



The City of Oklahoma City  
Development Services Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

Frisko Farms II

Name of Development or Applicant

1725 S. Frisko Road

Address / Location of Property (Provide County name & parcel no. if unknown)

Mixed use development

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD - 2001

File Date: 2-29-24

Ward No.: W3

Nbhd. Assoc.: -----

School District: Yukon

Extg Zoning: PUD-1833

Overlay: \_\_\_\_\_

54.48 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

#### Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Kaitlyn Turner*

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

State Of Oklahoma  
Canadian County  
Documentary Stamps  
**\$5230.50**



Doc#: R 2021 67  
Bk&Pg: RB 5206 254-255  
Filed: 01-04-2021 DAR  
09:47:17 AM WD  
Canadian County, OK 2E

**Ret To:**

Stewart Title of Oklahoma, Inc.  
701 N. Broadway, # 300  
Oklahoma City, OK 73102

**WARRANTY DEED**

Deed presented for filing by: Stewart Title of Oklahoma, Inc.  
File No.: 1034127  
Stewart Title Guaranty Company

*Know All Men by These Presents:*

THAT, Philip A. Shade, Trustee of the Philip A. Shade Revocable Trust dated May 18, 1999, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Shaz Investment Group, LLC, an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND

TAX ID No.: 090010324, 090010332, 090003506

Grantee's Mailing Address: 2252 N. Broadway, Moore, OK 73160

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party of the second part, its successors, heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Trustee this 30 day of December, 2020

PHILIP A. SHADE REVOCABLE TRUST  
DATED MAY 18, 1999

By: Philip A. Shade, Trustee  
Philip A. Shade, Trustee

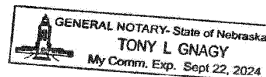
1034127  
TRUST ACKNOWLEDGMENT

State of NE  
County of Adams

Before me, the undersigned, a Notary Public in and for said County and State on this 30 day of December, 2020, personally appeared, Philip A. Shade, Trustee of the Philip A. Shade Revocable Trust dated May 18, 1999, to me well known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Trustee and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Anthony L. Gnagy  
Notary Public  
Commission Expires: Sept 22, 2024



2/20

# WARRANTY DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.  
File No.: 1034127  
Stewart Title Guaranty Company

## Know All Men by These Presents:

THAT, Philip A. Shade, Trustee of the Philip A. Shade Revocable Trust dated May 18, 1999, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Shaz Investment Group, LLC, an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND

TAX ID No.: 090010324, 090010332, 090003506

Grantee's Mailing Address: 2252 N. Broadway, Moore, OK 73160

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors, heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Trustee this 30 day of December, 2020

PHILIP A. SHADE REVOCABLE TRUST  
DATED MAY 18, 1999

By: Philip A. Shade Trustee  
Philip A. Shade, Trustee

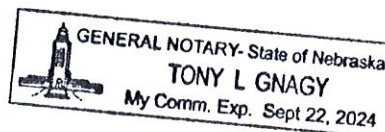
1034127  
TRUST ACKNOWLEDGMENT

State of NE  
County of Adams

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_ day of December, 2020, personally appeared, Philip A. Shade, Trustee of the Philip A. Shade Revocable Trust dated May 18, 1999, to me well known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Trustee and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Tony L Gnagy  
Notary Public  
Commission Expires: Sept 22, 2024



2/20

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Northeast Quarter (NE/4) and the North Half of the Southeast Quarter (N/2 SE/4) of Section Twelve (12), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma.

AND

Lot Two (2) and the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Seven (7), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

**RECORDER'S MEMORANDUM**

***At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.***

**Exhibit A**  
**Legal Description**

**FRISCO FARMS**

**OVERALL LEGAL DESCRIPTION**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

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

S00°21'10"E along the East line of said NE/4 a distance of 1603.30 feet; thence  
S89°38'50"W a distance of 623.54 feet; thence  
N51°07'27"W a distance of 355.26 feet; thence  
N68°30'01"W a distance of 613.33 feet; thence  
S89°32'32"W a distance of 212.56 feet; thence  
N00°27'28"W a distance of 1147.64 feet to a point on the North line of said NE/4; thence  
N89°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

Said tract contains 2,373,018 Sq Ft or 54.478 Acres, more or less.

