



**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

Orr Family Farm II

Name of Development or Applicant 723 SW 149th St & ~~14150 S Western Ave~~

Cleveland County Assessor Account No.139052 and Account No. 77690  
 Address / Location of Property (Provide County name & parcel no. if unknown)

Expansion of Orr Family Farm.  
 Summary Purpose Statement / Proposed Development

Staff Use Only:	2056
Case No.: PUD -	
File Date:	1-16-25
Ward No.:	W5
Nbhd. Assoc.:	----
School District:	Moore
Extg Zoning:	AA
Overlay:	

30 acres MOL

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

*David M. Box*

Signature of Applicant

Box Law Group PLLC, on behalf of the applicant

Applicant's Name (please print)  
 525 NW 11th St. Suite 205

Applicant's Mailing Address  
 Oklahoma City, OK 73103

City, State, Zip Code  
 405-652-0099

Phone  
 David@boxlawgroup.com; Kaitlyn@boxlawgroup.com;  
 Erika@boxlawgroup.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.

7356

QUIT CLAIM DEED

(INDIVIDUAL)

BOOK 1381 PAGE 432

KNOW ALL MEN BY THESE PRESENTS:

That McCOMBS PROPERTIES VII, LTD., a California limited partnership

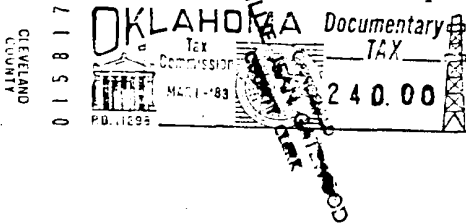
part Y of the first part.

In consideration of the sum of TEN (10) dollars,  
and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do ES hereby quit-  
claim, grant, bargain, sell and convey unto CHEVY CHASE JOINT VENTURE, an Oklahoma general  
partnership

part Y of the second part, all its right, title, interest, estate, and every claim and demand, both at  
law and in equity, in and to all the following described real property and premises situate in Cleveland

County, State of Oklahoma, to-wit:

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



1983 MAR -1 PM 2:06  
FILED ON 1 MAR 1983  
CLERK COUNTY CLERK

together with all the improvements thereon and the appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said part Y of the second part, its  
heirs and assigns forever.

February 22, 1983 but to be effective

Signed and delivered this 28th day of February, 1983



McCOMBS PROPERTIES VII, LTD.,  
a California limited partnership

By Donald D. McCombs,  
Managing General Partner

STATE OF ~~OKLAHOMA~~ CALIFORNIA }  
COUNTY OF ORANGE

SS:

INDIVIDUAL ACKNOWLEDGMENT  
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State on this 28th day of

February, 1983 personally appeared, Donald D. McCombs, Managing General  
Partner of McCombs Properties VII, Ltd., a California limited partnership

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 uses and purposes therein set forth.

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

My commission expires March 29, 1985 Dee Tuntland Notary Public

BOOK 1381 PAGE 433

Lot 7, in Block 1, of Eastep Addition to Oklahoma City, Cleveland County, Oklahoma, and the South 15 acres of the East 1/2 of the SW/4 of the NW/4 of Section 21, T-10-N, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning 663.68 feet East of the SW corner of the NW/4 of Section 21, T-10-N, R-3-W, I.M.; Thence East on the South line of the NW/4, a distance of 663.68 feet; Thence North and parallel with the West line of the NW/4, a distance of 984.30 feet; Thence West and parallel with the South line of said NW/4, a distance of 663.96 feet; Thence South and parallel with the West line of said NW/4, a distance of 984.30 feet to the point or place of beginning.

SCHEDULE "A"

Doc# R 2004 43064  
Bk&Pg RB 3881 397-398  
Filed 08-27-2004 GVH  
09 04 10 AM WD  
Cleveland County, OK

**WARRANTY DEED**  
Special Form

C 15.00  
559.50

**KNOW ALL MEN BY THESE PRESENTS:**

THAT Champion Park L L C an Oklahoma Limited Liability Company, party of the first part, in consideration of the sum of Three Hundred Seventy-Two Thousand, Seven Hundred Eighty-Five and 00/100 Dollars (\$372,785 00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Celestial Acres Stud, Inc , party of the second part, whose address is 14200 S Western, Oklahoma City, Cleveland County, State of Oklahoma, the following described real property and premises situate in Cleveland County, State of Oklahoma, to-wit

