



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

Ashleaf Farms

Name of Development or Applicant

7600 SW 119th St.

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

Staff Use Only:

Case No.: PUD - 2040

File Date: 2OCT'24

Ward No.: 3

Nbhd. Assoc.: NONE

School District: MOORE

Extg Zoning: PUD-1831

Overlay: NONE

155 acres

ReZoning Area (Acres or Square Feet)

Residential development

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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

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.

DOC# R2021-42119 BT: RB B: 6319 P: 1143 WD  
10/01/2021 08:17:58 AM Pages: 1  
Tammy Belinson - Cleveland County Clerk, OK  
Fee: \$18.00 nb  
Electronically Filed



OLD REPUBLIC TITLE

4040 N. TULSA

Oklahoma City, OK 73112

WARRANTY DEED

Individual

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That PREMIUM LAND, LLC party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto PREMIUM LAND, LLC party of the second part the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

A tract of land lying in the Northwest Quarter (NW/4) of Section SEVENTEEN (17), Township TEN (10) North, Range FOUR (4) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: BEGINNING at the Northwest corner of the NW/4 of said Section 17; Thence S89°58'17"E along the North line of said NW/4 a distance of 2212.29 feet to a point being 430.00 feet from the Northeast corner of said NW/4; Thence S00°06'10"W and parallel with the East line of said NW/4 a distance of 510.00 feet; Thence S89°58'17"E a distance of 430.00 feet to a point on the East line of said NW/4, said point being 510.00 feet from the Northeast corner of said NW/4; Thence S00°06'10"W along the East line of said NW/4 a distance of 2131.74 feet to the Southeast corner of said NW/4; Thence S89°58'03"W along the South line of said NW/4 a distance of 2617.98 feet to the Southwest corner of said NW/4; Thence N00°25'27"W along the West line of said NW/4 a distance of 2644.62 feet to the Northwest corner of said NW/4 and to the POINT OF

EXEMPT DOCUMENT STAMP TAX, O.S. TITLE 68, ARTICLE 32, SECTION 3202, PARAGRAPH # 4.

RETURN TO & TAXES TO:

PREMIUM LAND, LLC

~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~

PO BOX 6718

EDMOND, OK 73083

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(IES) of the second part, 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.

Signed and delivered 30<sup>th</sup> day of September, 2021.

PREMIUM LAND, LLC

BY: TABER BUILT HOMES LLC

ITS: MEMBER/MANAGER

BY: Taber LeBlanc

ITS: MEMBER/MANAGER

STATE OF OKLAHOMA }  
COUNTY OF Oklahoma } ss

Before me, a Notary Public in and for this State, on this 30<sup>th</sup> day of September, 2021 personally appeared TABER LEBLANC, MEMBER/MANAGER OF TABER BUILT HOMES LLC, MEMBER/MANAGER, on behalf of PREMIUM LAND, LLC, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Kynsey Taylor  
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma

File# 21259866

Underwriter: Old Republic National Title Insurance Company

KYNSEY TAYLOR  
Notary Public - State of Oklahoma  
Commission Number 21006551  
My Commission Expires May 13, 2025

Warranty Deed (LLC)

