

Planning Commission Minutes
June 27, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:53 p.m. on June 21, 2024)

11. (PUD-2013) Application by Creekside Village Development, LLC to rezone 11800 SW 29th Street from PUD-1782 Planned Unit Development District to PUD-2013 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. ~~There shall be no structures or impervious paving located within 100 feet of the floodway (FEMA Zone AE) of Mustang Creek.~~

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY GOVIN

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON, NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 27, 2024

Item No. IV. 11.

(PUD-2013) Application by Creekside Village Development, LLC to rezone 11800 SW 29th Street from PUD-1782 Planned Unit Development District to PUD-2013 Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Kendall Dillon
Company	Crafton Tull
Phone	405-787-6270
Email	Kendall.dillon@craftontull.com

B. Case History

This application was continued from the June 13, 2024 Planning Commission meeting.

C. Reason for Request

The purpose of this application is to allow single-family residential development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Size of Site: 31.4 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1782	PUD-1782	AA	PUD-1970	PUD-1782
Land Use	Residential	Residential (under development)	5-acre Residential	Residential (under development)	Residential (under development)

II. SUMMARY OF PUD APPLICATION

The use and development regulations of the “**R-1**” **Single-Family Residential District** shall govern this tract, 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.

9.0 SPECIAL CONDITIONS

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

9.1 MODIFIED LOT REQUIREMENTS

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

Minimum lot size: 4,000 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum lot depth: 100 feet.

Minimum depth of the front yard building line: 20 feet.

Coverage: Main and accessory buildings shall not cover more than 60% of the lot area.

9.2 FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development, except that 20 percent usable open space shall be provided within this PUD. Usable Open Space is defined as a landscaped area for residents to occupy passively or use actively, including passive spaces with trees, pathways for leisure, and spaces designed for active uses such as sports, exercise and play. Undisturbed drainageways located in common areas shall be considered usable open space. Utility areas, and buffers along arterial streets shall not be counted as Usable Open Space to meet this requirement. Healthy trees and native understory plants shall be preserved within the floodplain and PUD open space to the greatest extent possible.

9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.5 SCREENING REGULATIONS

The subject parcel shall meet the base zoning district requirements of the City of Oklahoma City's Screening requirements in place at the time of development.

9.6 PLATTING REGULATIONS

All residential land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.7 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations. There shall be at least one (1) access point from SW 29th Street. Access to this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Individual lots shall not be permitted to take access from arterial/section line road(s) and "Limits of No Access" shall be established along lots abutting an arterial/section line road. There shall be at least one (1) additional access that connects to another phase within the Creekside Village development.

Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan.

9.9 PARKING REGULATIONS

The design and number of all parking facilities within this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

The subject parcel shall meet the base zoning district requirements of the City of Oklahoma City's Signage requirements in place at the time of development.

9.11 ROOFING REGULATIONS

Each primary structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along SW 29th Street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA regulations. Four-foot sidewalks shall be constructed on interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district. The minimum depth of the front yard building line shall be 20 feet.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City 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.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan
- Exhibit C: Topography Plan

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Mustang**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire:** Secondary access will be required (*will be provided via adjacent development*).
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.

- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 8) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 9) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

- 12) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

- 1) An existing 8-inch/24-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.
- 8) SD-2024-00006 plans have been submitted for review and approval.

Water Availability

- 1) An existing 6-inch/12-inch water main(s) is located adjacent to the subject site(s).

- 2) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.
- 11) WA-2024-00007 plans have been submitted for review and approval.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

Floodway and 100-year floodplain are present on the subject site. Mustang Creek flows northeastward along the northwest boundary of the site. The conceptual plan for the development shows all proposed lots outside floodway and floodplain areas. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along SW 29th Street, a minor arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family. *The subject site was previously platted as the Enclave at Creekside Village Phase II (C-7620) and allowed 117 single-family residential lots. The existing zoning (PUD-1782 – Tract 2) follows the regulations of the base R-1 District, other than allowing a front building line of 20 feet. The minimum lot size allowed in the R-1 District is 6,000 sf and the plat aligned with these dimensions. The proposed application would allow a minimum lot size of 4,000 square feet with a minimum lot width of 40 feet and maintain the 20-foot front building line. The PUD proposes 60% lot coverage, compared to the 50% allowed in the base R-1 District. The R-1 density allows up to 7 du/acre. The conceptual plan illustrates a density less than 5 du/acre.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.

- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

The subject site is located along the south side of SW 29th Street. The subject site was previously platted as the Enclave at Creekside Village Phase II (C-7620) and proposed one access along SW 29th Street and a connection to the west, via Little Creek Drive that led to additional residential development within the existing PUD. The proposed PUD maintains the allowances for these drives and is illustrated in the conceptual plan as remaining in similar locations and configurations. A driveway for a residence to the north, across SW 29th Street, is near alignment with the proposed access for the development, per conceptual renderings.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site, but are required along SW 29th Street, and on internal streets, by the PUD regulations.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Agricultural or Low Intensity Residential uses or zoning, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The proposed lot sizes, lot coverage and setbacks will be significantly different from the adjacent AA parcels on the east; lot coverage in AA is limited to 5 percent while lot coverage in the PUD is proposed at 60 percent. Plan conformance would be increased if larger lots were proposed adjacent to the AA District. The PUD has a minimum lot size of 4,000 square feet adjacent to rural residences in the AA District. Where abutting subdivisions with lots larger than 6,000 square feet, the R-1 District requires new lots to be at least 75% of the size of adjacent lots, up to 7,500 square feet. In this case, next to 5-acre lots, Code would require a minimum lot size of 7,500 sf along the eastern boundary.*

- 3) **Service Efficiency:**

- Water: *Served - Close to Service or Served*
- Sewer: *Served – Within Open Sheds or Open Sewer Sheds*
- Fire Service: *Urban Response*

- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of floodway and floodplain for Mustang Creek. This portion of Mustang Creek flows northeastward along the northwest boundary of the site. The conceptual plan for the development shows all proposed lots outside floodway and floodplain areas. The development is required to comply with all City, State, and Federal requirements within the floodplain. Plan conformance would be increased if structures were located 100 feet from streambanks and healthy, mature trees were preserved within the riparian area.*
 - Upland Forests: N/A
 - Vulnerable Aquifers: N/A
- 5) Transportation System:** This site is located along the south side of SW 29th Street, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.
- 6) Other Development Related Policies**
- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
 - Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
 - Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)

- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located along the south side of SW 29th Street, east of South Czech Hall Road. The site, along with land to the south and west, was rezoned from AA to PUD-1782 in 2021 to allow a mixed commercial and residential development. The subject site was previously platted as the Enclave at Creekside Village Phase II (C-7620) and allowed 117 single-family residential lots. The existing zoning (PUD-1782 – Tract 2) follows the regulations of the base R-1 District. Land to the south and west would remain zoned as PUD-1782, with residential uses allowed adjacent to the site and commercial development allowed at the southeast corner of SW 29th Street and South Czech Hall Road. Across SW 29th Street, to the north, are rural residences zoned within the RA, R-1, and R-MH-1 Districts. Abutting the site on the east are 5-acre rural residences zoned AA.

The PUD is requested to develop a single-family residential development with R-1 base zoning on 31.4 acres. The PUD proposes 4,000 square foot lots, 40-foot lot widths, 100-foot lot depths, 20-foot front yard setbacks and 60% lot coverage, with other bulk standards governed by R-1 base zoning. The PUD proposes to maintain 20% usable open space, preserve healthy trees and native understory within the floodplain and open space to the greatest extent possible, and requires sidewalks to be installed on all streets. Plan conformance would be strengthened by increasing the size of lots abutting 5-acre residential lots on the east and preserving the Riparian Area through prohibiting structures and impervious paving within 100 feet of the floodway of Mustang Creek. This plan's best practice accommodates future waterway movement, mitigates against erosion and flooding issues and helps to preserve existing habitat along waterways.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

