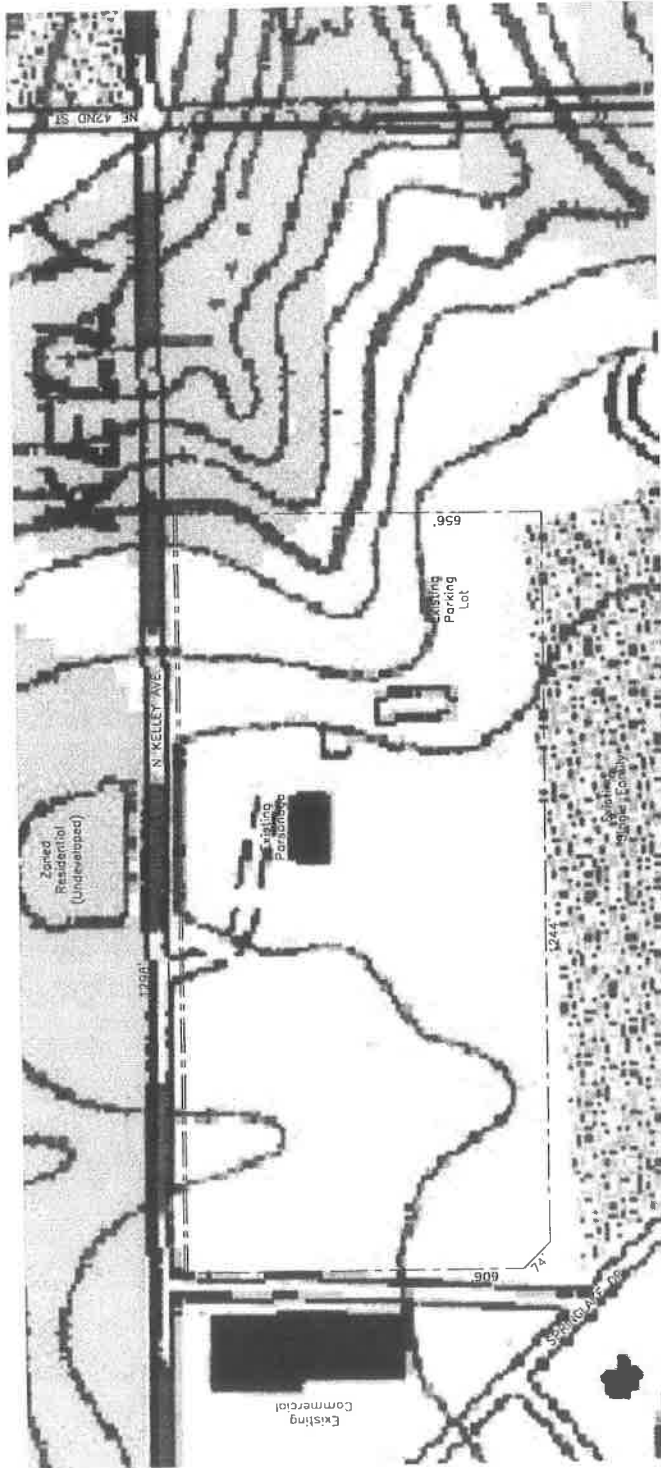
PLANNED UNIT DEVELOPMENT
ESTATES AT MT. OLIVE
NORTH KELLEY AVE & 36TH STREET
OKLAHOMA CITY, OKLAHOMA 73105

SHEET TITLE
TOPOGRAPHICAL PLAN

PLANNAME AS-102C.DWG
PROJECT NUMBER 00000
SHEET NUMBER

Exhibit D

DRAWN BY: JSS
CHECKED BY:



A1
TOPOGRAPHICAL PLAN
1"=100'-0"
0 20' 40' 80' 160'

DATE: 02/06/04
TIME: 10:00 AM
PROJECT: PLANNED UNIT DEVELOPMENT
ESTATES AT MT. OLIVE
SHEET: 00000-01

REVISIONS:
 ▲ March 9, 2004
 Revisions for PUD
 ▲ February 24, 2004
 Revisions for PUD