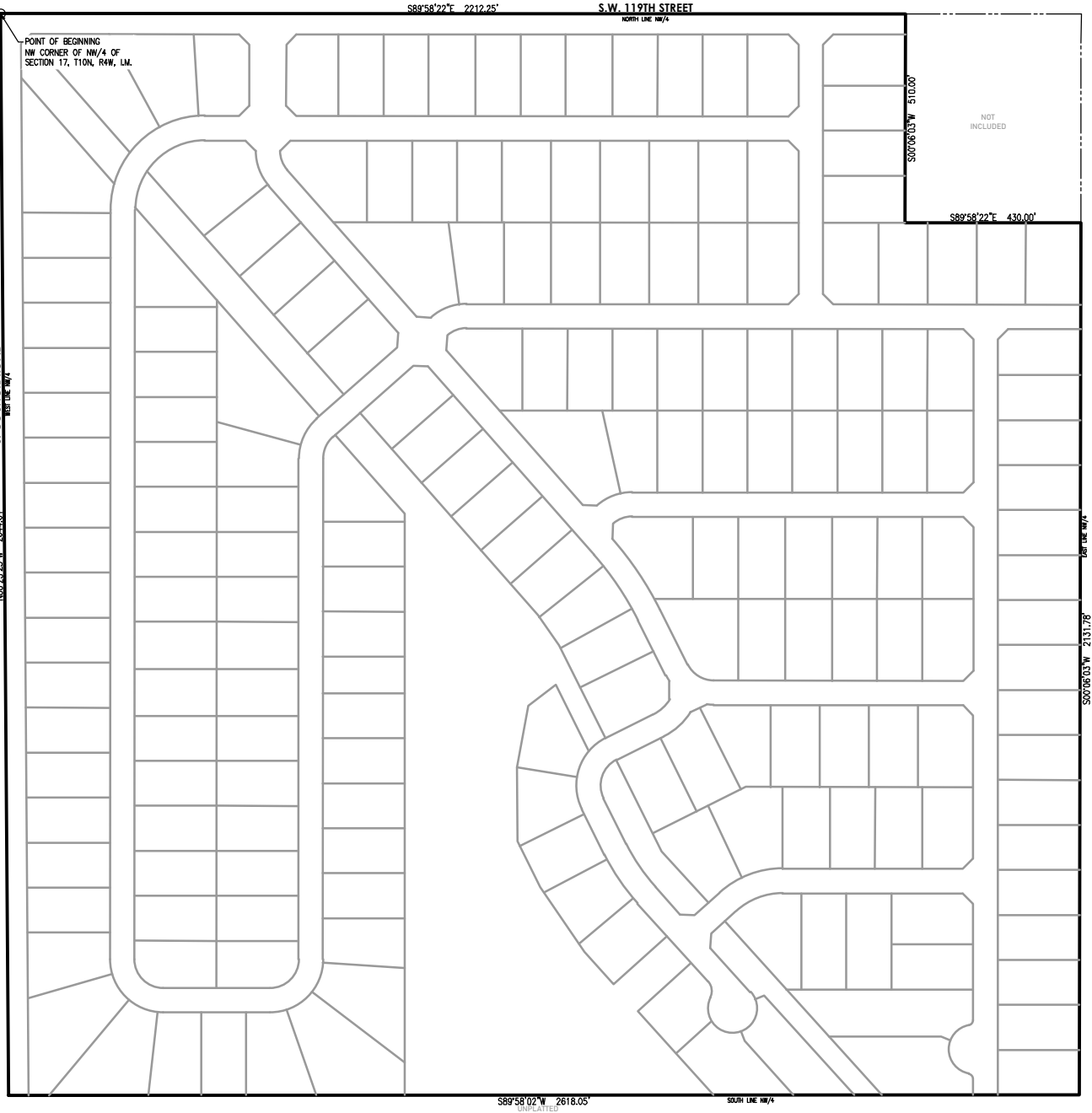
EXHIBIT A  
LEGAL DESCRIPTION  
7600 SW 119TH STREET

All of the Northwest Quarter (NW/4) of Section 17, Township 10 North, Range 4 West of the Indian Meridian in Oklahoma City, Cleveland County, Oklahoma; **LESS AND EXCEPT** the following described property:

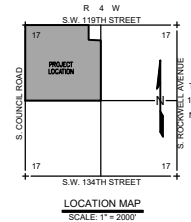
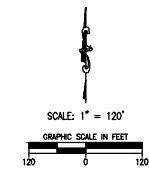
Beginning at the Northeast Comer of said NW/4; thence West along the North line of said NW/4 for a distance of 430 feet; thence South, parallel with the East line of said NW/4, for a distance of 510 feet; thence East, parallel with the North line of said NW/4, for a distance of 430 feet; thence North along the East line of said NW/4 for a distance of 510 feet to the point of beginning.