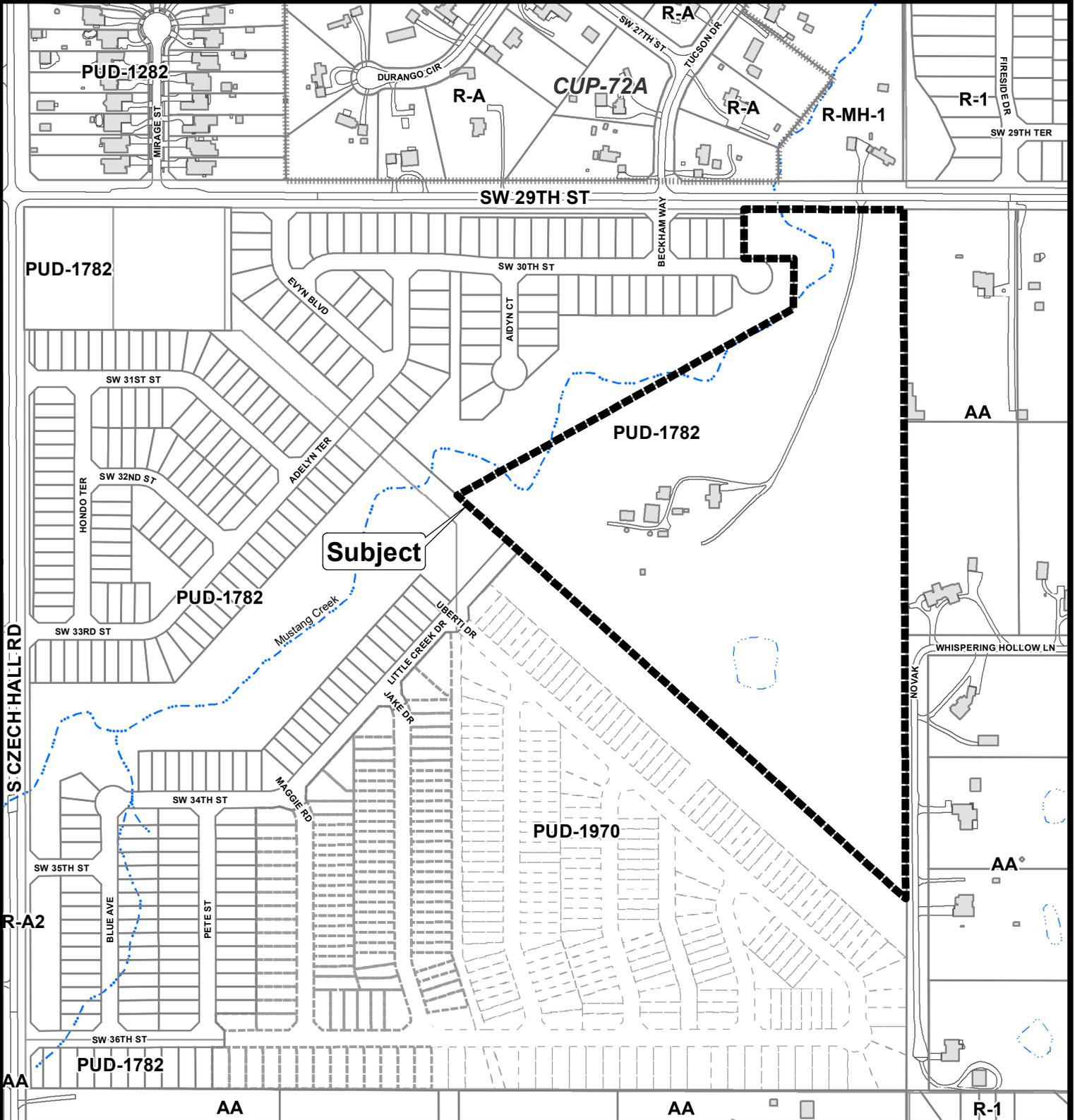
Approval of the application subject to the following Technical Evaluation:

1. There shall be no structures or impervious paving located within 100 feet of the floodway (FEMA Zone AE) of Mustang Creek.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Division's review of construction plans and prior to City Council approval.

bd

Case No: PUD-2013 Applicant: Creekside Village Development, LLC
Existing Zoning: PUD-1782
Location: 11800 SW 29th St.



Subject

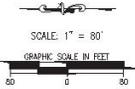


The City of
OKLAHOMA CITY

Planned Unit Development



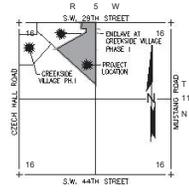
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Feet



SCALE: 1" = 80'

MASTER DEVELOPMENT PLAN
OF
**THE ENCLAVE AT CREEKSIDE VILLAGE
PHASE 2**
A PART OF THE NW/4 OF SECTION 16, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

PUD-2013 Exhibit B



LOCATION MAP
SCALE: 1" = 2000'

Whipple, Jack Douglas Book 3467 Page 621 S00°11'05"E 2080.99' EAST LINE NW/4
Shackelford, Al & Linda Trustees Book 4627 Page 274
Grisham, Steve D & Donna J
Walker, David J & Christine M Book 4568 Page 674



LEGAL DESCRIPTION

A tract of land situated within a portion of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NW/4; thence

S00°11'05"E along the East line of said NW/4 a distance of 2080.99 feet; thence

N45°01'12"W a distance of 1786.33 feet to a point being the most Southwesterly corner of the Northeastly line of THE ENCLAVE AT CREEKSIDE VILLAGE PHASE 1, according to the recorded plat thereof; thence along said plat the following Four (4) courses:

1. N60°35'03"E a distance of 1141.79 feet; thence
2. N00°14'23"E a distance of 147.61 feet; thence
3. N89°50'06"W and parallel with the North line of said NW/4 a distance of 148.12 feet; thence
4. N00°09'04"E perpendicular to said North line a distance of 182.50 feet to a point on said North line being the Northeast corner of said recorded plat; thence

S89°20'00"E along said North line a distance of 472.57 feet to the POINT OF BEGINNING.

Said tract contains 1,386.673 Sq Ft or 31.83 Acres, more or less.

PUD-2013 EXHIBIT B - MASTER DEVELOPMENT PLAN FOR THE ENCLAVE AT CREEKSIDE VILLAGE PHASE 2

EXHIBIT B

OWNER/DEVELOPER
Creekside Village Development, LLC,
501 SE 4th Street
Moore, OK
73160



SHEET NO: 1 of 1
DATE: 05/01/24
PROJECT NO: 23609400

DATE PLOTTED: 05/01/24 10:00 AM
CRAFTON TULL ARCHITECTURE (ENGINEERING) SURVEYING
400 N. W. 20th Street, Suite 100
Moore, Oklahoma 73160

Case No: PUD-2013 Applicant: Creekside Village Development, LLC
Existing Zoning: PUD-1782
Location: 11800 SW 29th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet