

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

**FOR
The Kelly**

Project Information:

Owner(s)/Developer(s):

Scott Loper/Castle Custom Homes LLC

Prepared by:

Scott Loper

General Location:

SE Corner of 1st st and Kelly Ave. 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 Kelly - Edmond

2. Project Owner:

Castle Custom Homes LLC
PO Box 1830
Edmond, OK 73083

3. General Location of PUD:

Approximately 21,000 sq ft, more or less, located at the SE corner of 1st and Kelly Ave. (6 city lots) 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:

Urban neighborhood.

6. Project Description/Concept:

The Property is a Planned Unit Development that contains 21,000 square feet of land, platted as six (6) 25' x 140' lots in the Main Street Addition. The proposal is to provide approximately 20,000 SF of mixed use space with the option of live-works, commercial (as specified herein), and/or residential units.

The concept for The Property is to provide a premier project, close to downtown, that is in line with the Edmond Plan's vision statements.

7. Development Standards/Regulation:

The Property as identified on the attached Exhibit “A”, shall be developed to only allow the “DRD” uses as identified in Title 22 Chapter 4 Section 22.4.24 of the Edmond Municipal Code as except as herein modified.

Maximum height: The Property is not to exceed three (3) stories.

The West setback to Kelly Ave is to be 25’

The North setback is to be 0’

The South and East setbacks are to be 20’

Owner shall grant an 8’ ROW and a 10’ street utility easement along Kelly Ave

8. Tract Information:

This PUD consists of lots 10-15 of Block 16 of the Main Street Addition to Oklahoma County. These six (6) city lots will be used to place a building(s) approximately 20,000 sq. ft. that will consist of commercial and/or residential uses.

The following uses will be prohibited: Indoor recreation, Group Living, bed and breakfast, laboratory, research or experimental, printing plant, Medical marijuana commercial grower or dispensary, department store, and feed store.

Maximum dwelling units: Total residential units for The Property shall not exceed 20 units.

Maximum SF of non-residential is 15,000 SF

9. 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.

10. 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

The Property shall abide by the Sensitive Border requirements identified in Title 22 Chapter 6 Section 22.6.5 with the exception of the yard requirement. The yard requirement will be ten (10) feet. There shall be no setback or distance requirements for refuse facilities due to site conditions.

Street and Access Regulations

The property fronts on West First Street and Kelly Avenue. The Property shall close two (2) existing drives on Kelly Ave, and add one (1) driveway at mid-block, existing alley to be future Right-in and Right-out only.

Parking Regulations

The property will have a maximum of 40 of combined on-street and off-street parking spaces

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.

Platting Requirements

The Property is already a part of the Main Street Addition plat.

Exhibit A

Legal Description

Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), in Block Sixteen (16), of MAIN STREET ADDITION, an Addition to the City of Edmond, Oklahoma County, Oklahoma, according to the recorded plat thereof.