S. COUNCIL ROAD  
N00°25'25"W - 2644.61'

20240415 10:01 AM C:\Users\zach\Documents\24\240415\240415.dwg



MASTER DEVELOPMENT PLAN  
OF  
**ASHLEAF FARMS**  
A PART OF THE NW/4 OF SECTION 17, T10N, R4W, I.M.  
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**  
A tract of land lying in the Northeast Quarter (NW/4) of Section SEVENTEEN (17), Township TEN (10) North, Range FOUR (4) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:  
  
BEGINNING at the Northwest corner of the NW/4 of said Section 17; Thence  
S89°58'17"E along the North line of said NW/4 a distance of 2212.29 feet to a point being 430.00 feet from the Northeast corner of said NW/4; Thence  
S02°06'10"W and parallel with the East line of said NW/4 a distance of 510.00 feet; Thence  
S89°58'17"E a distance of 430.00 feet to a point on the East line of said NW/4, said point being 510.00 feet from the Northeast corner of said NW/4; Thence  
S02°06'10"W along the East line of said NW/4 a distance of 2131.74 feet to the Southwest corner of said NW/4; Thence  
S89°58'03"W along the South line of said NW/4 a distance of 2617.96 feet to the Southwest corner of said NW/4; Thence  
N00°25'27"W along the West line of said NW/4 a distance of 2644.62 feet to the Northwest corner of said NW/4 and to the POINT OF BEGINNING.  
  
Containing 732,522.3 Sq. Ft. or 154.58 Acres, more or less.

PROJECT OWNER AND DEVELOPER:  
Premium Land, LLC  
PO Box 6718  
Edmond, Oklahoma 73083  
PH: 405.285.5105  
email: zach@premiumlandok.com

MASTER DEVELOPMENT PLAN ASHLEAF FARMS	
 <b>Crafton Tull</b> CRAFTON TULL ENGINEERING, L.L.C. 405.787.4270 • 405.787.4271 www.craftontull.com	SHEET NO.: 1 OF 1 DATE: 10/02/24 PROJECT NO.: 21618900

## LETTER OF AUTHORIZATION

[illegible]

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: TCE  
Signature

Title: Manager  
Manager / Proprietor

Date: 10/2/2024  
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR  
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF CLEVELAND                                 )

The undersigned bonded abstractor in and for Cleveland 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 Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland 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:

All of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma;

LESS AND EXCEPT the following described property:

Beginning at the Northeast Comer of said NW/4;

thence West along the North line of said NW/4 for a distance of 430 feet;

thence South, parallel with the East line of said NW/4, for a distance of 510 feet;

thence East, parallel with the North line of said NW/4, for a distance of 430 feet;

thence North along the East line of said NW/4 for a distance of 510 feet to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), 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: September 24, 2024 at 7:30 AM

First American Title Insurance Company



By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2896961-MO99

OWNERSHIP LIST  
ORDER NO. 2896961-MO99

DATE PREPARED: October 1, 2024  
EFFECTIVE DATE: September 24, 2024 AT 7:30 A.M.

MAP NO	ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL
	192164	PREMIUM LAND, LLC	PO Box 6718	Edmond	OK	73083-6718	17-10-4W 155 AC NW/4 LESS BEG NE/C NW/4 S510` W430` N510` E430` POB
	Subject						
	property						
	188901	DONALD D. LEE & LORETTA B. LEE, TRUSTEES OF THE DONALD D. & LORETTA B. LIVING TRUST	7100 SW 134TH ST	Oklahoma City	OK	73173-8501	17-10-4W 68.3975 AC W/2 SE/4 LESS BEG 1316.10`W SE/C SE/4 W659.90` N662.40` E662.63` S660.86` POB & LESS BEG 1976`W SE/C SE/4 W200` N290` E200` S290` POB
	78090	CINNABAR INVESTMENTS, LLC	PO Box 890670	Oklahoma City	OK	73189-0670	17-10-4W 164.26 AC SW/4 & PRT 20-10-4W BEG NE/C NW/C W1382.56` POB S 42D W168.80` S 54D W159.18` S 13D W64.68` S 27D W106.02` POB
	78094	CINNABAR INVESTMENTS, LLC	PO Box 890670	Oklahoma City	OK	73189-0670	18-10-4W 160 AC SE/4
	171661	JENNIFER G. KONEMANN	12601 S. Council Rd	Oklahoma City	OK	73173-8414	18-10-4W 11.61 AC PRT NE/4 BEG SE/C W907.5` N660` E660` S484` E247.5` S176` POB & BEG 2320.92`S NE/C NE/4 S143.08` W247.50` N143.08` E247.50` POB LESS BEG 247.50`W 1978.85`S NE/C NE/4 S340.31` W104.07` N340.22` E104.07` POB
	172985	PATRICK MASOPUST	12345 S. Council Rd	Oklahoma City	OK	73173-8412	18-10-4W 10.78 AC PRT NE/4 BEG 880`S NE/C S1584` W247.5` N1584` E247.5` POB PRT NE/4 BEG 880` S & 247.50`W NE/C NE/4 S1100.61` W64.50` N1100.67` E64.50` POB & BEG 247.50`W 1978.85`S NE/C NE/4 S340.31` W104.07` N340.22` E104.07` POB & BEG 880`S 312`W NE/C NE/4 S1100.67` W39.57` N1100.70` E39.57` POB LESS BEG 2320.92`S NE/C NE/4 S143.08` W247.50` N143.08` E247.50` POB

