



The City of Oklahoma City  
Planning 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

TOGETHER WE CHURCH

Name of Development or Applicant

620 N. Cemetery Road

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

church and church related activities

Summary Purpose Statement / Proposed Development

<b>Staff Use Only</b>	2035
Case No.: PUD	11SEP'24
File Date:	3
Ward No.:	WESTGATE GARDENS
Nbhd. Assoc.:	HOA
School District:	YUKON
Extg Zoning:	PUD-1504
Overlay:	NONE

30 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Trinity Baptist Church of Yukon

Name

620 N. Cemetery Rd.

Mailing Address

Yukon, OK 73099

City, State, Zip Code

Phone

Email

*massey*  
Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.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.

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12.2  
③  
2

WTAY  
Return To:  
Trinity Baptist Church of Yukon  
620 W. Vandament Ave.  
Yukon, OK 73099

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

File No.: **OK04-475512-WA42 (MRB)**  
Doc Stamps: **\$0.00**

Tax ID#:

That **Chad McDowell and Angela McDowell, husband and wife (an undivided 1/3 interest) and James Reddin, a single person (an undivided 1/3 interest) and Phillip Hagen and Stacy Hagen, husband and wife (an undivided 1/3 interest)**, party(ies) of the first part, in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell, convey and donate unto **Trinity Baptist Church of Yukon, an Oklahoma Corporation**, party(ies) of the second part, the following described real property and premises situate in **Canadian County, State of Oklahoma**, to wit:

**A tract of land lying within the South Half of the Northwest Quarter (S/2 NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:**  
Commencing at the Southwest corner of said NW/4 of Section 32, T12N, R5W; of the I.M., Canadian County, Oklahoma; Thence North 0°03'31" East along the West line of said NW/4 a distance of 1322.76 feet to the Northwest corner of said S/2 of NW/4; Thence South 89°56'41" East along the North line of said S/2 of the NW/4 a distance of 800.00 feet to the Point of Beginning; Thence continuing South 89°56'41" East along the North line of said S/2 of the NW/4 a distance of 1320.00 feet; Thence South 0°03'31" West and parallel with the West line of said S/2 of the NW/4 a distance of 660.00 feet; Thence North 89°56'41" West and parallel with the North line of said S/2 of the NW/4 a distance of 1320.00 feet; Thence North 0°03'31" East and parallel with the West line of said NW/4 a distance of 660.00 feet to a point on the North line of said S/2 of the NW/4 and the Point of Beginning.

Plum. Index \_\_\_\_\_  
S.A.P.N. Index \_\_\_\_\_  
Margin \_\_\_\_\_

Property Address: **, Yukon, OK 73099**

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, and to the heirs, successors 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.

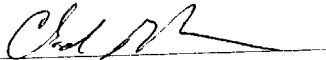
EXCEPT covenants, conditions, easements, restrictions and mineral, reservations or conveyances of record.

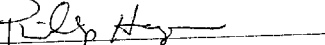
Signed and delivered this **December 28, 2004**.

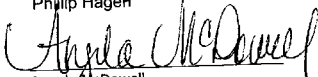
EXCEPTION DOCUMENTARY STAMP  
TAX O.S. TITLE 63, ARTICLE 52,  
SECTION 7202 PAR 1

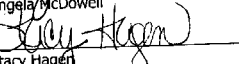


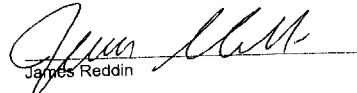
Doc # **2004034844**  
# **3014**  
# **252-254**  
DATE 12/29/04 14:47:58  
Filing Fee \$17.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of CANADIAN  
CANADIAN County Clerk  
PHYLLIS BLAIR

  
Chad McDowell

  
Philip Hagen

  
Angela McDowell

  
Stacy Hagen

  
James Reddin

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3014 254

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }  
} ss.  
COUNTY OF CANADIAN }

This instrument was acknowledged before me on **December 28, 2004**, by **Chad McDowell and Angela McDowell, husband and wife and James Reddin, a single person and Phillip Hagen and Stacy Hagen, husband and wife.**



  
NOTARY PUBLIC

My Commission Expires: **7/24/07**

Mail Tax Statements To:  
Trinity Baptist Church  
620 W. Vandament Ave.  
Yukon, OK 73099

Farco  
Tax I.D. No.: TBD

Mail Tax Statement To:  
Trinity Baptist Church of Yukon

After Recording Return To:  
American Eagle Title Group, LLC  
12804 NW 10th, Ste 200  
Yukon, OK 73081

American Eagle Title Group  
410 N. Walnut, Suite 100  
Oklahoma City, OK 73104

Doc#: R 2013 12307  
Bk&Pg: RB 4021 281-282  
Filed: 05-29-2013  
02:49:51 PM  
Canadian County, OK

DMW  
WD

10.00  
2



**WARRANTY DEED**  
(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That Gobi of Mustang, L.L.C.,  
party of the first part, in consideration of the sum of \*\*\*TEN AND NO/100\*\*\*\* dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto Trinity Baptist Church of Yukon

party of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to wit:

**TRACT "B"**

A tract of land situated within the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of said NW/4; Thence South 89°57'28" East along the South line of said NW/4 a distance of 60.00 feet to a point on the present East right of way line of Cemetery Road; Thence North 00°03'31" East along said right of way line a distance of 1322.74 feet to a point; Thence departing from said right of way line South 89°56'41" East a distance of 493.33 feet to the Point of Beginning; Thence continuing South 89°56'41" East a distance of 246.67 feet; Thence South 00°03'31" West a distance of 588.65 feet; Thence North 89°56'41" West a distance of 246.67 feet Thence North 00°03'31" East a distance of 588.65 feet to the Point of Beginning.

