



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>

Staff Use Only:	2013
Case No.: PUD -	
File Date:	5-2-24
Ward No.:	W3
Nbhd. Assoc.:	----
School District:	Mustang
Extg Zoning:	PUD-1782
Overlay:	

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Tony Meek/The Enclave at Creekside Village Phase 2

Name of Development or Applicant

East of Czech Hall Road and South of SW 29th

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

31.83±

ReZoning Area (Acres or Square Feet)

Rezone from existing PUD-1782 to new PUD with Single Family Residential uses

Summary Purpose Statement / Proposed Development

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):

Tony Meek

Name

501 SE 4th Street, Suite A

Mailing Address

Moore, OK 73160


City, State, Zip Code

405-794-6335

Phone

tony@meekdevelopment.com

Email


Signature of Applicant

Kendall W. Dillon, PE Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd.

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone

Kendall.Dillon@craftontull.com

Email Jessica.Murphy@craftontull.com

Submit your Application by Email to 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
\$4248.00



Doc#: R 2021 35411
 Bk&Pg: RB 5384 225-226
 Filed: 10-11-2021 DAR
 10:05:34 AM WD
 Canadian County, OK 2E

Upon recording return to:
 Oklahoma Secured Title
 8215 S. Mingo Rd., Suite 150
 Tulsa, OK 74133

Doc Stamps: _____

Property Address: Creekside Village 54 AC Outsale, , OK

Buyer Mailing Address: 215 N. Riverside Dr. Moore, OK 73160

GENERAL WARRANTY DEED
 (Limited Liability Company)

THIS INDENTURE, Made this 30th day of September, 2021, between OKC L Dev., LLC, a limited liability company, party of the first part, and Creekside Village Development, LLC, a limited liability company, party of the second part.

WITNESSETH: That party of the first part, being in receipt of good and valuable consideration, does, by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Canadian, State of Oklahoma, to wit:

A tract of land situate 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 City, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NW/4; thence
 S 00° 11' 05" E along the East line of said NW/4 a distance of 2081.15 feet; thence
 N 48° 00' 40" W a distance of 762.00 feet; thence
 N 48° 01' 12" W a distance of 1027.43 feet; thence
 N 48° 00' 53" W a distance of 901.32 feet; thence
 N 00° 08' 03" W a distance of 286.96 feet to a point on the North line of said NW/4; thence
 S 89° 50' 06" E along said line a distance of 1994.08 feet to the POINT OF BEGINNING.

Said tract contains 2,361,290 Sq Ft or 54.21 Acres, more or less.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, its successors or assigns, does hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT easements and building restrictions of record, and that said party of the first part will WARRANT AND FOREVER DEFEND the same unto said party of the second part, its successors and assigns, against said party of the first part, its successors or assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same.

Deed presented for filing by: Oklahoma Secured Title
 File Number: MT0008506
 Title Insurer: Old Republic National Title Insurance Company

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager the year and day first above written.

OKC L Dev., LLC

By: Scott Peters, Manager

STATE OF Oklahoma)
) ss
COUNTY OF Canadian)

Before me, the undersigned, a Notary Public in and for said County and State, on this 30th day of September, 2021, personally appeared Scott Peters, as Manager of OKC L Dev., LLC, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My commission expires: 4/13/2025

Joe Acuff
Notary Public

OFFICIAL SEAL
JOEY ACUFF
NOTARY PUBLIC, ARKANSAS
WASHINGTON COUNTY
COMMISSION No. 12693889
COMMISSION EXP. 04/13/2025

LEGAL DESCRIPTION

THE ENCLAVE AT CREEKSIDE VILLAGE – PHASE 2

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 City, Canadian 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
N48°01'12"W a distance of 1789.33 feet to a point being the most Southerly corner of
the Northeasterly 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°55'05"E a distance of 1141.79 feet; thence
2. N00°14'28"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°09'54"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°50'06"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.