**TRACT 1**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

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

S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet; thence  
S89°38'50"W a distance of 350.00 feet; thence  
N00°21'10"W a distance of 402.66 feet; thence  
S89°32'32"W a distance of 1332.02 feet; thence  
N00°27'28"W a distance of 350.00 feet to a point on the North line of said NE/4; thence  
N89°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

Said tract contains 729,861 Sq Ft or 16.76 Acres, more or less.

**TRACT 2**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said NE/4; thence  
S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet to the POINT OF BEGINNING;  
thence continuing

S00°21'10"E along said East line a distance of 850.00 feet; thence  
S89°38'50"W a distance of 623.54 feet; thence  
N51°07'27"W a distance of 355.26 feet; thence  
N68°30'01"W a distance of 613.33 feet; thence  
S89°32'32"W a distance of 212.56 feet; thence  
N00°27'28"W a distance of 797.64 feet; thence  
N89°32'32"E a distance of 1332.02 feet; thence  
S00°21'10"E a distance of 402.66 feet; thence  
N89°38'50"E a distance of 350.00 feet to the POINT OF BEGINNING.

Said tract contains 1,643,158 Sq Ft or 37.72 Acres, more or less.



## LETTER OF AUTHORIZATION

Shaz Investment Group LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location Frisco Farms, SW Corner of SW 15<sup>th</sup> & Frisco Road .

By: \_\_\_\_\_



Title: \_\_\_\_\_

*Manager*

Date: \_\_\_\_\_

*2/16/2024*

# **CERTIFICATE OF BONDED ABTRACTOR**

(2,400 FEET RADIUS REPORT)

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF CANADIAN                                 )

The undersigned bonded abstractor in and for Canadian County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 2,400 feet in all directions of the following described land:

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

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

S00°21'10"E along the East line of said NE/4 a distance of 1603.30 feet; thence  
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N00°21'10"W a distance of 402.66 feet; thence  
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N00°27'28"W a distance of 350.00 feet to a point on the North line of said NE/4; thence N89°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

## TRACT 2

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

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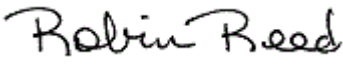
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N89°38'50"E a distance of 350.00 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: February 21, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

