

Planning Commission Minutes  
December 14, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on December 11, 2023)

8. (PUD-1984) Application by Yellowstone Investment Group LLC to rezone 500 South Cemetery Road from PUD-1785 Planned Unit Development District to PUD-1984 Planned Unit Development District. Ward 3.

Technical Evaluation:

1. A Specific Plan is not required if platted.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED MEEK, SECONDED BY CLAIR

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**December 14, 2023**

**Item No. IV. 8.**

**(PUD-1984) Application by Yellowstone Investment Group, LLC, to rezone 500 South Cemetery Road from PUD-1785 Planned Unit Development District to PUD-1984 Planned Unit Development District. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

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

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to modify the rear yard setbacks within a subdivision.

**D. Existing Conditions**

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

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

**2. Size of Site: 5.26 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1785	O-2	R-4	R-3	R-4
<b>Land Use</b>	Undeveloped	Undeveloped	Undeveloped	Residential	Residential

## **II. SUMMARY OF PUD APPLICATION**

### **8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the **“R-4” General 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:

The maximum permitted density shall be 8 dwelling units per acre, utilizing detached duplex residential buildings.

The front yard setback shall be 20 feet from the arterial right-of-way line.

### **9.1 FAÇADE REGULATIONS**

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

### **9.2 LANDSCAPING REGULATIONS**

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

### **9.3 LIGHTING REGULATIONS**

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

### **9.4 SCREENING REGULATIONS**

The subject parcels shall meet all the requirements of the City of Oklahoma City's Screening Regulations in place at the time of development.

### **9.5 PLATTING REGULATIONS**

Platting shall not be required.

### **9.6 DRAINAGE REGULATIONS**

Drainage improvements, if required, will be in accordance to 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 PUDS, 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.

#### **9.7 ACCESS REGULATIONS**

There shall be one access from S. Cemetery Road.

Access to this PUD may include a divided street or drive with central landscaped medians.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

Lots within this PUD will not be required to have frontage on an approved street. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. The private drive shall be placed within a common area designated for access purposes. An owner or Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

#### **9.8 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. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements.

#### **9.9 SIGNAGE REGULATIONS**

##### **9.9.1 FREESTANDING SIGNS**

Residential subdivision and multi-family ground sign requirements shall be in accordance with Chapter 3, Article V. Sign Regulations of the Oklahoma City Municipal Code, as amended.

A sign that contains the name of any multi-family development located within this PUD is deemed accessory.

All free-standing accessory signs shall provide a landscaped area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy this requirement.

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

9.9.3 NON-ACCESSORY SIGNS Non-accessory signs are specifically prohibited in this PUD.

9.9.4 ELECTRONIC MESSAGE DISPLAY SIGNS Electronic Message Display shall be prohibited in this PUD.

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

#### 9.11 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along S. Cemetery Road with each development parcel or 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.

#### 9.12 HEIGHT REGULATIONS

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

#### 9.13 SETBACK REGULATIONS

Front yard setback minimum shall be 20 feet. Side yard requirements in this PUD shall be the same as the base-zoning district. Rear yard setbacks shall be a minimum of 5 feet for the lots in Block 1 and Block 2; and 15 feet for the lots in Block 3.

#### 9.14 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.

#### 9.15 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.

**9.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage for development within this PUD.

**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: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

**III. REVIEW COMMENTS**

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

**A. Outside Agencies**

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

**B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**

**3. Fire**

No objection, but minimum 20-foot fire lane / drives will be required for construction.

**4. Information Technology/Geographic Support**

**5. Parks and Recreation**

**6. Police**

**7. Public Works**

**a. Engineering**

**b. Streets, Traffic and Drainage Maintenance**

**Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Amend Section 9.6 Drainage Regulations to read: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.
- 12) Amend Section 9.12 Sidewalk Regulations to add: Interior sidewalks shall be constructed in accordance with the applicable requirements of the City of Oklahoma City ordinances, policies, and procedures. A Certificate of Occupancy shall not be issued until the sidewalks have been constructed.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Wastewater Availability**

- 1) A previous plat was submitted under PUD-1785. Wastewater lines have already been installed and services installed. Layout of new PUD-1984 must be the same as PUD-1785 or wastewater mains will have to be reworked to fit new PUD.