***CREEKSIDE VILLAGE DEVELOPMENT, LLC.
501 SE 4TH STE, SUITE A
MOORE, OK 73160***

April 30th, 2024

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: Proposed The Enclave at Creekside Village Phase 2

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of Zoning, platting, and planning of The Enclave at Creekside Village Phase 2 located in the NW/4 of Sec. 16, T-11-N, R-5-W, I.M., Canadian County, Oklahoma.


By: Tony Meek
Title: Manager

CT Proj# 23609400

CERTIFICATE OF BONDED ABTRACTOR **(300 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 300 feet in all directions of the following described land:

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 City, Canadian 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 N48°01'12"W a distance of 1789.33 feet to a point being the most Southerly corner of the Northeasterly 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°55'05"E a distance of 1141.79 feet; thence
2. N00°14'28"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°09'54"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°50'06"E along said North line a distance of 472.57 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.

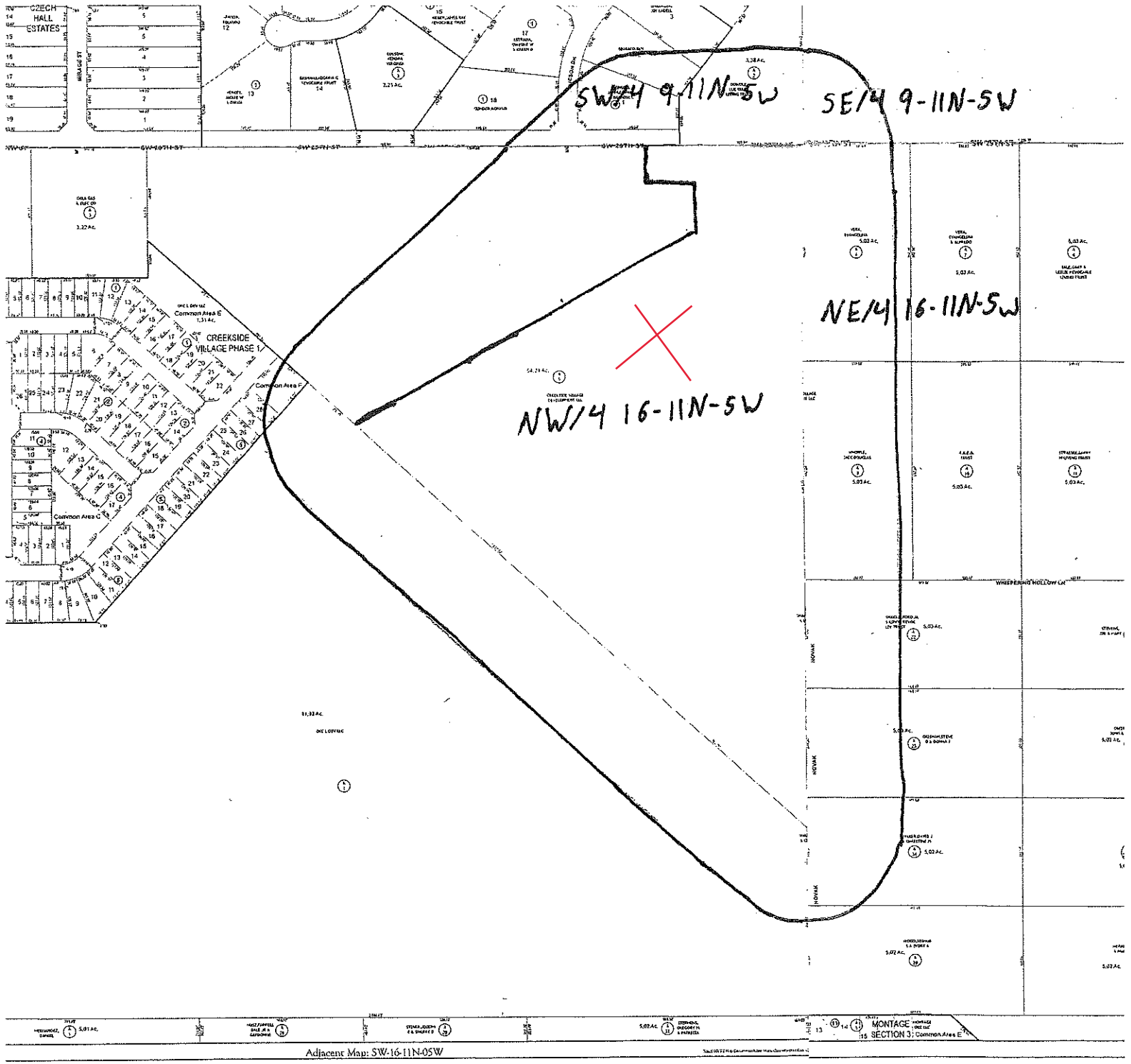
NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental 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: NOVEMBER 27, 2023 UPDATE: April 24, 2024 at 7:30 AM