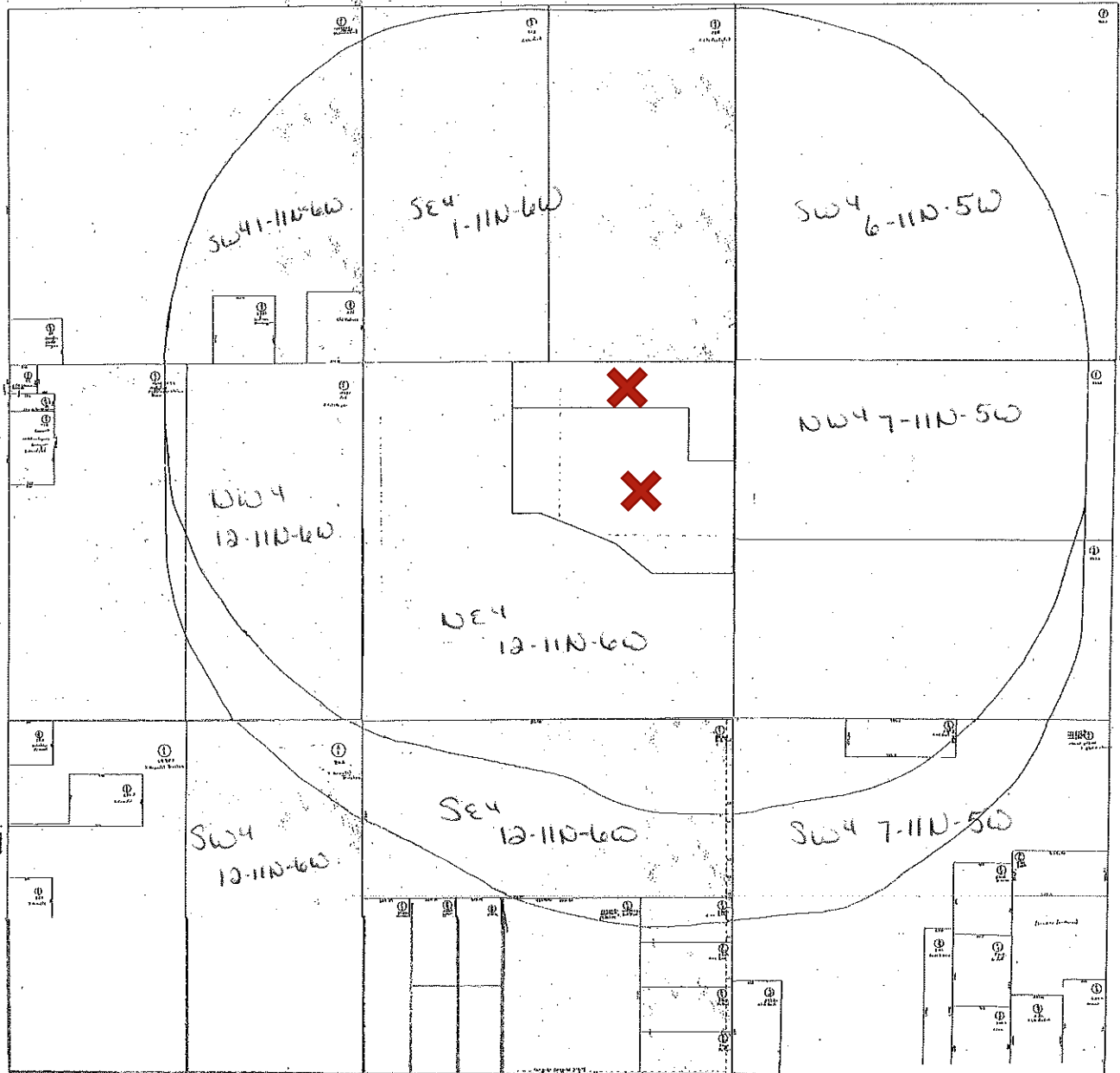
Robin Reed

Abstractor License No. 4746

OAB Certificate of Authority # 0058

File No. 2859379-OK99

Owner	Mailing Address	Legal Description
SHAZ INVESTMENT GROUP LLC %ZIA MUNEER	2252 N BROADWAY ST.MOORE.OK.73160	PT NE4 12-11N-6W (A-1 ON MAP)-SUBJECT PROPERTY PT NW4 7-11N-5W (A-2 ON MAP) PT SE4 12-11N-6W (A-1 ON MAP)
GREGORY LYNN SHEDECK	2329 MADEIRA CIR.WAXHAW.NC.28173	PT SE4 1-11N-6W (A-2 ON MAP)
GREGORY LYNN SHEDECK, ETAL	2329 MADEIRA CTR.WAXHAW.NC.28173	PT SE4 1-11N-6W (A-1 ON MAP)
DONALD JAMES WEDMAN ETAL	721 VILLA AVE.YUKON.OK.73099	PT SW4 6-11N-5W (A-1 ON MAP) PT SW4 1-11N-6W (A-1 ON MAP)
MICHAEL KLEILE NOLIN ETAL	1315 ALTA VISTA RD.SANTA BARBARA.CA.93103	PT NW4 7-11N-5W (A-1 ON MAP)
CIVILLA FREDERICK BALL LIVING TRUST	6 E JANICE AVE APT 102.YUKON.OK.73099	PT SW4 7-11N-5W (A-1 ON MAP) PT SE4 12-11N-6W (A-2 ON MAP)
RICHARD FREDRICK BALL & APRIL BALL	13737 SW 29TH.YUKON.OK.73099	PT SW4 7-11N-5W (A-7 ON MAP)
LINDSAY W BALL REVOCABLE TRUST	15501 KYLES CT.EL RENO.OK.73036	PT SE4 12-11N-6W (A-5 ON MAP)
KROUTIL TESTAMENTARY TRUST	2416 S RICHLAND RD.YUKON.OK.73099	PT SW4 12-11N-6W (A-1 ON MAP)
BOTTLINGER LIVING TRUST	5111-235TH STREET.LANGLEY BC, CANADA.V2Z 2P5	PT NW4 12-11N-6W (A-1 ON MAP) PT SW4 12-11N-6W (A-3 ON MAP)
ROBERT M WEDMAN & CATHY WEDMAN	14201 SW 15TH.YUKON.OK.73099	PT SW4 1-11N-6W (A-4 ON MAP)
GREG WEDMAN & CATHERINE WEDMAN	1305 LIMESTONE PL.YUKON.OK.73099	PT SW4 1-11N-6W (A-3 ON MAP)
CITY OF YUKON- OFFICE OF CITY CLERK	500 W. MAIN.ST.YUKON.OK.73099	STREETS & EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**Frisco Farms II**