OWNERSHIP LIST  
ORDER NO. 2896961-MO99

DATE PREPARED: October 1, 2024  
EFFECTIVE DATE: September 24, 2024 AT 7:30 A.M.

171347	ROBERT W. STONE & BRENDA R. STONE	12101 S. Council Rd	Oklahoma City	OK	73173-8401	18-10-4W 27.37 AC PRT NE/4 BEG 247.50`W NE/C NE/4 S880` W64.5` S1100.67` W595.5` N1975` E660` POB LESS BEG 880`S 312`W NE/C NE/4 S1100.67` W39.57` N1100.70` E39.57` POB
54282	ROBERT W. STONE & BRENDA R. STONE	12101 S. Council Rd	Oklahoma City	OK	73173-8401	18-10-4W 5 AC PRT NE/4 BEG NE/C S880` W247.5` N880` E247.5` POB
174123	DEBORAH G. SCHRITTER & DARREN SCHRITTER	3216 SW 137th St	Oklahoma City	OK	73170-5302	7-10-4W 35 AC PRT SE/4 BEG SE/C N1314.88` W1322.28` S1319.52` E1323.43` POB LESS BEG SW/C SE/4 SE4/ N690` E315.66` S690` W315.66` POB
87423	DAVID DUNG DOAN	2420 Marforio PL	Oklahoma City	OK	73170-3235	8-10-4W 6.10AC TR 34 PRT SW/4 BEG SW/C N374` E710` S374` W710` POB
98635	KENNETH DANIEL LILES, SR. & DONNA NOREEN ORCUTT-LILES, TRUSTEES OF THE KDL PROTECTION TRUST	11901 Forrest Spring Dr.	Oklahoma City	OK	73173	8-10-4W 5.242AC TR 1 FOREST SPRING EST SUR AKA PRT SW/4 BEG 710`E SW/C N744.29` E306.12` S747.53` W306.14` POB
92952	STEVEN MARK WILLIAMS & JOY ELLEN WILLIAMS	11900 Forrest Spring Dr.	Oklahoma City	OK	73173	8-10-4W 5.2647AC TR 5 FORREST SPRING EST SUR AKA PRT SW/4 BEG 1016.14`E SW/C N747.53` E306.12` S750.78` W306.13` POB
87424	MOSAIC CHURCH, INC.	10600 S. Pennsylvania Ave., Ste 16-632	Oklahoma City	OK	73170-4256	8-10-4W 5.41AC TR 37 AKA PRT SW/4 BEG 1322.27`E SW/C N714` E330` S714` W330` POB
87425	MOSAIC CHURCH, INC.	10600 S. Pennsylvania Ave., Ste 16-632	Oklahoma City	OK	73170-4256	8-10-4W 5.41 AC TR 38 AKA PRT SW/4 BEG 1652.27`E SW/C N714` E330` S714` W330` POB
87421	RANDY TIMMS	7515 SW 119th St	Oklahoma City	OK	73173	8-10-4W 5.41AC TR 39 AKA PRT SW/4 BEG 1982.27`E SW/C SW/4 N714` E330` S714` W330` POB
133350	RANDY TIMMS	7515 SW 119th St	Oklahoma City	OK	73097-0001	8-10-4W 10.85AC PRT SW/4 BEG S 88D E2312.27` SW/C SW/4 N1374.24` S 88D E326.52` S1374.28` N 88D W330` POB



DATE PREPARED: October 1, 2024  
EFFECTIVE DATE: September 24, 2024 AT 7:30 A.M.