**b. Solid Waste Management**

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

**c. Water/Wastewater Quality**

**Water Availability**

- 1) A previous plat was submitted under PUD-1785. Water lines have already been installed and services installed. Layout of new PUD-1984 must be the same as PUD-1785 or water mains will have to be reworked to fit new PUD.

**9. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.

Density: UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily.

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead end streets and cul-de-sacs.
- Provide vehicular connectivity between adjacent developments.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

*National, state, and local permitting require basic best management practices for stormwater management. The PUD limits density to 8 dwelling units per acre, within the UL LUTA range. The site has been platted. Sidewalks are required. No changes to the subdivision design are proposed except to the rear setback for lots in the center and north portion of the development.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The only change from the existing zoning is a reduction of a rear setback from 15 to 5 feet on the interior of the subdivision. The setback on the south adjacent to existing homes would remain 15 feet. No compatibility issues were identified.
- 3) **Service Efficiency:**
  - Water: *Fully served*
  - Sewer: *Fully Served*
  - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5) **Transportation System:** This site is located along S Cemetery Road a Major Arterial Street in the Urban Low LUTA. *No bus transit or sidewalks are available.*
- 6) **Other Development Related Policies**
  - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
  - Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)

- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

**b. Plan Conformance Considerations**

The subject site is located along the east side of S Cemetery Road, south of W Reno Avenue. The site is undeveloped and was rezoned from AA and R-3 to PUD-1775 in 2020, and then to PUD-1785 in January 2021. The existing PUD allows residential development with an R-4 base, and a maximum density of 8 dwelling units per acre in detached duplex residential buildings. The subject site has been platted as Scissortail Villas. To the north and east of the application site is undeveloped land zoned O-2 and R-4. The Scissortail Springs subdivision is to the south. It is zoned R-3 but platted with single-family lots and does not connect to the subject site. To the west across S Cemetery Road is the Somers Pointe subdivision.

The PUD is requested to adjust the rear setback for lots in two blocks within the subdivision. The only change to the Master Design Statement is the addition of the following: "Rear yard setbacks shall be a minimum of 5 feet for the lots in Block 1 and Block 2; and 15 feet for the lots in Block 3." No other changes are requested and the adjustment only affects interior lots within the subdivision. The Master Design Statement could be modified to clarify that a Specific Plan is not required if the site is platted.