February 29, 2024

**PREPARED FOR:**

Shaz Investment Group, LLC  
2240 N. Broadway St.  
Moore, Oklahoma 73160  
405-692-2222  
info@homecreations.com

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Frisco Farms II, consisting of 54.478 acres, is located within the Northeast Quarter (NE/4) of Section 12, Township 11 N, Range 6 W, of the Indian Meridian, Canadian County, Oklahoma.

## **SECTION 2.0 ..... LEGAL DESCRIPTION**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is Shaz Investment Group, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for PUD-1833. Surrounding properties are zoned and used for:

North: AA District and used is currently undeveloped.  
East: AA District and used is currently undeveloped.  
South: PUD-1833 District and is currently undeveloped.  
West: AA District and used is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to change the existing base zoning to allow for a commercial and multifamily development.

## **SECTION 7.0 ..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is SW 15<sup>th</sup> St. The nearest street to the east is S. Frisco Rd. The nearest street to the south is SW 29<sup>th</sup> St. The nearest street to the west is S. Richland Rd.

### **7.2 ..... SANITARY SEWER**

Sanitary sewer facilities for this property are currently not available. Development of this PUD shall be dependent on adequate on adequate sewer facilities being available.



### 7.3 ..... WATER

Water facilities for this property are currently not available. There is an existing 12" water line located along cemetery road approximately one half mile south of S.W. 15<sup>th</sup> Street. Development of this PUD shall be dependent on adequate water facilities being available.

### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15<sup>th</sup> St. It is approximately 3 miles from this PUD development.

### 7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

### 7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

### 7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

### 7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Reserve land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

## **SECTION 8.0 .....SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts 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 as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is

applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

There shall be two (2) tracts within this PUD. Tract 1 shall consist of 16.76 acres. The use and development regulations of the C-3 Community Commercial District shall govern Tract 1, except as herein modified.

**The following uses shall be permitted within Tract 1:**

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer

8300.62	Repair Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

Tract 2 shall consist of 37.72 acres. The use and development regulations of the R-4 General Residential District shall govern Tract 2, except as herein modified.

**The following uses shall be permitted within Tract 2:**

8250.3	Community Recreation: Property Owners Association
8200.3	Group Residential
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential
8200.16	Two-Family Residential

**9.0.....SPECIAL CONDITIONS**

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

**9.1.....FAÇADE REGULATIONS**

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

**9.2 ..... LANDSCAPING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**9.3 ..... 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.

**9.4 ..... SCREENING REGULATIONS**

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 ..... PLATTING REGULATIONS

All 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.

9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ..... ACCESS REGULATIONS

Access shall be taken from S. Frisco Rd. and SW 15<sup>th</sup> St.

9.9 ..... PARKING REGULATIONS

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

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ..... ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) 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. Four (4) foot sidewalks shall be constructed on the 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.

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.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

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

## **11.0 ..... EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

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

**Exhibit A**  
**Legal Description**

**FRISCO FARMS**

**OVERALL LEGAL DESCRIPTION**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

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

S00°21'10"E along the East line of said NE/4 a distance of 1603.30 feet; thence  
S89°38'50"W a distance of 623.54 feet; thence  
N51°07'27"W a distance of 355.26 feet; thence  
N68°30'01"W a distance of 613.33 feet; thence  
S89°32'32"W a distance of 212.56 feet; thence  
N00°27'28"W a distance of 1147.64 feet to a point on the North line of said NE/4; thence  
N89°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

Said tract contains 2,373,018 Sq Ft or 54.478 Acres, more or less.