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EXHIBIT A  
LEGAL DESCRIPTION  
7600 SW 119TH STREET

All of the Northwest Quarter (NW/4) of Section 17, Township 10 North, Range 4 West of the Indian Meridian in Oklahoma City, Cleveland County, Oklahoma; **LESS AND EXCEPT** the following described property:

Beginning at the Northeast Comer of said NW/4; thence West along the North line of said NW/4 for a distance of 430 feet; thence South, parallel with the East line of said NW/4, for a distance of 510 feet; thence East, parallel with the North line of said NW/4, for a distance of 430 feet; thence North along the East line of said NW/4 for a distance of 510 feet to the point of beginning.

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

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

**MASTER DESIGN STATEMENT FOR**

**Ashleaf Farms**

7600 SW 119<sup>th</sup> St.

October 2, 2024

**PREPARED FOR:**

Premium Land, LLC  
P.O. Box 6718, Edmond, OK 73083  
405-285-5105  
[zach@premiumlandok.com](mailto:zach@premiumlandok.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 Ashleaf Farms, consisting of 155 acres, is located within the Northwest Quarter (NW/4) of Section 17, Township 10 N, Range 4 W, of the Indian Meridian, Cleveland County, Oklahoma. The subject property is generally located at 7600 SW 119<sup>th</sup> St.

## **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 Premium Land, LLC.

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

The subject property is presently zoned PUD-1831. Surrounding properties are zoned and used for:

North: AA District and used for residential development.  
East: AA District and used for residential development.  
South: AA District and used for residential development.  
West: AA District and used for residential development.

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 primarily undeveloped with a few structures located within the southeast corner. The property consists of trees and an existing pond, and the property drains south across the property.

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

The concept for this PUD is to modify certain regulations within the base zoning district and to allow for a residential development.

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

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

The nearest street to the north is SW 119<sup>th</sup> St. The nearest street to the east is Rempe Farm Rd. The nearest street to the south is SW 134<sup>th</sup> St. The nearest street to the west is S. Council Rd.

## 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic or aerobic.

## 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

## 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 26 located at 7025 SW 119<sup>th</sup> St. It is approximately 0.5 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 Rural-Low Intensity, Urban Reserve, and Urban-Low Intensity land use topology areas 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

The use and development regulations of the RA Single Family One-Acre Rural Residential District shall govern this PUD, except as herein modified.

**All uses within the RA District shall be permitted within this PUD.**

#### 9.0.....SPECIAL CONDITIONS

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

##### 9.1.....LOT REGULATIONS

- a) Minimum lot size for single family development shall be one-half acre (21,780 square feet).
- b) Minimum lot width for single family development shall be 75 feet at the platted building limit line.
- c) Maximum lot coverage for single family development, within each platted lot, shall be 50 percent.
- d) Minimum front yard setback for single family development shall be 25 feet.
- e) Minimum rear yard setback for single family development shall be 15 feet.
- f) The maximum number of lots shall be 250.

##### 9.2.....FAÇADE REGULATIONS

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

##### 9.3 ..... 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.

In instances where a garage extends beyond the front wall of the applicable residence, either one 3-inch caliper deciduous tree or two 16-inch caliper trees shall be planted in the front yard of the affected lot.



#### 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

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

#### 9.6 ..... 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.

#### 9.7 ..... DRAINAGE REGULATIONS

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

#### 9.8 ..... 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.

#### 9.9 ..... ACCESS REGULATIONS

Access may be taken from SW 119<sup>th</sup> St. and S. Council Rd.

#### 9.10 ..... 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.

#### 9.11 ..... SIGNAGE REGULATIONS

##### 9.11.1 ..... FREESTANDING ACCESSORY SIGNS

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

9.11.2 ..... ATTACHED SIGNS

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

9.11.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

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

Electronic Message Display signs will be prohibited.

9.12 ..... ROOFING REGULATIONS

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

9.13 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed along SW 119<sup>th</sup> St. 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. Internal sidewalks shall not be required.

9.14 ..... HEIGHT REGULATIONS

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

9.15 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.16 ..... 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.