**IV. STAFF RECOMMENDATION**

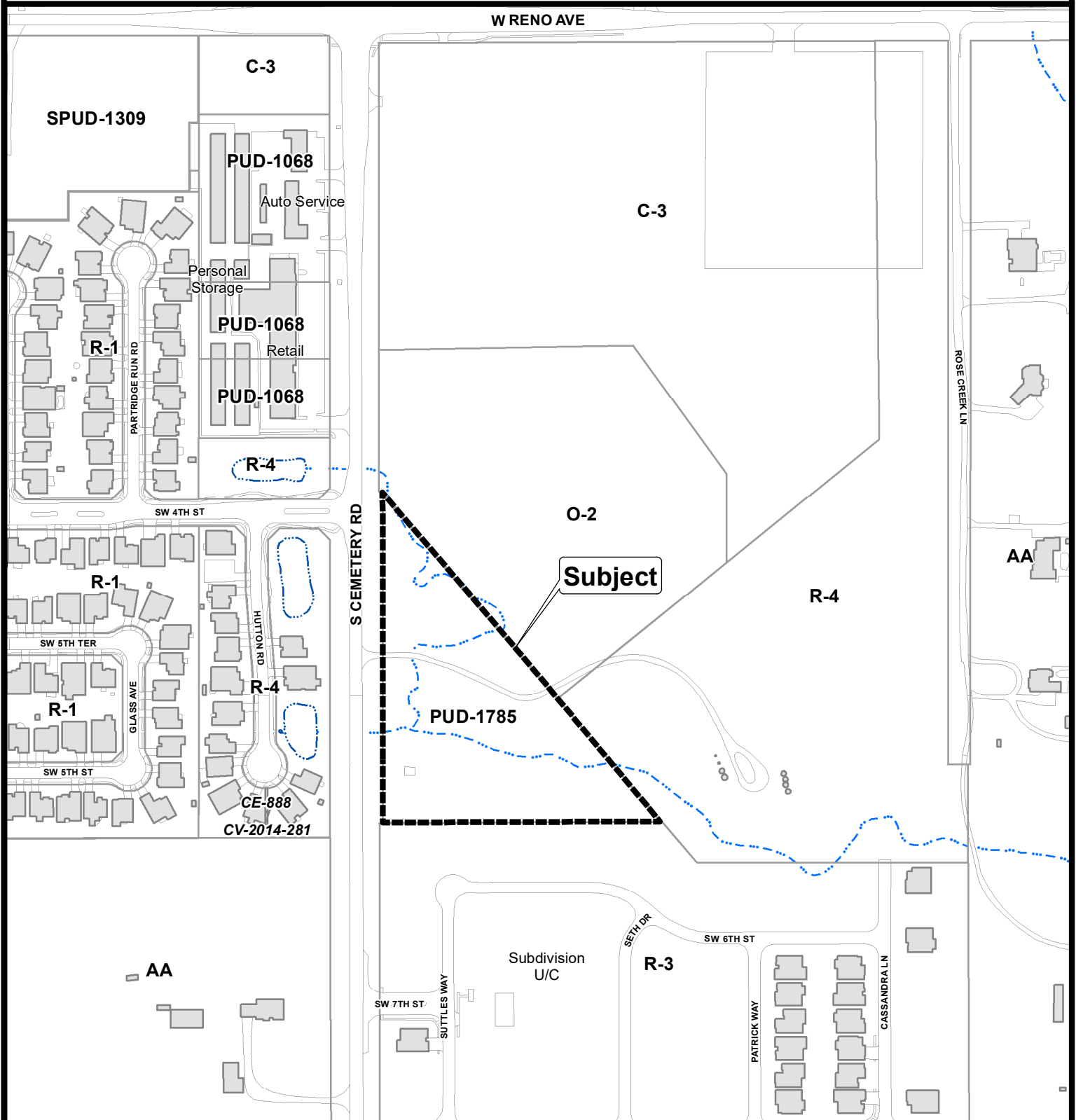
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the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

**Approval of the application subject to the following Technical Evaluation:**

1. A Specific Plan is not required if platted.

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

**Case No: PUD-1984**  
**Applicant: Yellowstone Investment Group, LLC**  
**Existing Zoning: PUD-1785**  
**Location: 500 S. Cemetery Rd.**



