



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

10400 N. Sara Rd.

Name of Development or Applicant

10400 N. Sara Rd.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD - PUD-1972

File Date: 9-26-23

Ward No.: W1

Nbhd. Assoc.: ---

School District: PIEDMONT

Extg Zoning: AA

Overlay:

19.96 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

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

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

Joshua B. Thomas

Name

10001 Stone Gate Dr.

Mailing Address

Edmond, OK 73007

City, State, Zip Code

Phone

Email

*Kaitlyn Turner*

Signature of Applicant

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

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@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#: R 2011 561  
 Bk&Pg: RB 3729 665  
 Filed: 01-06-2011  
 02:45:41 PM  
 Canadian County, OK

IMV  
 WD

13  
 ①

ORT

**WARRANTY DEED**  
 (STATUTORY FORM - INDIVIDUAL)

**KNOW ALL MEN BY THESE PRESENTS:**

That LYNN ALAN STAMBAUGH A/K/A LYNN A. STAMBAUGH and LESLIE STAMBAUGH, husband and wife, 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 JOSHUA B. THOMAS, party(IES) of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

All of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section TWENTY-SIX (26), Township THIRTEEN (13) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

LESS AND EXCEPT all the oil, gas and other mineral associated with oil and gas extraction in and under and that may be produced from the property conveyed herein, and subject to easements, restrictive covenants and rights of way of record.

**RETURN TO:**

JOSHUA B. THOMAS

~~LAND ONLY, OK~~

3424 175th St, Edmond, OK 73012

**TAXES TO:**

JOSHUA B. THOMAS

~~LAND ONLY, OK~~

Same as above

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, his 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 this 4th day of January, 2011.

*Lynn Alan Stambaugh*  
 LYNN ALAN STAMBAUGH

*Leslie Stambaugh*  
 LESLIE STAMBAUGH

STATE OF OKLAHOMA }  
 } ss  
 COUNTY OF CANADIAN }

This instrument was acknowledged before me on this 4th day of January, 2011, by LYNN ALAN STAMBAUGH A/K/A LYNN A. STAMBAUGH and LESLIE STAMBAUGH, husband and wife.

Notarial Stamp Or Seal (Or Other Title Or Rank)

*[Signature]*  
 Signature Of Notary Public Or Other Official

File # 10118994



State of Oklahoma  
 Canadian County  
 Documentary Stamps  
**\$ 333.75**

DS 333.75

## **Exhibit A**

### **LEGAL DESCRIPTION** **10400 N SARA RD, YUKON, OK 73099**

The Land is described as follows:

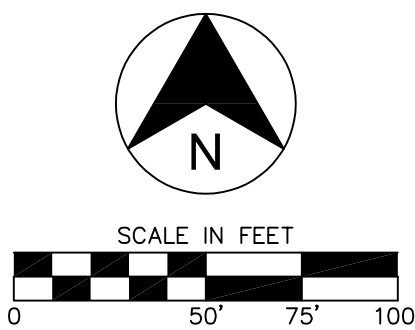
All of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.



# BLUEGRASS MEADOWS

OVERALL MASTER CONCEPT  
OKLAHOMA CITY, OK

CONCEPT ILLUSTRATION  
DRAWING PREPARED SEPTEMBER 11, 2023



TRACT 1  
19.96 ACRES

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF CANADIAN                                 )

The undersigned bonded abstractor in and for Canadian County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