First American Title Insurance Company

By: Sarah Overbaker

Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2846625-WA99



Owner	Mailing Address	LOT	BLOCK	Legal Description
CREEKSIDE VILLAGE DEVELOPMENT LLC	215 N RIVERSIDE DR.MOORE.OK.73160			PT NW/4 16-11N-5W (A#5 ON THE MAP) - SUBJECT PROPERTY
LGI HOMES-OKLAHOMA LLC	1450 LAKE ROBINS DRIVE, SUITE 430.THE WOODLANDS.TX.77380	1, 2, 3, 4	8	ENCLAVE AT CREEKSIDE VILLAGE 1
LGI HOMES-OKLAHOMA LLC	1450 LAKE ROBINS DRIVE, SUITE 430.THE WOODLANDS.TX.77380	11	6	ENCLAVE AT CREEKSIDE VILLAGE 1
CREEKSIDE VILLAGE DEVELOPMENT LLC	215 N RIVERSIDE DR.MOORE.OK.73160			ENCLAVE AT CREEKSIDE VILLAGE 1 COMMON AREA "D" AND ENCLAVE AT CREEKSIDE VILLAGE 1 COMMON AREA "B" AND ENCLAVE AT CREEKSIDE VILLAGE 1 COMMON AREA "C"
LGI HOMES-OKLAHOMA LLC	1450 LAKE ROBINS DRIVE, SUITE 430.THE WOODLANDS.TX.77380	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	7	ENCLAVE AT CREEKSIDE VILLAGE 1
LGI HOMES-OKLAHOMA LLC	1450 LAKE ROBINS DRIVE, SUITE 430.THE WOODLANDS.TX.77380	5, 6, 7	5	ENCLAVE AT CREEKSIDE VILLAGE 1
LGI HOMES-OKLAHOMA LLC	1450 LAKE ROBINS DRIVE, SUITE 430.THE WOODLANDS.TX.77380	6, 7, 8, 9	4	ENCLAVE AT CREEKSIDE VILLAGE 1
OKC L DEV LLC	4058 N COLLEGE AVE STE 300.FAYETTEVILLE.AR.72703			CREEKSIDE VILLAGE PHASE 1 COMMON AREA "F"
JEREMIAN GRANT AND TRICHA GRANT	3144 ADELYN TERRACE.YUKON.OK.73099	27	5	CREEKSIDE VILLAGE 1
RENEE N JEFFERSON AND RANDY JEFFERSON	3140 ADELYN TERRACE.YUKON.OK.73099	28	5	CREEKSIDE VILLAGE 1
OKC L DEV LLC	4058 N COLLEGE AVE STE 300.FAYETTEVILLE.AR.72703			PT NW/4 16-11N-5W (A#1 ON THE MAP)
JOSHUA S WOOD & IVORY A WOOD	3600 NOVAK DR.MUSTANG.OK.73064			PT NE/4 16-11N-5W (A#29 ON THE MAP)
DAVID J WALKER & CHRISTINE M WALKER	3520 NOVAK DR.MUSTANG.OK.73064			PT NE/4 16-11N-5W (A#34 ON THE MAP)
STEVE D GRISHAM & DONNA J GRISHAM	3500 NOVAK DR.MUSTANG.OK.73064			PT NE/4 16-11N-5W (A#23 ON THE MAP)
AL & LINDA SHACKELFORD REVOC LIV TRUST	3400 NOVAK DR.MUSTANG.OK.73064			PT NE/4 16-11N-5W (A#22 ON THE MAP)
JACK DOUGLAS WHIPPLE	11725 WHISPERING HOLLOW LN.MUSTANG.OK.73064			PT NE/4 16-11N-5W (A#9 ON THE MAP)
EVANGELINA VERA	11740 SW 29TH ST.YUKON.OK.73099			PT NE/4 16-11N-5W (A#8 ON THE MAP)
SCISSORTAIL DEVALOPMENT GROUP LLC	1800 S. SARA ROAD.YUKON.OK.73099			PT SE/4 9-11N-5W (A#12 ON THE MAP)
LUE ELLEN DOWDLE LIVING TRUST	11801 SW 29TH ST.YUKON.OK.73099			PT SW/4 9-11N-5W (A#2 ON THE MAP)
JOY LADELL UMBARGER	2900 TUCSON DRIVE.YUKON.OK.73099	3	3	CZECH HALL VILLAGE
BEN BIORATO	PO BOX 1165.MUSTANG.OK.73064	2	3	CZECH HALL VILLAGE
JEFFREY PAUL BENSON & BRANDIE L BENSON	2916 TUCSON DR.YUKON.OK.73099	1	3	CZECH HALL VILLAGE
BENJAMIN FRANCISCO GOMORY BIORATO	2917 TUSCON DR.YUKON.OK.73099	18	1	CZECH HALL VILLAGE
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