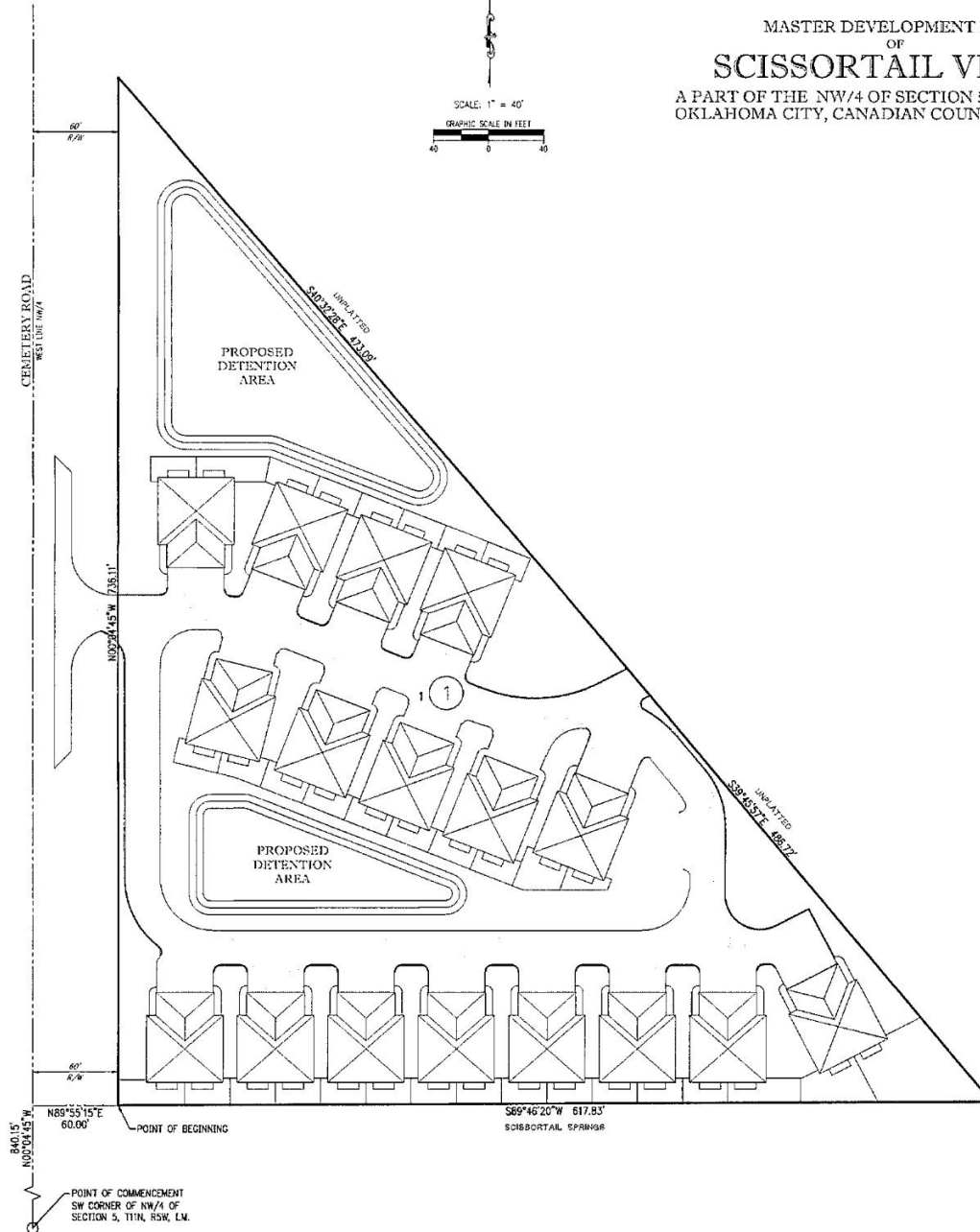
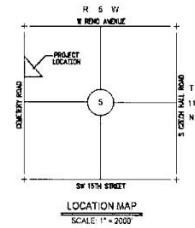
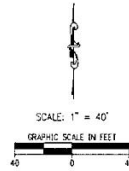
The City of  
OKLAHOMA CITY

## Planned Unit Development



0 150 300  
Feet

MASTER DEVELOPMENT PLAN  
OF  
**SCISSORTAIL VILLAS**  
A PART OF THE NW/4 OF SECTION 5, T11N, R5W, LM.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



PROJECT OWNER AND DEVELOPER:  
Yellowstone Investment Group, LLC  
709 N. Bluebird Way  
Mustang, Oklahoma  
73054

**LEGAL DESCRIPTION**

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (IM) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; thence  
N02°04'45"W along the West line of said NW/4 a distance of 840.15 feet; thence  
N89°55'15"E a distance of 60.00 feet to the POINT OF BEGINNING.

N02°04'43"W a distance of 736.11 feet; thence  
S40°32'28"E a distance of 473.09 feet; thence  
S38°45'54"E a distance of 468.77 feet; thence  
S88°46'20"W a distance of 617.83 feet to the POINT OF BEGINNING.