**TRACT 1**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

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

S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet; thence  
S89°38'50"W a distance of 350.00 feet; thence  
N00°21'10"W a distance of 402.66 feet; thence  
S89°32'32"W a distance of 1332.02 feet; thence  
N00°27'28"W a distance of 350.00 feet to a point on the North line of said NE/4; thence  
N89°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

Said tract contains 729,861 Sq Ft or 16.76 Acres, more or less.

**TRACT 2**

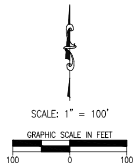
A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said NE/4; thence  
S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet to the POINT OF BEGINNING;  
thence continuing



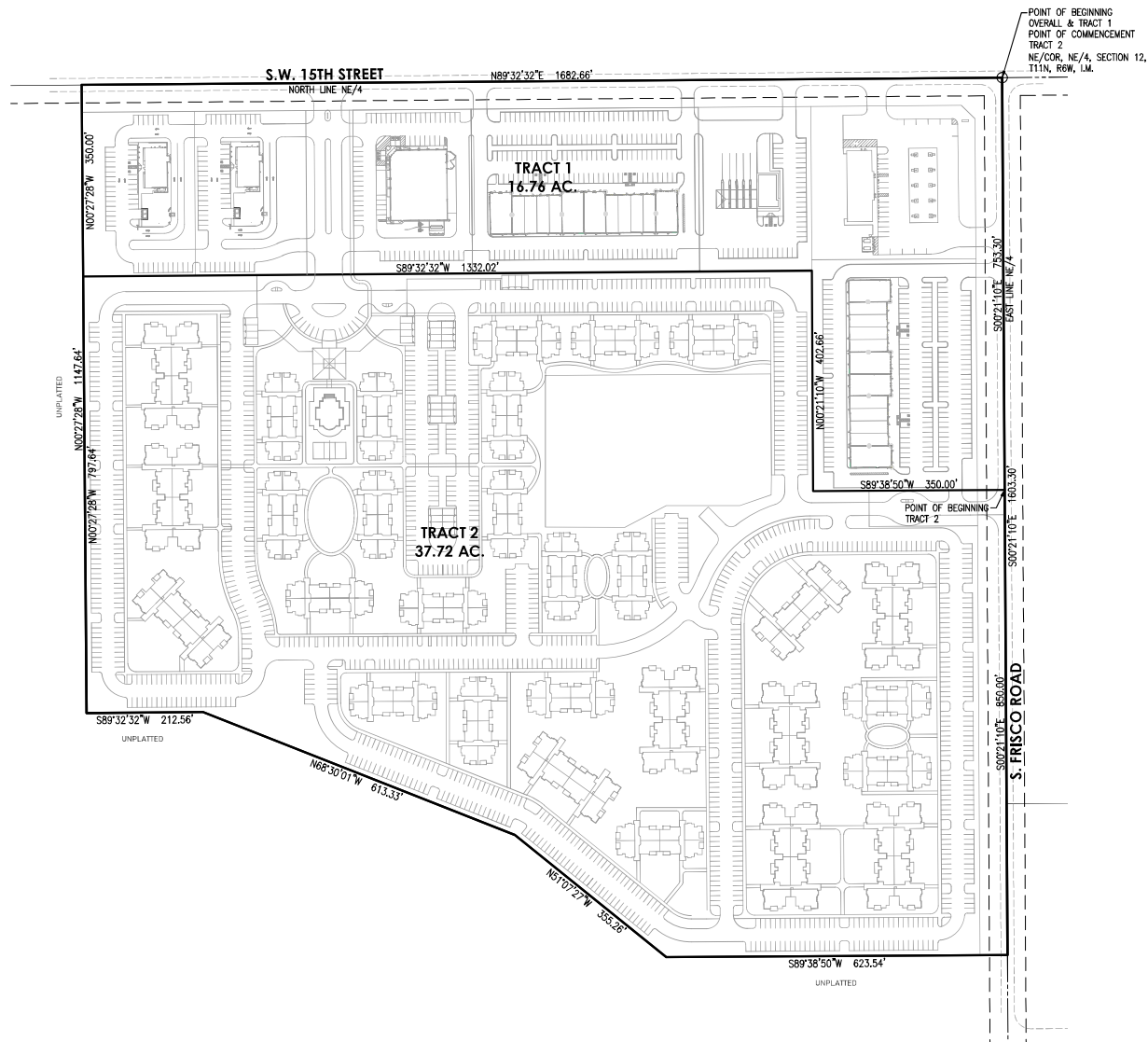
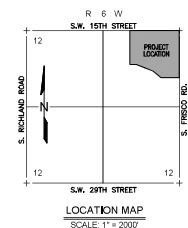
S00°21'10"E along said East line a distance of 850.00 feet; thence  
S89°38'50"W a distance of 623.54 feet; thence  
N51°07'27"W a distance of 355.26 feet; thence  
N68°30'01"W a distance of 613.33 feet; thence  
S89°32'32"W a distance of 212.56 feet; thence  
N00°27'28"W a distance of 797.64 feet; thence  
N89°32'32"E a distance of 1332.02 feet; thence  
S00°21'10"E a distance of 402.66 feet; thence  
N89°38'50"E a distance of 350.00 feet to the POINT OF BEGINNING.