PUD-

MASTER DESIGN STATEMENT

FOR

Enclave at Creekside Village Phase 2

May 2, 2024

PREPARED FOR:

Creekside Village Development, LLC
501 SE 4th Street, Suite A
Moore, OK 73160
(405) 642-1130
Tony@meekdevelopment.com

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
Yukon, OK 73099
(405) 787-6270
Kendall.dillon@craftontull.com

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1.0 INTRODUCTION

The Planned Unit Development is located within the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, consisting of 31.83 acres.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit “A”, which is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER

The owner / developer of this property is Creekside Village Development, LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned as PUD-1782. Surrounding properties are zoned and used for:

North: R-A

East: AA

South: PUD-1970, portions of Creekside Village

West: PUD-1782, portions of Creekside Village

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.

5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped. Portions are farmed while other areas are tree covered. Mustang Creek, along with a FEMA 50 or 100 year flood plain as well as a USGS Blue Line is located along the northeast edge of the site. This property drains into Mustang Creek.

The highest elevation is generally elevation 1305 near the southeast corner of the site and falls north and northeast. The lowest elevation of 1280 at the far north of the site and by the streambed along the northeastern edge of the property. The subject property has silty-loam and fine sandy loam soil characteristics. Kingfisher and Norge are the predominate silty loam areas while the Reinach is the largest fine sandy loam area.

6.0 CONCEPT

The concept for this PUD is to provide a single-family residential development with the same character as the other portions of Creekside Village.

7.0 SERVICE AVAILABILITY

7.1 STREETS

This site is located south of SW 29th St. and east of S. Czech Hall Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available and will be extended to serve the site.

7.3 WATER

Public water facilities for this property are available and will be extended to serve the site.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Oklahoma City. The nearest fire station is Station Number 33 located at 11630 SW 15th St.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

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

Development of this parcel will comply with the requirements of the Oklahoma City Municipal Code, 2010, as amended, except that detention shall not be required for development within this PUD.

7.8 PLAN OKC

The property is designated pursuant to the Urban Low Intensity. The uses and concept proposed in this Planned Unit Development are consistent and in compliance with Plan OKC.

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 planned unit development. 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, as amended (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, 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 planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

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: 4,400 square feet

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

Minimum lot depth: 110 feet.

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

Coverage: Main and accessory buildings shall not cover more than 65% 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 60% brick veneer, rock, concrete board or stone masonry. No more than 40% 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.

9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 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. Drainage-ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD's, provided the PUD is platted with drainage areas confined to common areas. Such 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.