Said tract contains 228,951 Sq Ft or 5.26 Acres, more or less.

**EXHIBIT B**

MASTER DEVELOPMENT PLAN  
SCISSORTAIL VILLAS



SHEET NO: 1 of 1  
DATE: 11/2/2023  
PROJECT NO: 20605500

CEMETERY ROAD

WEST LINE NW/4

UGT MARKER

20223

60'

R/W

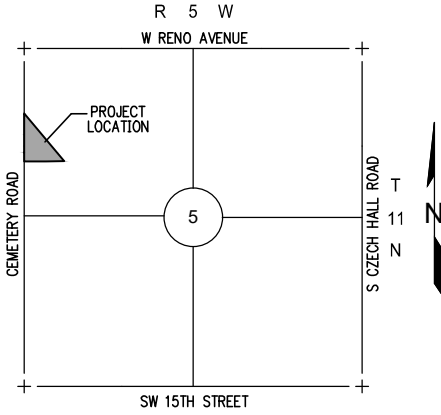
SS

SS

60'

R/W

SCALE: 1" = 100'



LOCATION MAP

SCALE: 1" = 3000'

UNPLATTED

SCISSORTAIL SPRINGS

SCISSORTAIL VILLAS – TOPOGRAPHIC MAP – EXHIBIT C

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099



**Crafton Tull**

architecture | engineering | surveying

405.787.6270 | 405.787.6276 |

www.craftontull.com

SHEET NO.: 1 of 1

DATE: 09/25/20

PROJECT NO.: 20605500

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2022

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Yellowstone Investment Group, LLC, does hereby certify that they are the owners of and the only persons, firms having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and plotted, and that they hereby dedicate utility easements shown hereon to the public, for the purposes of utilities; and that the streets shown as private streets shall be reserved for private streets maintained by the homeowners within SCISSORAIL VILLAS, for its heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Every deed must clearly acknowledge: "Said roadways are private and not maintained by The City of Oklahoma City."

Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance. Said sign shall read: "Private Roadways - Not Maintained by The City of Oklahoma City."

The streets and drives have not been dedicated to the public, and said streets shall be maintained by the private property owners within the subdivision, but said streets shall always be open to police, fire and other official vehicles of all City, County, State and Federal agencies.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 13th day of January, 2023. Comments, reservations, and restrictions for this addition are contained in a separate instrument.

Yellowstone Investment Group, LLC  
P. Hagen, Manager

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

Before me, the undersigned Notary Public, in and for said County and State on this 13th day of January, 2023, personally appeared Dina Rogers, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:  
December 14, 2025

M. Robertson  
NOTARY PUBLIC, #17011399

## LEGAL DESCRIPTION

A tract of land situated within a portion of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven North (11N), Range Five West (5W) of the Indian Meridian (14N) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4, thence  
N00°04'45"W along the West line of said NW/4 a distance of 840.15 feet, thence  
N89°55'15"E a distance of 85.00 feet to the POINT OF BEGINNING.

N00°04'45"W a distance of 736.10 feet, thence  
S42°32'20"E a distance of 475.08 feet, thence  
S39°45'37"E a distance of 486.72 feet, thence  
S89°46'20"W a distance of 617.82 feet to the POINT OF BEGINNING.

Said tract contains 228,947 Sq Ft or 5.26 Acres, more or less.

## LAND SURVEYOR'S CERTIFICATE

I, JEREMY A. LAWSON, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

Jeremy A. Lawson  
JEREMY A. LAWSON, L.S. 1916

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

Before me, the undersigned Notary Public, in and for said County and State on this 7th day of January, 2023, personally appeared JEREMY A. LAWSON, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:  
December 14, 2025

M. Robertson  
NOTARY PUBLIC, #17011399

## CITY PLANNING COMMISSION APPROVAL

I, Geoffrey Butler, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 13th day of January, 2023.

