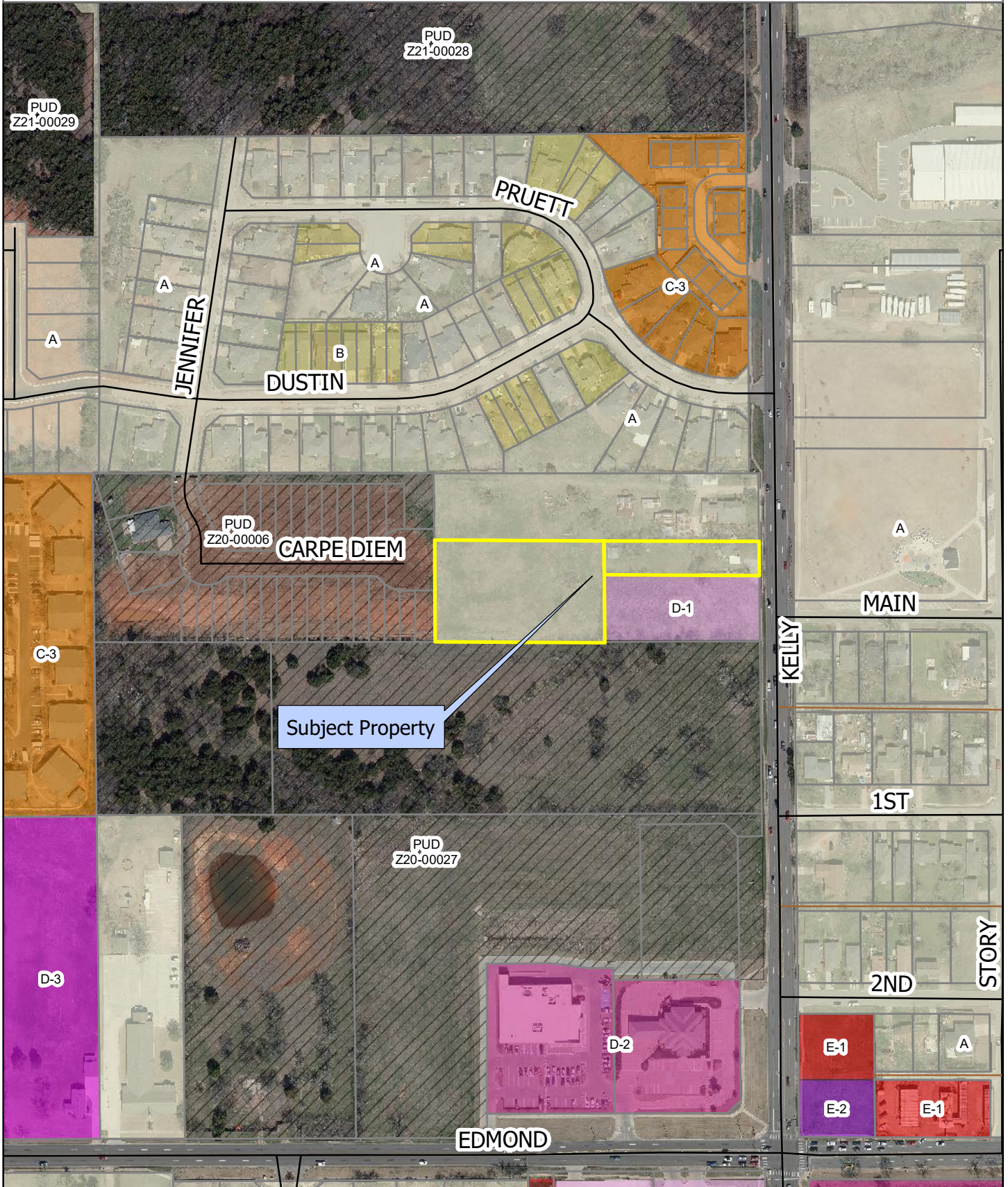


Zoning Map

Z22-00018 West End PUD



DISCLAIMER
The City of Edmond disclaims any warranty or merchantability or warranty for fitness of use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.