9.8 ACCESS REGULATIONS

There shall be 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 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 right-of-ways. 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

Single family residential development identification monument signs shall be permitted for the entrance access points located within this PUD. Signs may contain the name of the single-family addition. A maximum of two residential development identification signs shall be permitted per access point to a public street. Signs shall be monument type, a maximum of 10 feet in height with a maximum display area of 120 square feet (actual sign letters/characters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation; support columns shall not be counted towards the overall sign display area).

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.

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

Exhibit A: Legal Description – The Enclave at Creekside Village – Phase 2

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 City, Canadian County, Oklahoma, being more particularly described as follows:

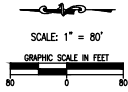
BEGINNING at the Northeast corner of said NW/4; thence

S00°11'05"E along the East line of said NW/4 a distance of 2080.99 feet; thence N48°01'12"W a distance of 1789.33 feet to a point being the most Southerly corner of the Northeasterly 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°55'05"E a distance of 1141.79 feet; thence
2. N00°14'28"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°09'54"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

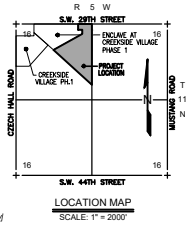
S89°50'06"E along said North line a distance of 472.57 feet to the POINT OF BEGINNING.

Said tract contains 1,386,673 Sq Ft or 31.83 Acres, more or less.



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



Whipple, Jack Douglas
Book 3457 Page 621

Shackelford, Al & Linda Trustees
Book 4327 Page 274

Grisham, Steve D & Donna J

Walker, David J & Christine M
Book 4688 Page 674

S00°11'05"E 2080.89'

EAST LINE NW/4

N69°12'21"W 1788.33'
UNPLATTED

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 City, Canadian 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 2080.89 feet; thence
N48°01'12"W a distance of 1788.33 feet to a point being the most Southerly corner of
the Northeasterly 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°55'05"E a distance of 1141.79 feet; thence
2. N00°14'20"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°09'54"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°50'06"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.

OWNER/DEVELOPER

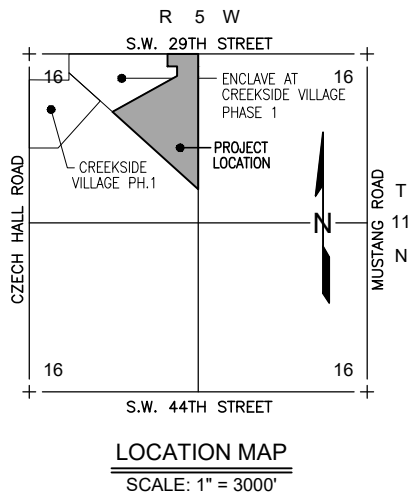
Creekside Village Development, LLC,
501 SE 4th Street
Moore, OK
73160



Crafton Tull
civil/structural engineering architects
3033 Perkins Parkway, Suite 200
Tulsa, Oklahoma 74309
405.767.4272 • 405.767.4274
www.craftontull.com

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

PREPARED BY: SUBMITTAL
DATE: 05/01/24



SCALE: 1" = 300'

GRAPHIC SCALE IN FEET

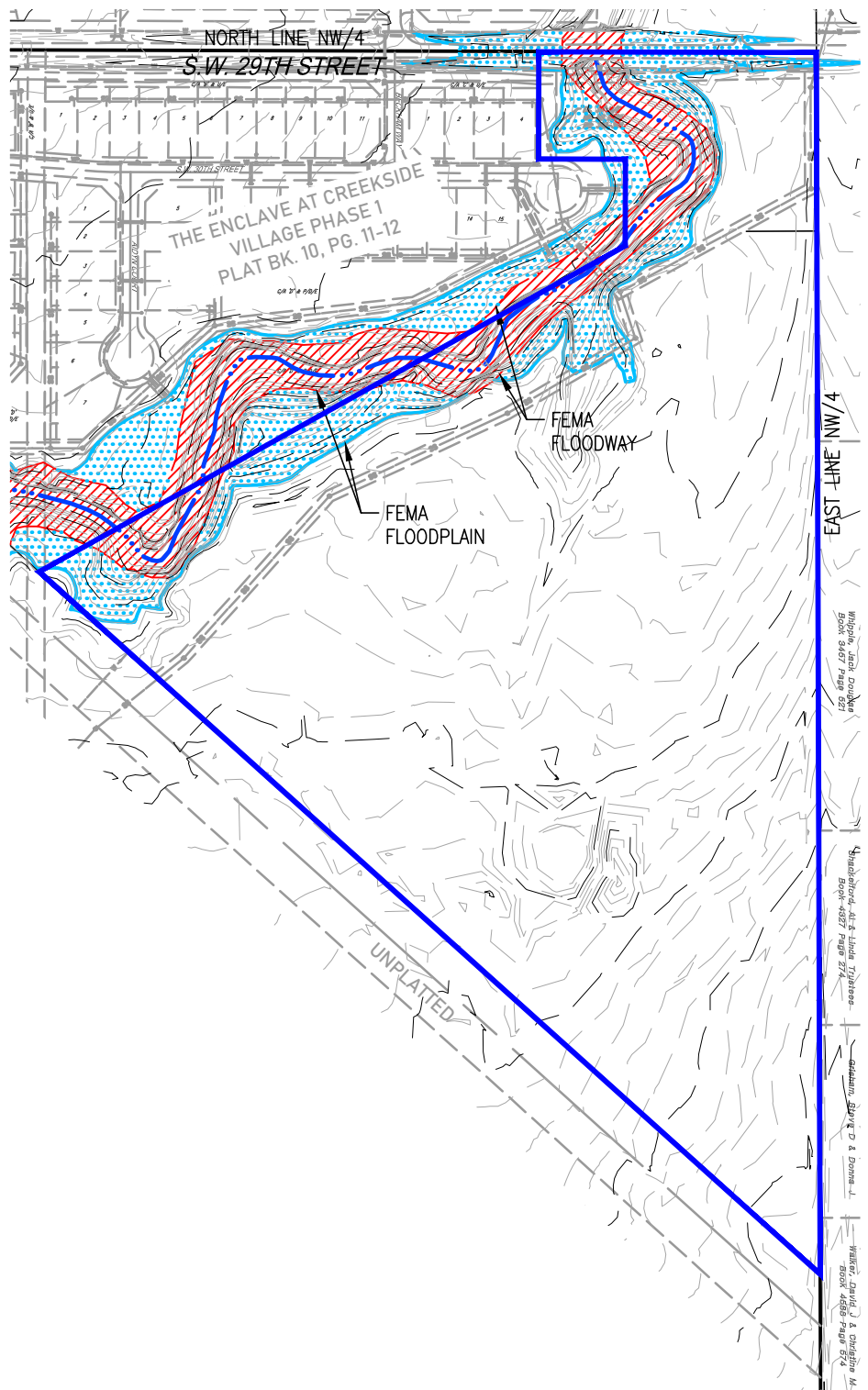
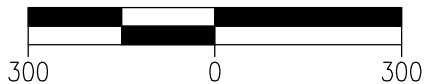


EXHIBIT C

OWNER/DEVELOPER

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

TOPOGRAPHIC MAP - THE ENCLAVE AT CREEKSIDE VILLAGE SECTION 2



Crafton Tull

architecture | engineering | surveying

405.787.6270 | 405.787.6276 f

www.craftontull.com

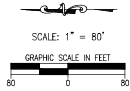
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