Geoffrey Butler  
PLANNING DIRECTOR

## FINAL PLAT OF SCISSORAIL VILLAS A PART OF THE NW/4 OF SECTION 5, T11N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



Doc# 9 2023 20  
Map# 10 20 17-18  
Filed 10-02-2023  
01:44:02 PM  
Canadian County, OK



## BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is owned by Yellowstone Investment Group, LLC, that on the 13th day of January, 2023, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the title is clear, except as shown in the abstractor's certificate, and that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 14th day of January, 2023.

First American Title Insurance Company  
Robert Reed  
AUTHORIZED SIGNER

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

Before me, the undersigned Notary Public, in and for said County and State on this 14th day of January, 2023, personally appeared Robert Reed, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:  
1-31-2024

Robert Reed  
NOTARY PUBLIC  
20001330

## COUNTY TREASURER'S CERTIFICATE

I, Sarah Ward for Jay K. Arnold, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2022, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of El Reno, Oklahoma, this 2nd day of October, 2023.

Sarah Ward for Jay K. Arnold  
COUNTY TREASURER

## ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, subject to the approval of the CITY OF OKLAHOMA CITY, OKLAHOMA, this 21st day of September, 2023.

ATTEST:  
Amy K. Simpson  
CITY CLERK  
Dana Hester  
MAYOR

## NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as stipulated by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:  
Magnetic Nail with Washer stamped "CDA CARS" for all Paved Surfaces or  
1/8" iron rod with a Plastic Cap stamped "CDA CARS"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, planters, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk is required on each lot which abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
- Two 1/2 inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.



FINAL PLAT SCISSORAIL VILLAS	
	<b>Crafton Tull</b> 401.747.4271 401.747.4271 www.craftontull.com
SHEET NO.: 1 OF 2 DATE: 06/07/23 PROJECT NO.: 20605500	PV-0531

LOCATION MAP

SCALE: 1" = 200'

LINE #	LENGTH	DIRECTION
L1	24.12'	S42° 48' 24" E
L2	14.88'	N89° 34' 42" E
L3	18.96'	N75° 11' 20" E

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
L.N.A.	LIMITS OF NO ACCESS
C/A	COMMON AREA
(ESMT.)	EASEMENT

Any addresses shown on this plot were accurate at the time this plot was filed. Addresses are subject to change and should never be relied upon in place of legal description.

1. This plot of surveys meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
2. Instruments shall be as follows:
  - a) Surveyed with Water stamped "CASA 09173" of all Paved Surfaces or
  - b) "3/8" Iron Nail with Plastic Cap stamped "CASA 09173"
3. Maintenance of the Common Area and Islands/Islands in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the right-of-way or along or over drainage areas shown. Certain amenities such as, but not limited to, walks, benches, planters, and decks, shall be permitted if installed in a manner to meet the requirements specified above.
4. A sidewalk is required on each lot where there is a door and/or a collector street. The sidewalk is required on the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
5. Two (2) inch collector streets, or one 3-inch collector street, shall be placed in the front yard of all lots. The private streets behind the front wall shall be a residence, towards the street Right-of-Way.

<p align="center"><b>FINAL PLAT SCISSORTAIL VILLAS</b></p> <p align="center">500 Pinnock Parkway Blvd. Tulsa, Oklahoma 74119</p>		<p><b>SHEET NO.:</b> 2 OF 2</p> <p><b>DATE:</b> 06/07/23</p> <p><b>PROJECT NO.:</b> 20605500</p>
 <p><b>Crafton Tull</b> architects engineers interior designers 405.767.4571 • 405.767.4574 www.craftontull.com</p> <p><small>CERTIFICATE OF ADOPTION APPROVED FOR RECORD</small></p>	<p align="center"><b>PV - 0531</b></p>	

Case No: PUD-1984  
Applicant: Yellowstone Investment Group, LLC  
Existing Zoning: PUD-1785  
Location: 500 S. Cemetery Rd.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

# Planned Unit Development