All of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

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

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

Dated: September 6, 2023 at 7:30 AM

**First American Title Insurance Company**

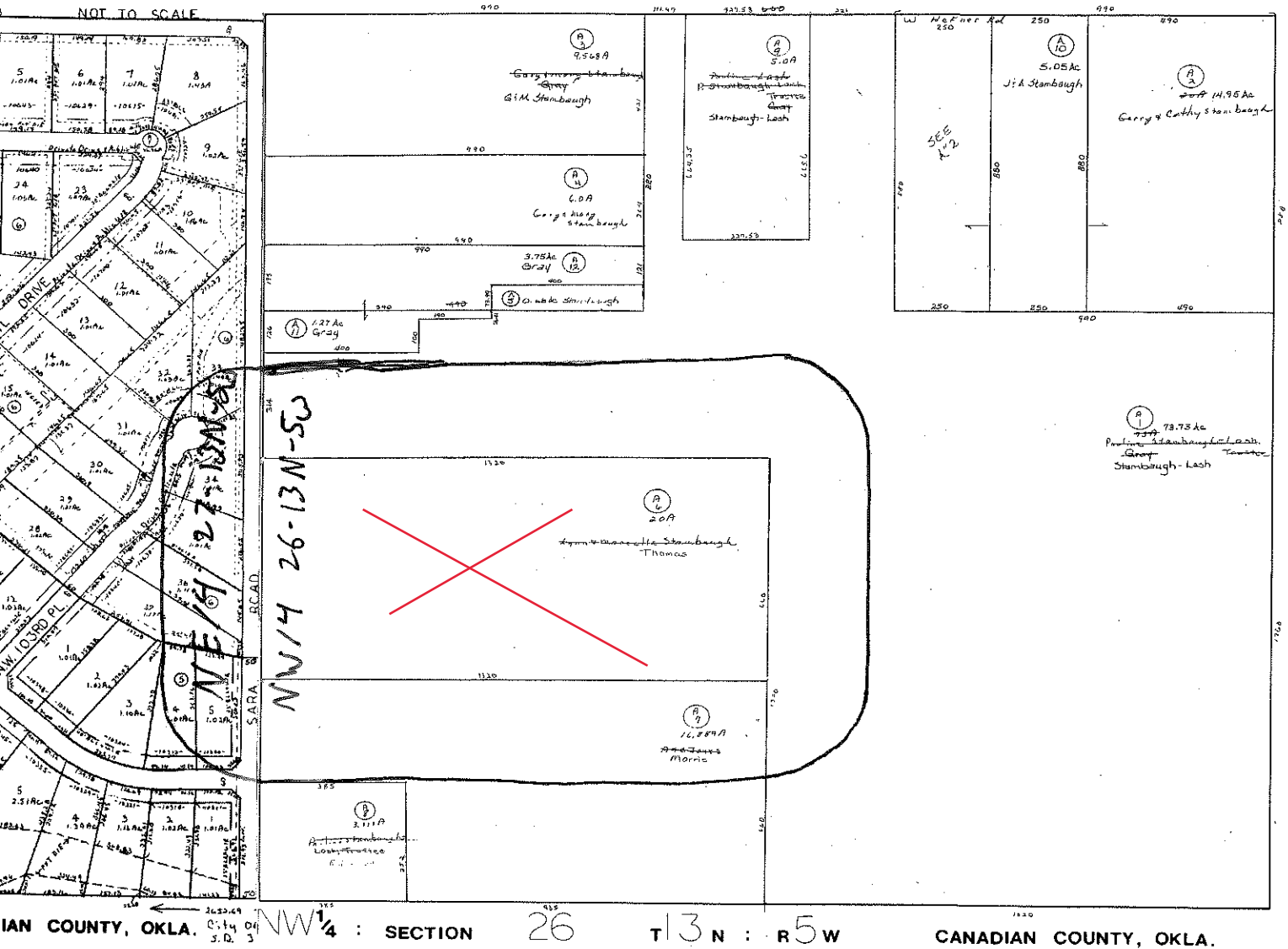
By: 

Sarah Overholser  
Abstractor License No. 0058  
OAB Certificate of Authority # 4803  
File No. 2834925-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
JOSHUA B THOMAS	17717 BLUE HERON CT.EDMOND.OK.73012			PT NW/4 26-13N-5W (A#6 ON THE MAP) SUBJECT PROPERTY
KIMBERLY DIANE MARTIN	10300 N SARA RD.YUKON.OK.73099			PT NW/4 26-13N-5W (A#7 ON THE MAP
PAULINE STAMBAUGH-LASH REVOCABLE LIVING TRUST	10500 W HEFNER RD.YUKON.OK.73099			PT NW/4 26-13N-5W (A#1 ON THE MAP)
PAUL HILLIAN JR & CHRISTEN M HILLIAN	10617 NW 103RD PL.YUKON.OK.73099	31	6	SUNDANCE LAKES 2
SCOTT D RICHARDSON & CAROLYN R RICHARDSON	10609 NW 103RD PL.YUKON.OK.73099	32	6	SUNDANCE LAKES 2
JOSHUA DOYLE DUNCAN & ALLISON LINDSEY DUNCAN	10601 NW 103RD PL.YUKON.OK.73099	33	6	SUNDANCE LAKES 2
JONI JONES PERRY	10600 NW 103RD PL.YUKON.OK.73099	34	6	SUNDANCE LAKES 2
CRAHAN FAMILY TRUST	10620 NW 103RD PL.YUKON.OK.73099	35	6	SUNDANCE LAKES 2
JOSE A DURON	10630 NW 103RD PL.YUKON.OK.73099	36	6	SUNDANCE LAKES 2
CAROLINA GONZALEZ & SAUL RAMOS GONZALEZ	10640 NW 103RD PL.YUKON.OK.73099	37	6	SUNDANCE LAKES 2
SUNDANCE LAKES HOMEOWNERS ASSC	PO BOX 721302.OKLAHOMA CITY.OK.73172-			SUNDANCE LAKES 2 PRIVATE STREETS
HIEN N TRAN & PHUONG-MAI THI COA	10336 SUNDANCE DR.YUKON.OK.73099	2	5	SUNDANCE LAKES
JOE M RECTOR & SUSAN C RECTOR	10324 SUNDANCE DR.YUKON.OK.73099	3	5	SUNDANCE LAKES
WENDELL L BETHEL JR & DEBRA A BETHEL	10312 SUNDANCE DR.YUKON.OK.73099	4	5	SUNDANCE LAKES
JESSE J ISBELL & LYNNETTE J ISBELL	10300 SUNDANCE DR.YUKON.OK.73099	5	5	SUNDANCE LAKES
SUNDANCE LAKES HOMEOWNERS ASSC	PO BOX 721302.OKLAHOMA CITY.OK.73172-			SUNDANCE LAKES PRIVATE STREETS AND PUBLIC UTILITY EAS, EMENTS. JOSEPH WAY SUNDANCE DR NW 107TH ST NW 103RD CIR NW 103RD PL
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