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

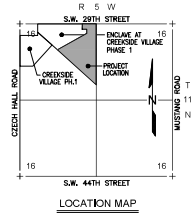
SHEET NO.: 1 of 1

DATE: 05/01/24

PROJECT NO.: 23609400



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

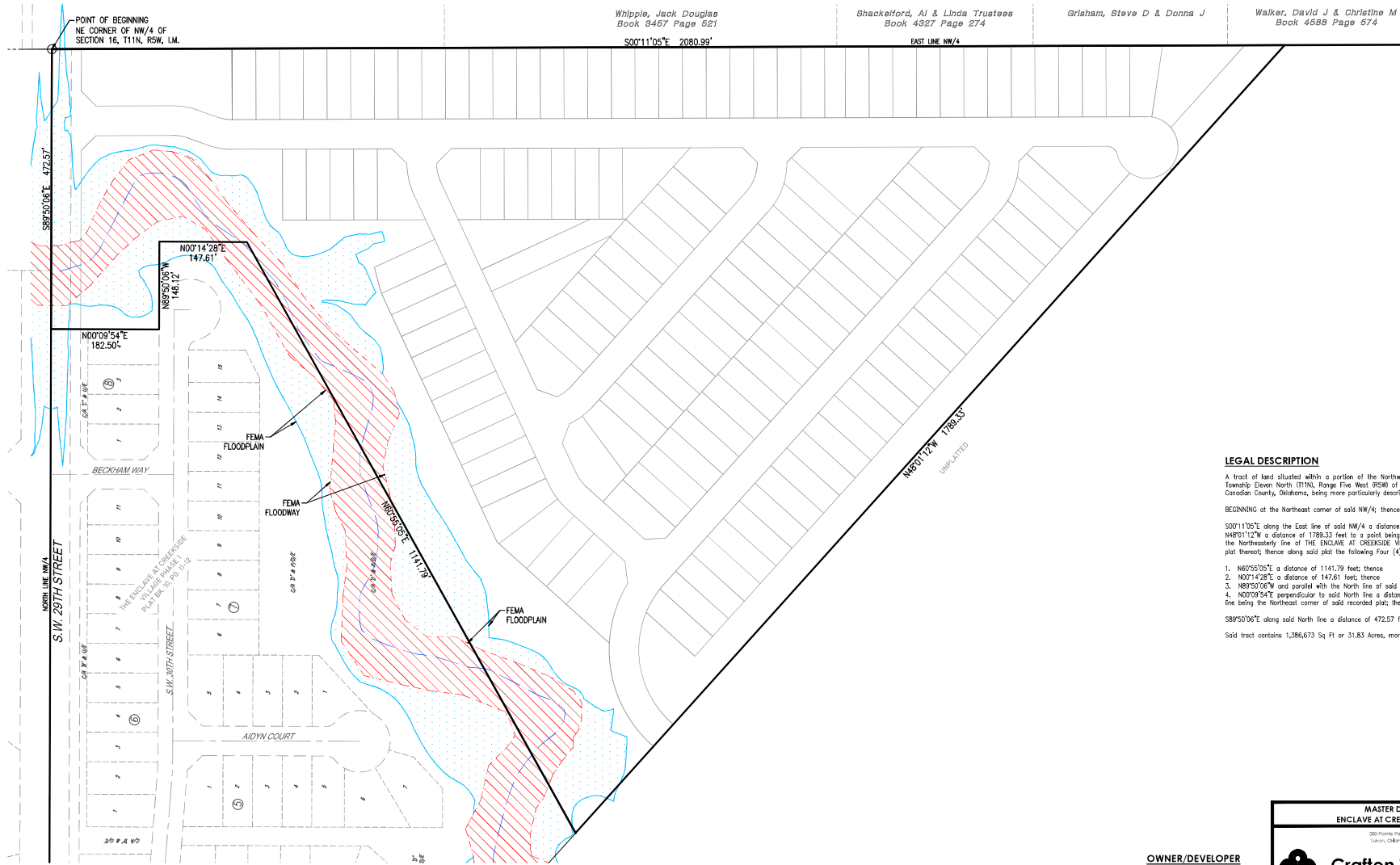


Whipple, Jack Douglas
Book 3467 Page 621
S00°11'05"E 2080.99'

Shackelford, Al & Linda Trustees
Book 4827 Page 274
EAST LINE NW/4

Graham, Steve D & Donna J

Walker, David J & Christine M
Book 4688 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 City, Canadian 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
N48°01'12"W a distance of 1789.33 feet to a point being the most Southerly corner of the
Northeasterly 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°55'02"E a distance of 1141.79 feet; thence
2. N00°14'28"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°09'54"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°50'06"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.

EXHIBIT B

OWNER/DEVELOPER
Creekside Village Development, LLC,
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Moore, OK
73160

Crafton Tull
architectural engineering surveying
4521 102nd Street • 4521 102nd Street
www.craftontull.com

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