Said tract contains 1,643,158 Sq Ft or 37.72 Acres, more or less.



MASTER DEVELOPMENT PLAN  
OF  
**FRISCO FARMS**  
A PART OF THE NE/4 OF SECTION 12, T11N, R6W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Exhibit B



**LEGAL DESCRIPTION**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (IM), Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE/4, thence

S00°21'10"E along the East line of said NE/4 a distance of 1603.30 feet; thence  
S89°38'50"W a distance of 673.54 feet; thence  
N51°02'27"W a distance of 355.26 feet; thence  
N60°30'01"W a distance of 613.33 feet; thence  
S89°32'32"E a distance of 212.56 feet; thence  
N00°27'28"W a distance of 1147.64 feet to a point on the North line of said NE/4; thence  
N00°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

Said tract contains 2,373.018 Sq Ft or 54.478 Acres, more or less.

**TRACT 1**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (IM), Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE/4, thence

S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet; thence  
S89°38'50"W a distance of 330.00 feet; thence  
N00°21'10"W a distance of 402.66 feet; thence  
S89°32'32"E a distance of 1352.00 feet; thence  
N00°27'28"W a distance of 350.00 feet to a point on the North line of said NE/4; thence  
N89°32'32"E along said North line a distance of 1682.66 feet to the POINT OF BEGINNING.

Said tract contains 779.861 Sq Ft or 16.76 Acres, more or less.

**TRACT 2**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven North (T11N), Range Six West (R6W) of the Indian Meridian (IM), Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said NE/4, thence  
S00°21'10"E along the East line of said NE/4 a distance of 753.30 feet to the POINT OF BEGINNING; thence  
containing

S00°21'10"E along said East line a distance of 850.00 feet; thence  
S89°38'50"W a distance of 673.54 feet; thence  
N51°02'27"W a distance of 355.26 feet; thence  
N60°30'01"W a distance of 613.33 feet; thence  
S89°32'32"E a distance of 212.56 feet; thence  
N00°27'28"W a distance of 197.64 feet; thence  
N89°32'32"E a distance of 1352.00 feet; thence  
S00°21'10"E a distance of 402.66 feet; thence  
N89°38'50"E a distance of 350.00 feet to the POINT OF BEGINNING.

Said tract contains 1,643.158 Sq Ft or 37.72 Acres, more or less.