See Exhibit "A"

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the party of the first part, less and except any minerals

**TO HAVE AND TO HOLD** said described premises unto the said party of the second part, its heirs and assigns forever

Signed and delivered this 26TH day of August, 2004

Champion Park L L C

By Lynda Barrett - Manager

**STATE OF OKLAHOMA**

**COUNTY OF OKLAHOMA**

) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 26TH day of August, 2004, personally appeared Lynda Barrett, Manager of Champion Park, L L C , to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth

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

[Signature]  
Notary Public

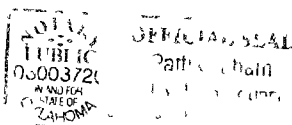
My Commission Expires

MAIL DEED AND TAX STATEMENT TO:

CELESTIAL ACRES STUD, INC  
14200 S. WESTERN  
OKLAHOMA CITY OK 73170

**State of Oklahoma**  
Cleveland County  
Documentary Stamps

**\$ 559.50**



**Exhibit "A"**

**A piece, parcel or tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:**

**COMMENCING at the Southwest Corner (SW/C) of said Southwest Quarter (SW/4); Thence North  $89^{\circ}37'54''$  East along the South line of said SW/4 a distance of 820.02 feet to the POINT OF BEGINNING; Thence North  $00^{\circ}00'00''$  East a distance of 1038.00 feet; Thence South  $89^{\circ}37'54''$  West and parallel with the South line of said SW/4 a distance of 110.57 feet; Thence North  $00^{\circ}00'00''$  East and parallel with the West line of said SW/4 a distance of 282.00 feet to a point on the North line of the SW/4 of the SW/4 of said Section 21, said point being North  $89^{\circ}37'54''$  East a distance of 709.45 feet from the Northwest Corner of the SW/4 of the SW/4 of said Section 21; Thence North  $89^{\circ}37'54''$  East along said North line a distance of 619.75 feet to the Northeast Corner of said SW/4 of the SW/4 of said Section 21; Thence South  $00^{\circ}02'34''$  East along the East line of said SW/4 of the SW/4 a distance of 1319.99 feet to the Southeast Corner of said SW/4 of the SW/4; Thence South  $89^{\circ}37'54''$  West along the South line of the SW/4 of said Section 21 a distance of 510.17 feet to the POINT OR PLACE OF BEGINNING.**

Exhibit A  
Legal Description

A piece, parcel, or tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner (SW/C) of said Southwest Quarter (SW/4); Thence North 89°37'54" East along the South line of said SW/4 a distance of 820.02 feet to the POINT OF BEGINNING; Thence North 00°00'00" East a distance of 1038.00 feet; Thence South 89°37'54" West and parallel with the South line of said SW/4 a distance of 110.57 feet; Thence North 00°00'00" East and parallel with the West line of said SW/4 a distance of 282.00 feet to a point on the North line of the SW/4 of the SW/4 of said Section 21, said point being North 89°37'54" East a distance of 709.45 feet from the Northwest Corner of the SW/4 of the SW/4 of said Section 21; Thence North 89°37'54" East along said North line a distance of 619.75 feet to the Northeast Corner of said SW/4 of said Section 21; Thence South 00°02'34" East along the East line of said SW/4 of the SW/4 a distance of 1319.99 feet to the Southeast Corner of said SW/4 of the SW/4; Thence South 89°37'54" West along the South line of the SW/4 of said Section 21 a distance of 510.17 feet to the POINT OR PLACE OF BEGINNING,

AND,

The South 15 acres of the East Half (E/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning 663.68 feet East of the Southwest Corner of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West, J.M.; Thence East on the South line of the Northwest Quarter (NW/4), a distance of 663.68 feet; Thence North and parallel with the West line of the Northwest Quarter (NW/4), a distance of 984.30 feet; Thence West and parallel with the South line of said Northwest Quarter (NW/4), a distance of 663.96 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4), a distance of 984.30 feet to the point or place of beginning.