ORIGIN 7-18-01

NOT TO SCALE



300' marked  
2834925  
090033338

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Doc#: R 2011 561  
Bk&Pg: RB 3729 665  
Filed: 01-06-2011  
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That LYNN ALAN STAMBAUGH A/K/A LYNN A. STAMBAUGH and LESLIE STAMBAUGH, husband and wife, 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 JOSHUA B. THOMAS, party(IES) of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

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RETURN TO:

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~~LAND ONLY, OK~~

3424 175th St, Edmond, OK 73012

TAXES TO:

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Same as above

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, his 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.

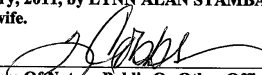
Signed and delivered this 4th day of January, 2011.

  
LYNN ALAN STAMBAUGH  
  
LESLIE STAMBAUGH

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN } ss

This instrument was acknowledged before me on this 4th day of January, 2011, by LYNN ALAN STAMBAUGH A/K/A LYNN A. STAMBAUGH and LESLIE STAMBAUGH, husband and wife.

Notarial Stamp Or Seal (Or Other Title Or Rank)

  
Signature Of Notary Public Or Other Official

File # 10118994




State of Oklahoma  
Canadian County  
Documentary Stamps  
**\$ 333.75**

DS 333.75



## LETTER OF AUTHORIZATION

**Joshua B. Thomas**, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location **10400 N. Sara Rd., Yukon, Oklahoma 73099.**

By:  DocuSigned by:  
06535A2276D443C...

Print Name: Joshua B. Thomas

Title: N/A

Date: 9/19/2023

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

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

**MASTER DESIGN STATEMENT FOR**

**10400 N. Sara Rd.**

September 22, 2023

**PREPARED FOR:**

Joshua B. Thomas  
10001 Stone Gate Drive  
Edmond, OK 73007

**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)

## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13

SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN .....	9.17
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

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

The Planned Unit Development (PUD) of 10400 N. Sara Rd., consisting of 19.96 acres, is located within the Northwest Quarter (NW/4) of Section 26, Township 13 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma.

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

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

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

The owner of this property is Joshua B. Thomas. The developer of this property is Tim Cline.

## **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: AA District and used is undeveloped.  
East: AA District and used is undeveloped.  
South: AA District and used for a single-family dwelling.  
West: R-1 District and used for a residential neighborhood.

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 used for a greenhouse / warehouse development.

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

The concept for this PUD is to change the existing base zoning to an R-1 base zoning that will permit a single-family neighborhood.

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

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

The nearest street to the north is W. Hefner Rd. The nearest street to the east is Laramie Rd. The nearest street to the south is W. Britton Rd. The nearest street to the west is N. Sara Rd.

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

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

### 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 32 located at 12233 N. Mustang Rd. It is approximately 2.2 miles from this PUD development.

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

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

### 7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

### 7.7 ..... DRAINAGE

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

### 7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Future 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 R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

### **The following uses shall be permitted:**

8250.3	Community Recreation: Property Owners Association
8150.6.3	Greenhouse
8150.6.4	Home Garden
8150.6.5	Hoop House
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home
8200.14	Single-Family Residential

## 9.0.....SPECIAL CONDITIONS

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

### 9.1.....FAÇADE REGULATIONS

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

### 9.2 ..... LANDSCAPING REGULATIONS

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

### 9.3 ..... LIGHTING REGULATIONS

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

### 9.4 ..... SCREENING REGULATIONS

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

### 9.5 ..... PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 ..... DRAINAGE REGULATIONS

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

9.7 ..... DUMPSTER REGULATIONS

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

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

9.8 ..... ACCESS REGULATIONS

There shall be one (1) access points from N. Sara Rd.

9.9 ..... PARKING REGULATIONS

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

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

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

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

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

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK REGULATIONS

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

9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 ..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

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

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

**11.0 ..... EXHIBITS**

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

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

## **Exhibit A**

### **LEGAL DESCRIPTION**

**10400 N SARA RD, YUKON, OK 73099**

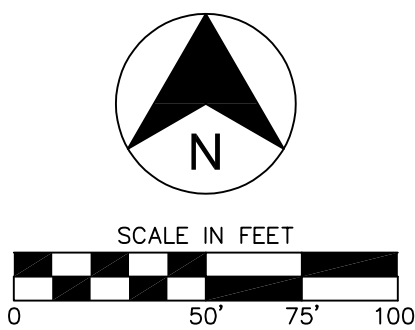
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OKLAHOMA CITY, OK

CONCEPT ILLUSTRATION  
DRAWING PREPARED SEPTEMBER 11, 2023



TRACT 1  
19.96 ACRES





10400 N SARA RD

(Click for more information)

N Sara Rd

N Sara Rd

Dr



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(Click for more information)

N Sara Rd

N Sara Rd

Dr