MASTER DEVELOPMENT PLAN  
FRISCO FARMS

300 North Franklin Street  
Tulsa, Oklahoma 74099

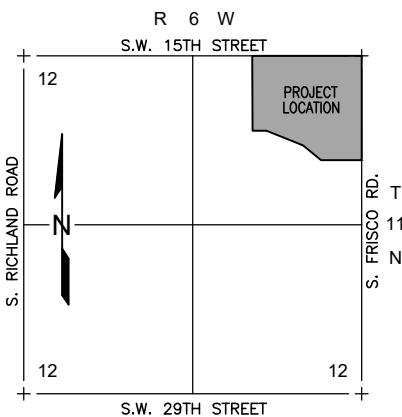
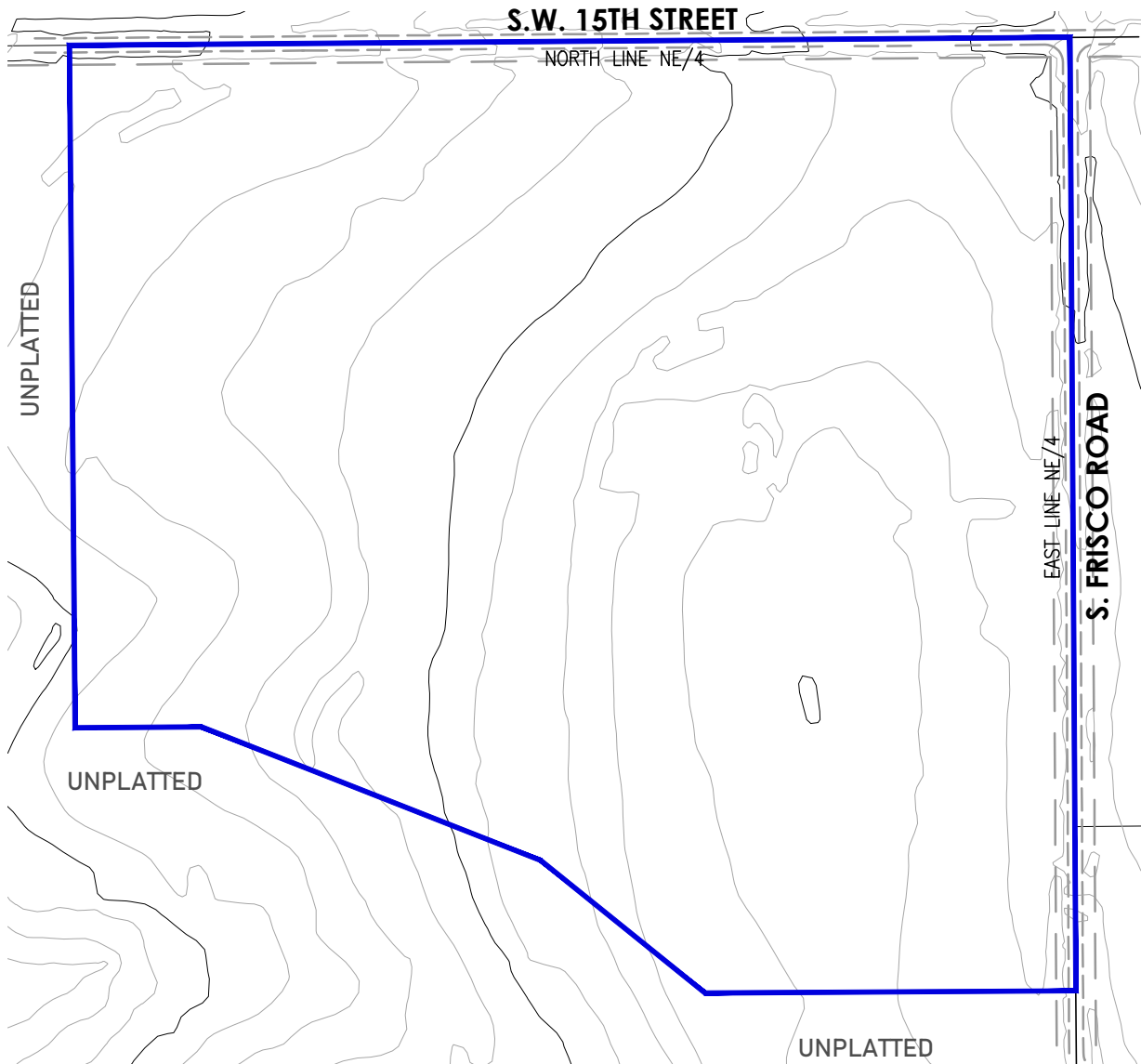


**Crafton Tull**  
architectural engineering surveying  
405.367.2271 405.367.2272  
www.craftontull.com

SHEET NO: 1 of 1  
DATE: 02/27/24  
PROJECT NO: 21609200

ATTACHMENT B

# Exhibit C



**LOCATION MAP**  
SCALE: 1" = 2000'

SCALE: 1" = 300'

## FRISCO FARMS TOPOGRAPHIC MAP



**Crafton Tull**  
architecture | engineering | surveying

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099  
405.787.6270 | 405.787.6276 |  
www.craftontull.com

SHEET NO.: 1 of 1  
DATE: 02/28/24  
PROJECT NO.: 31609200

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2024