## LETTER OF AUTHORIZATION

I, Celestial Acres Stud, Inc or,  
*Property Owner of Record*  
Glenn R. Orr authorize,  
*Agent of the Property Owner of Record and Title*  
Box Law Group, PLLC.  
*Designated Representative*

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: Glenn R. Orr  
*Signature*  
Title: Manager  
*Manager / Proprietor*  
Date: 01/09/2025  
*MM/DD/YYYY*

## LETTER OF AUTHORIZATION

I, Cherry Chase Joint Venture or,  
*Property Owner of Record*  
Glenn R Orr authorize,  
*Agent of the Property Owner of Record and Title*  
Box Law Group, PLLC.  
*Designated Representative*

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: Glenn R Orr  
*Signature*  
Title: Manager  
*Manager / Proprietor*  
Date: 01/09/2025  
*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:

A piece, parcel, or tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner (SW/C) of said Southwest Quarter (SW/4);

Thence North 89°37'54" East along the South line of said SW/4 a distance of 820.02 feet to the POINT OF BEGINNING;

Thence North 00°00'00" East a distance of 1038.00 feet; Thence South 89°37'54" West and parallel with the South line of said SW/4 a distance of 110.57 feet;

Thence North 00°00'00" East and parallel with the West line of said SW/4 a distance of 282.00 feet to a point on the North line of the SW/4 of the SW/4 of said Section 21, said point being North 89°37'54" East a distance of 709.45 feet from the Northwest Corner of the SW/4 of the SW/4 of said Section 21;

Thence North 89°37'54" East along said North line a distance of 619.75 feet to the Northeast Corner of said SW/4 of said Section 21;

Thence South 00°02'34" East along the East line of said SW/4 of the SW/4 a distance of 1319.99 feet to the Southeast Corner of said SW/4 of the SW/4;

Thence South 89°37'54" West along the South line of the SW/4 of said Section 21 a distance of 510.17 feet to the POINT OR PLACE OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5 ), 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: December 27, 2024 at 7:30 AM

**First American Title Insurance Company**

*Panda Craven*

By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2912451-MO99

OWNERSHIP LIST  
ORDER #2912451-MO99

DATE PREPARED: January 16, 2025  
EFFECTIVE DATE: December 27, 2024 at 7:30 A.M.

MAP NO	ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL
	#139052 Subject Property	Celestial Acres Stud Inc.	14200 S Western Ave	Oklahoma City	OK	73170-7016	21-10-3W 14.22AC PRT SW/4 BEG 820.02'E SW/C SW/4 N1038' W110.57' N282' E619.75' S1319.99' W510.17' POB
	#1390S1	Ronald L. Wallace, Trustee of The Ronald L. Wallace Revocable Trust	7 S Mickey Mantle Dr, 377	Oklahoma City	OK	73104-2436	21-10-3W 10.92AC PRT SW/4 BEG 568'W SW/C SW/4 N24' E308' N178' E383' N243' E18.45' N25' E110.57' S1038' W610.02' N568' W210' POB
	#96628	Ronald L. Wallace, Trustee of The Ronald L. Wallace Revocable Trust	7 S Mickey Mantle Dr, 377	Oklahoma City	OK	73104-2436	21-10-3W 5.1133AC PRT SW/4 BEG 592'N SW/C N421' E691' S243' W383' S178' W308' POB
	#186026	Providential Property Solutions, LLC	10600 S Pennsylvania Ave, 16-543	Oklahoma City	OK	73170-4256	21-10-3W 5 AC PRT SW/4 BEG N1013' SW/C E709.45' N307' W709.45' S307' POB
	#77697	Kenneth Lee Maxey, Trustee of The Kenneth Lee Maxey Living Trust	14432 S Western Ave	Oklahoma City	OK	73170	21-10-3W 4 AC PRT N/2 SW/4 BEG SW/C N276.53' E625.84' S276.60' W634.38' POB
	#77698	Chevy Chase II	14200 S Western Ave	Oklahoma City	OK	73170-7016	21-10-3W 70.89 AC N/2 SW/4 LESS TR BEG NW/C N/2 SW/4 S330' E675' N330' W675' POB LESS BEG SW/C N/2 SW/4 N276.53' E625.84'
	#77691	Bryan & Cheryl Terry	2306 Black Fox CT	Murfreesboro	TN	37127-6932	21-10-3W 10 AC W/2 W/2 SE/4 SW/4
	#176142	Lindsay M. & Annette J. Phillips	613 SW 149th PL	Oklahoma City	OK	73170-7505	Lots 3 & 4, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64221	David & Amber Viray	621 SW 149th PL	Oklahoma City	OK	73170	Lot 5, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK

OWNERSHIP LIST  
ORDER #2912451-MO99

DATE PREPARED: January 16, 2025  
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	#64222 #64223 #64225	Sand Properties, LLC	112 N Broadway	Moore	OK	73160	Lots 6 & 7 & E3' of 8, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64224	Lisa Wolf	633 SW 149th PL	Oklahoma City	OK	73170-7505	W 58' of Lot 8, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64226	TTTPHAM Revocable Living Trust	2413 Monte Cavallo CIR	Oklahoma City	OK	73170-3226	Lot 9, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64227	Jo Ann & Floyd Allen Anderson	705 SW 149th PL	Oklahoma City	OK	73170	Lot 10, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64228	Lightning Bar Properties LLC	14 Lightning Bar Court	Tomball	TX	77377	Lot 11, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64229	WXO LLC	9905 S Pennsylvania Ave, STE A	Oklahoma City	OK	73159	Lot 12, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64230	Sand Properties, LLC	112 N Broadway	Moore	OK	73160	Lot 13, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64231	Luke Ba Truong	721 SW 149th PL	Oklahoma City	OK	73170	Lot 14, Block 9, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64237	Sharon & Erik E. Valentine	624 SW 149th PL	Oklahoma City	OK	73170	Lot 6, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK

OWNERSHIP LIST  
ORDER #2912451-MO99

DATE PREPARED: January 16, 2025  
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	#64238	Curtis D. & Katrina F. Eastwood	628 SW 149th PL	Oklahoma City	OK	73170-7S04	Lot 7, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64239	Andrew Cardenas	632 SW 149th PL	Oklahoma City	OK	73170-7S04	Lot 8, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64240	Momentum Group, LLC	13200 Savage RD	Yukon	OK	73099-8506	Lot 9, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64241	Gregg Ryan Thompson	704 SW 149th PL	Oklahoma City	OK	73170-7524	Lot 10, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64242	Sand Properties, LLC	112 N Broadway	Moore	OK	73160	Lot 11, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64243	Jeffrey D. Elliott & Janna E. Elliott, Co-Trustees of The Jeffrey D. Elliott & Janna E. Elliott Living Trust	712 SW 149th PL	Oklahoma City	OK	73170	Lot 12, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64244	Andrew M. Adkins	716 SW 149th PL	Oklahoma City	OK	73170	Lot 13, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64245	W-H Rentals, LLC	PO Box 720395	Norman	OK	73070	Lot 14, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64246	Christina Nuong Godwin	724 SW 149th PL	Oklahoma City	OK	73170	Lot 15, Block 10, STONE MEADOWS ESTATES SEC. 2, to Oklahoma City, Cleveland County, OK
	#64314	Joveta A. Smith	15013 Stone Meadows Dr	Oklahoma City	OK	73170-7S34	Lot 4, Block 1S, STONE MEADOWS ESTATES SEC. S, to Oklahoma City, Cleveland County, OK

OWNERSHIP LIST  
ORDER #2912451-MO99

DATE PREPARED: January 16, 2025  
EFFECTIVE DATE: December 27, 2024 at 7:30 A.M.

	#64313	Don Morgan	2724 N West Oaks Rd	Newcastle	OK	73065-6525	Lot 3, Block 15, STONE MEADOWS ESTATES SEC. 5, to Oklahoma City, Cleveland County, OK
	#64312	Rebecca Turnbow	3133 Thorn Ridge Rd	Oklahoma City	OK	73120	Lot 2, Block 15, STONE MEADOWS ESTATES SEC. 5, to Oklahoma City, Cleveland County, OK
	#64311	Sand Properties, LLC	112 N Broadway	Moore	OK	73160	Lot 1, Block 15, STONE MEADOWS ESTATES SEC. 5, to Oklahoma City, Cleveland County, OK
	#151739 #151740	Wally G. Kerr, II & Cynthia S. Kerr, Trustees of The Wally G. Kerr, II & Cynthia S. Kerr 2014 Revocable Trust	2500 McGee Dr, Ste 147	Norman	OK	73072-6705	Lots 1A & 1B, Block 2, GARDENS AT STONE MEADOWS, to Oklahoma City, Cleveland County, OK
	#151741 #151742	Thomas Thanh Hong Nguyen & G. Tina Nguyen	901 McLaughlin Dr	Oklahoma City	OK	73170-9510	Lots 2A & 2B, Block 2, GARDENS AT STONE MEADOWS, to Oklahoma City, Cleveland County, OK
	#151744 #151745	Canvasback Properties, LLC	6001 Shiloh Blvd, 102	Oklahoma City	OK	73179	Lots 3A & 3B, Block 2, GARDENS AT STONE MEADOWS, to Oklahoma City, Cleveland County, OK
	#151746	R & B Home Construction, LLC	PO Box 7193	Moore	OK	73153-1193	Lot 4A, Block 2, GARDENS AT STONE MEADOWS, to Oklahoma City, Cleveland County, OK
	#151697	Cook O1 Development, LLC	1620 SW 122nd St, Ste 20	Oklahoma City	OK	73170-4848	Lot 3A, Block 1, GARDENS AT STONE MEADOWS, to Oklahoma City, Cleveland County, OK
	#151695 #151696 #151693 #151694	Canvasback Properties, LLC	6001 Shiloh Blvd, 102	Oklahoma City	OK	73179-7948	Lots 2A, 2B, 1A, & 1B, Block 1, GARDENS AT STONE MEADOWS, to Oklahoma City, Cleveland County, OK