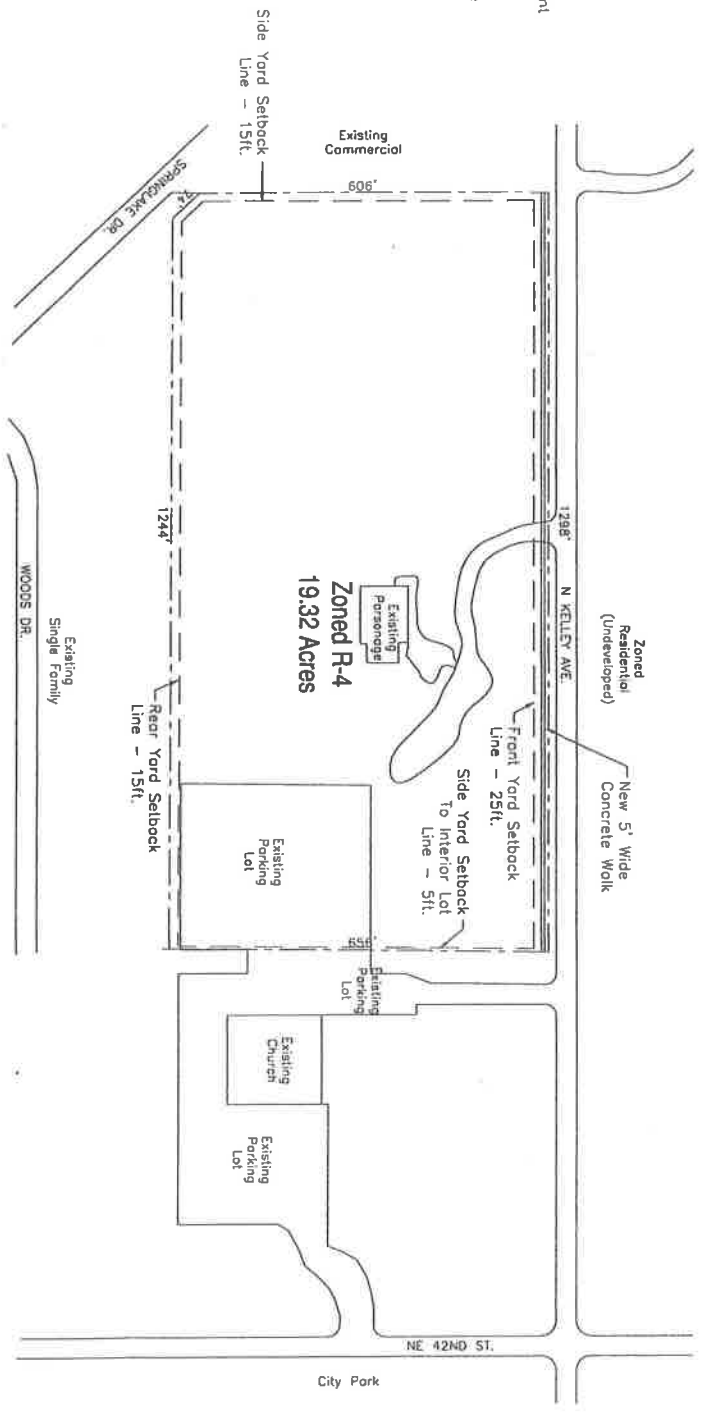
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NOT FOR CONSTRUCTION

**PLANNED UNIT DEVELOPMENT
 ESTATES AT MT. OLIVE**
 NORTH KELLEY AVE & 36TH STREET
 OKLAHOMA CITY, OKLAHOMA 73105

SHEET TITLE
 MASTER DEVELOPMENT PLAN
 FILENAME: AS-1001.dwg
 PROJECT NUMBER: 00000
 SHEET NUMBER
Exhibit B
 DRAWN BY: JAC
 CHECKED BY:

- GENERAL NOTES**
1. New landscaping to be provided throughout all developed areas of PUD
 2. Sixty units of senior independent housing to be developed in four-plex and three-plex single story units.



A1 MASTER DEVELOPMENT PLAN
 1"=100'-0"
 3/28/04 8:00 AM