Aerial Map Z22-00018 West End PUD



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**Planned Unit Development
Design Statement
City of Edmond**

**FOR
The West End**

Project Information:

Owner(s)/Developer(s):

Scott Loper/Castle Custom Homes LLC

Prepared by:

Scott Loper

General Location:

15 N Kelly Avenue in Edmond, Oklahoma County, Oklahoma, as more specifically described on Exhibit "A", attached hereto in incorporated herein by reference ("The Property")

August 16, 2022

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INTRODUCTION

1. Project Name

The West End

2. Project Owner

Castle Custom Homes LLC
PO Box 1830
Edmond, OK 73083

3. General Location of PUD

Approximately 2 acres, more or less, located at the 15 N Kelly in Edmond, Oklahoma County, Oklahoma, as more specifically described on Exhibit "A", attached hereto and incorporated herein by reference ("The Property").

4. Current Zoning

"A" SINGLE FAMILY.

5. Edmond Plan Designation

Suburban Infill.

6. Project Description/Concept

The object of this PUD is to allow for restricted commercial uses on the property that are in line with Edmond's Comprehensive Plan.

7. Uses

The Property shall be developed to only allow the "E-1" Retail General Commercial uses as identified in Title 22 Chapter 4 Section 22.4.17 of the Edmond Municipal Code, with the addition of Storage Facility services, as except as herein modified.

8. Prohibited Uses

The following uses will be prohibited: retail grocery store, off-track betting Establishment, bingo parlor, pool or billiard hall, video game parlor, amusement arcade, adult book store or any form of adult entertainment, massage parlor and/or exotic dancing, bowling alley, skating rink, nightclub, discotheque or dance hall, flea market, pawn shop, a thrift store, consignment shop, "re-sell"

shop or a "GoodWill" or "Salvation Army" type store, mortuary or funeral home, and any establishment which stocks, displays, sells, rents, or offers for sale or rent any merchandise or material commonly used or intended for the use with or in consumption of any narcotic.

9. Design Regulations

Except as set forth herein, the Project will be constructed in accordance with City of Edmond regulations, including the general and preliminary Project illustration on Exhibit "B", attached hereto. However, the illustration on Exhibit "B" is subject to modification as development conditions, design elements and market conditions dictate. Except as set forth herein, the "E-1" Retail General Commercial setbacks shall apply.

10. Tract Information:

The Property consists of approximately 2 acres, more or less.

11. Utility Service

The Property has public utilities along the property boundaries. The developer will coordinate with the City of Edmond and Edmond Electric to expand utility services to service The Property.

12. Special Conditions:

Façade Regulations

Will comply with the Code of the City of Edmond

Landscaping Regulations

Will comply with the Code of the City of Edmond

Lighting Regulations

Will comply with the Code of the City of Edmond

Screening Regulations

Will comply with the Code of the City of Edmond

Sensitive Border

There shall be no sensitive border along the North Boundary. There shall be a 40' Sensitive Border along the West Boundary that includes a 10' Landscape Buffer within the 40'.

Street and Access Regulations

The Property fronts Kelly Avenue and shall have one (1) private point of access to Kelly Avenue. Owner shall provide a cross access easement to the adjacent properties.

Parking Regulations

The parking shall comply with City of Edmond ordinances

Sidewalk Regulations

Sidewalks to be placed per the City of Edmond requirements

Signage Regulations

Signage shall be constructed and designed in a manner consistent with the character and quality of the materials of the overall development. The signage shall be placed in an aesthetically pleasing manner to promote efficient and harmonious road traffic flow, allow for adequate exposure for businesses, and enhance safe pedestrian traffic.

Open Space/Recreation Areas

N/A

Description of project scheduling and elements of each phase

It is anticipated that The Property will be developed in one phase. However, market conditions may dictate that the property is developed in more than one phase.

Platting Requirements

The Property is currently not platted, and the developer shall comply with any City of Edmond Platting requirements.

Drainage Plan

Stormwater detention shall be provided in accordance with Title 23.

Exhibit A

Legal Description

UNPLTD PT SE4 SEC 27 14N 3W BEG 132FT N OF SE/C N10ACRS SE4 SE4 TH N66FT W330FT S66FT
E330FT TO BEG

UNPLTD PT SE4 27 14N 3W BEG 132FT S & 330FT W OF NE/C SE4 SE4 TH S198FT W330FT N198FT
E330FT TO BEG CONT 1.5ACRS MORE OR LESS



Exhibit C