9.17 ..... 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.

9.18 ..... 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  
7600 SW 119<sup>TH</sup> STREET

All of the Northwest Quarter (NW/4) of Section 17, Township 10 North, Range 4 West of the Indian Meridian in Oklahoma City, Cleveland County, Oklahoma; **LESS AND EXCEPT** the following described property:

Beginning at the Northeast Corner of said NW/4; thence West along the North line of said NW/4 for a distance of 430 feet; thence South, parallel with the East line of said NW/4, for a distance of 510 feet; thence East, parallel with the North line of said NW/4, for a distance of 430 feet; thence North along the East line of said NW/4 for a distance of 510 feet to the point of beginning.

S. COUNCIL ROAD  
N00°25'25"W - 2644.61'

S89°58'22"E - 2212.25'

S.W. 119TH STREET  
NORTH LINE NW/4

S89°58'03"W - 510.00'

S89°58'22"E - 430.00'

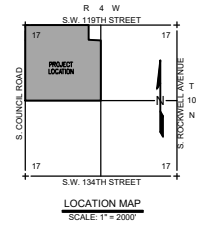
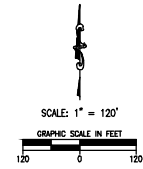
NOT  
INCLUDED

S89°58'02"W - 2618.05'  
SOUTH LINE NW/4

S89°58'02"W - 2618.05'  
UNPLATTED

SOUTH LINE NW/4

MASTER DEVELOPMENT PLAN  
OF  
**ASHLEAF FARMS**  
A PART OF THE NW/4 OF SECTION 17, T10N, R4W, I.M.  
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**

A tract of land lying in the Northeast Quarter (NW/4) of Section SEVENTEEN (17), Township TEN (10) North, Range FOUR (4) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW/4 of said Section 17; Thence S89°58'17"E along the North line of said NW/4 a distance of 2212.29 feet to a point being 430.00 feet from the Northeast corner of said NW/4; Thence S02°06'10"W and parallel with the East line of said NW/4 a distance of 510.00 feet; Thence S89°58'17"E a distance of 430.00 feet to a point on the East line of said NW/4, said point being 510.00 feet from the Northeast corner of said NW/4; Thence S02°06'10"W along the East line of said NW/4 a distance of 2131.74 feet to the Southwest corner of said NW/4; Thence S89°58'03"W along the South line of said NW/4 a distance of 2617.96 feet to the Southwest corner of said NW/4; Thence N00°25'27"W along the West line of said NW/4 a distance of 2644.62 feet to the Northwest corner of said NW/4 and to the POINT OF BEGINNING.

Containing 732,522.3 Sq. Ft. or 154.58 Acres, more or less.