DATE PREPARED: January 16, 2025  
EFFECTIVE DATE: December 27, 2024 at 7:30 A.M.

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**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:

The South 15 acres of the East Half (E/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning 663.68 feet East of the Southwest Corner of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West, I.M.; Thence East on the South line of the Northwest Quarter (NW/4), a distance of 663.68 feet; Thence North and parallel with the West line of the Northwest Quarter (NW/4), a distance of 984.30 feet; Thence West and parallel with the South line of said Northwest Quarter (NW/4), a distance of 663.96 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4), a distance of 984.30 feet to the point or place of beginning.

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

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Dated: December 27, 2024 at 7:30 AM

**First American Title Insurance Company**



By:

Kelsey Holsonbake  
Abstractor License No. 4401  
OAB Certificate of Authority # 0052  
File No. 2912550-MO99



OWNERSHIP LIST  
ORDER NO. 2912550-MO99

DATE PREPARED: January 16, 2025  
EFFECTIVE DATE: December 27, 2024

MAP NO	ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL
	#77690 Subject Property	Chevy Chase Joint Venture	14200 S Western Avenue	Oklahoma City	OK	73170-7016	21-10-3W 15 AC S 15 AC E/2 W/2 NW/4
	#194281	Fuyoude Real Estate, LLC	13700 S Western Avenue, Suite 100	Oklahoma City	OK	73170	PRT LOT 5 BLK 1 LESS W264' BEG 264' E NW/C LT 5 E276.75' S165.11' E276.75' N165.09' POB, EASTEP ADDITION, to Cleveland County
	#194282	Foxagri, LLC	920 SW 107th Street, Suite 200	Oklahoma City	OK	73170	PRT LT 5 BLK 1 LESS W264' BEG 237.48' E SW/C LT 5 E303.27' N165.11' W303.27' S165.09' POB, EASTEP ADDITION, to Cleveland County
	#195577	13700 Western, LLC	11801 S Western Avenue	Oklahoma City	OK	73170	LT 5 BLK 1 LESS W540.75', EASTEP ADDITION, to Cleveland County
	#77688	Red River Presbytery of the Cumberland	PO Box 880	Ada	OK	74821-0880	21-10-3W 24.48 AC E/2 W/2 NW/4 LESS S15 AC & LS .52 HWY
	#168688	Rose Legacy, LLC	500 SW 134 Street	Oklahoma City	OK	73170-1404	21-10-3W 25.36 AC SE/4 NW/4 LESS SE/C NW/4 N330' W663.68' N330' W664.08' S660' E1327.32' POB
	#77685	Johnny R. Waganer	14101 Rose Drive	Oklahoma City	OK	73170-1421	21-10-3W 5.03 AC PRT NW/4 BEG 330' N & 663.68' W SE/C NW/4 W663.88' N330' E664.08' S330' POB
	#77686	Aker Family Revocable Trust Tommy G. Aker and Marilyn S. Aker, Trustees	14201 Rose Drive	Oklahoma City	OK	73170-1426	21-10-3W 5.028 AC TR 4 DESC PRT E/2 NW/4 BEG W663.68' SE/C NW/4 E & W 663.68' N & S 330' POB LESS E30' RD/ ESMT
	#77698	Chevy Chase, II	14200 S Western Avenue	Oklahoma City	OK	73170-7016	21-10-3W 70.89 AC N/2 SW/4 LESS TR BEG NW/C N/2 SW/4 S330' E675' N330' W675' POB LESS BEG SW/C N/2 SW/4 N276.53' E625.84'
	#77689	Glenn R. Orr Trust Glenn R. Orr, Trustee	14200 S Western Avenue	Oklahoma City	OK	73170-7016	21-10-3W 5.11 AC N/2 NW/4 NW/4 SW/4 & W15' N/2 NE/4 NW/4 SW/4
	#56001	Kidd Family Holdings, LLC	2225 N Moore Avenue	Moore	OK	73160-3422	Lot 8, Block 1 EASTEP ADDITION, to Cleveland County
	#56000	In Hye Jun and Hyung Phil Jun	14024 S Western Avenue	Oklahoma City	OK	73170	Lot 7, Block 1 EASTEP ADDITION, to Cleveland County
	#55999	ICW Properties, LLC	15501 Country Edge Drive	Oklahoma City	OK	73170-9399	Lot 6, Block 1 EASTEP ADDITION, to Cleveland County