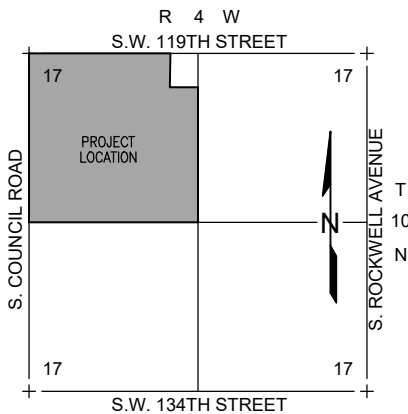
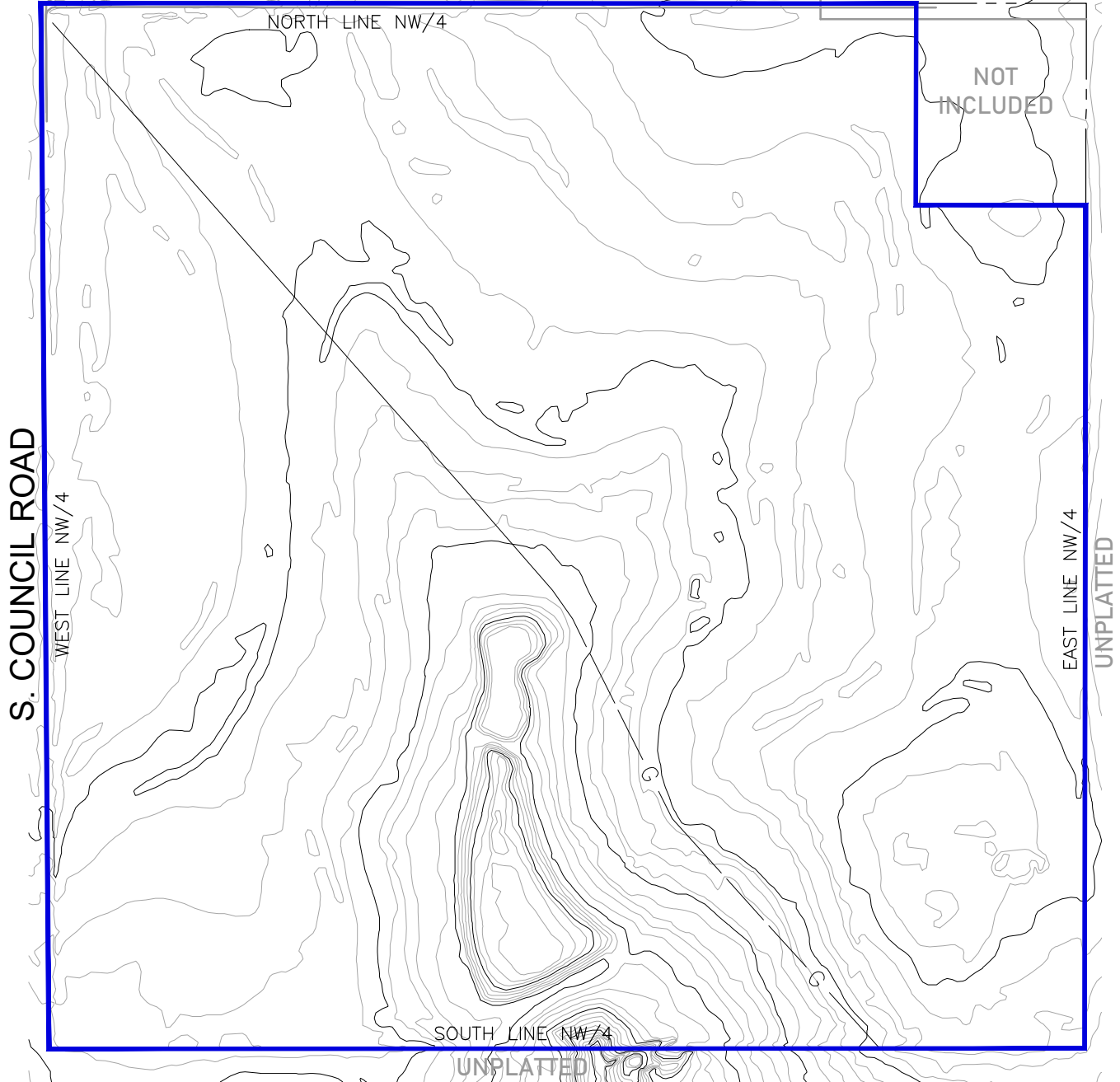
PROJECT OWNER AND DEVELOPER:

Premium Land, LLC  
PO Box 6718  
Edmond, Oklahoma 73083

PH: 405.285.5105  
email: zach@premiumlandok.com

MASTER DEVELOPMENT PLAN ASHLEAF FARMS	
300 Parkside Parkway, Suite 100 Tulsa, Oklahoma 74309	
	<b>Crafton Tull</b> CRAFTON TULL ENGINEERING, L.L.C. 405.787.4270 • 405.787.4271 www.craftontull.com
SHEET NO.: 1 OF 1 DATE: 10/02/24 PROJECT NO.: 21618900	

# S.W. 119TH STREET



**LOCATION MAP**  
SCALE: 1" = 3000'

SCALE: 1" = 400'

PROJECT OWNER AND DEVELOPER:

Premium Land, LLC  
PO Box 6718  
Edmond, Oklahoma 73083

PH: 405.285.5105  
email: zach@premiumlandok.com

**EXHIBIT C**

TOPOGRAPHIC MAP - ASHLEAF FARMS



**Crafton Tull**  
architecture | engineering | surveying

405.787.6270 | 405.787.6276 |  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1  
DATE: 10/02/24  
PROJECT NO.: 21618900