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

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

**MASTER DESIGN STATEMENT FOR**

**Orr Family Farm II**

January 16, 2025

**PREPARED FOR:**

Chevy Chase II  
14400 S. Western Ave.  
Oklahoma City, Oklahoma  
405-202-0021  
[glenn@orrfamilyfarm.com](mailto:glenn@orrfamilyfarm.com)

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

The Planned Unit Development (PUD) of Orr Family Farm, consisting of approximately 30 acres, is located within the Northwest Quarter (NW/4) of Section 21, Township 10 N, Range 3 W, of the Indian Meridian, Cleveland 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 Chevy Chase Joint Venture and Celestial Acres Stud, Inc.

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

The subject property is presently zoned for AA Agricultural District. Surrounding properties are zoned and used for:

North: PUD-1688 and AA Districts and used for Orr Family Farm and undeveloped land.  
East: R-1 District and used for residential development.  
South: PUD-1688 and AA Districts and used for Orr Family Farm and undeveloped land.  
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 currently developed with a barn/garage structure.

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

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit an expansion of Orr Family Farm.

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

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

The nearest street to the north is SW 134<sup>th</sup> St. The nearest street to the east is S. Santa Fe Ave. The nearest street to the south is SW 149<sup>th</sup> St. The nearest street to the west is S. Western Ave.

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

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from the existing lagoon.

### 7.3 ..... WATER

Water facilities for this property are not available. Water services will be provided from the existing well.

### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S. May Ave. 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 FEMA flood plain.

### 7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity 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

The use and development regulations of the AA Agricultural District shall govern this PUD, except as herein modified.

**In addition to the uses permitted within the AA District, the following uses shall be permitted by right within this PUD:**

8300.50	Lodging Accommodations: Campgrounds (limited to Conestoga Wagons and Teepees)
8300.51	Lodging Accommodations: Commercial Lodging (limited to Conestoga Wagons and Teepees and shall not be permitted within 300 feet of the east property line)
8300.54	Outdoor Sales and Display, and Outdoor Storage
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor
8300.67	Spectator Sports and Entertainment: General
8300.69	Spectator Sports and Entertainment: Restrict

\*The purpose of this PUD is to permit the operation of all uses associated with the Orr Family Farm. Such uses include but are not limited to the following: all amusement attractions (pumpkin patch, corn maze, etc.), youth camps, food and beverage sales, retail sales, corporate event programs, weddings, group events, field trips, and related activities. In no circumstance shall this PUD be deemed to prohibit uses that are related to the Orr Family Farm operation.

## 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, drivet, stucco, or wood, architectural metal, 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.

### 9.2 ..... LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations.

### 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

Any existing screening shall be permitted to remain and deemed to conform to applicable regulations.

#### 9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

#### 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. Western Ave. and through the adjacent PUD-1688.

#### 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 ON-PREMISE 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 ..... OFF-PREMISE 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 prohibited.

#### 9.11 ..... ROOFING REGULATIONS

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

#### 9.12 ..... SIDEWALK REGULATIONS

The existing sidewalk along S. Western Ave. shall be permitted to remain and deemed to conform to applicable regulations.

#### 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, private drainage easements, and islands / medians 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







Family Farm

S Western Ave

  
**14400 S WESTERN AVE**  
(Click for more information)

Exhibit C