Reserving unto the grantors all oil, gas and other minerals not heretofore reserved or conveyed of record, which the grantors herein specifically reserve unto themselves.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Gobi of Mustang, L.L.C.

BY:   
Chad McDowell  
Manager

BY:   
Phillip Hagen  
Manager

BY:   
James Reddin  
Manager

State of Oklahoma  
Canadian County  
Documentary Stamps

**\$ 750.00**

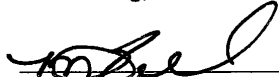
750.00

2/15

ACKNOWLEDGMENT

State of Oklahoma County of Canadian ss:  
The foregoing instrument was acknowledged before me on this **17th day of May, 2013** by **Chad McDowell, Phillip Hagen and James Reddin as Managers of Gobi of Mustang, L.L.C.**

My Commission Expires:  
**July 24, 2015**

  
\_\_\_\_\_  
Notary Public,  
**Melissa R. Bell**

EC No.: 1303-0141-67



5  
FATEO  
Tax I.D. No.: TBD

Mail Tax Statement To:  
Trinity Baptist Church of Yukon

After Recording Return To:  
American Eagle Title Group, LLC  
12801 E. 12th Ave, Suite 200  
Yukon, OK 73099

American Eagle Title Group  
410 N. Walnut, Suite 100  
Oklahoma City, OK 73104

**A**

Doc#: R 2013 12331  
Bk&Pg: RB 4021 453  
Filed: 05-29-2013  
02:57:33 PM  
Canadian County, OK

DMW  
QC

2.00  
①



**QUIT CLAIM DEED**  
(LLC/Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

That **Gobi of Mustang, L.L.C.**, of Canadian County, State of Oklahoma, party(ies) of the first part, in consideration of the sum of \*\*\*TEN AND NO/100\*\*\*\* dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby quitclaim, grant, bargain, sell, and convey unto **Gobi of Mustang, L.L.C. and Trinity Baptist Church of Yukon**, parties of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

**TRACT "A"**

A tract of land situated within the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of said NW/4; Thence South 89°57'28" East along the South line of said NW/4, a distance of 60.00 feet to a point on the present East right of way line of Cemetery Road; Thence North 00°03'31" East along said right of way line a distance of 734.09 feet to the Point of Beginning; Thence continuing North 00°03'31" East a distance of 588.65 feet; Thence South 89°56'41" East a distance of 493.33 feet; Thence South 00°03'31" West a distance of 588.65 feet; Thence North 89°56'41" West a distance of 493.33 feet to the Point of Beginning.

**EXEMPT FROM DOCUMENTARY STAMPS PER SECTION 3202, PARAGRAPH 4.**

together with all and singular the hereditament and appurtenances thereunto belonging.

Reserving unto the grantors all oil, gas and other minerals not heretofore reserved or conveyed of record, which the grantors herein specifically reserve unto themselves.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, and the heirs and assigns forever, so that neither they, the said party of the first part, nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part have hereunto set their hands the day and year set out on the acknowledgment below.

SIGNED AND DELIVERED the date(s) on the acknowledgments(s) below.

Gobi of Mustang, L.L.C.

By: [Signature]  
Chad McDowell, Manager

By: [Signature]  
James Reddin, Manager

By: [Signature]  
Phillip Hagen, Manager

**ACKNOWLEDGEMENT**

State of Oklahoma

County of Canadian ss:

The foregoing instrument was acknowledged before me on this 17th day of May, 2013 by Chad McDowell, Phillip Hagen and James Reddin, Managers of Gobi of Mustang, L.L.C.

My Commission Expires  
**July 24, 2015**



[Signature]  
Notary Public,  
**Melissa R. Bell**

EC No.: 1303-0141-67

1/13

EXHIBIT A  
LEGAL DESCRIPTION  
TOGETHER WE CHURCH

Part of the South Half (S/2) of the Northwest Quarter (NW/4) of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Southwest Corner of said NW/4, Section 32, T12N, R5W, IM;

Thence S 89°57'28" E along the South line of said NW/4 a distance of 60.00 feet to a point on the East right of way line of State Highway 92;

Thence N 0°03'31" E along the East right of way line of said State Highway 92 and parallel with the West line of said NW/4 a distance of 734.09 feet to the point of beginning;

Thence continuing N 0°03'31" E along said East right of way a distance of 588.65 feet;

Thence S 89°56'41" E a distance of 2060.00 feet;

Thence S 0°03'31" W a distance of 660.00 feet;

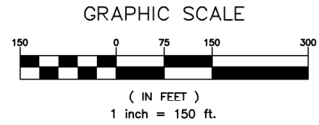
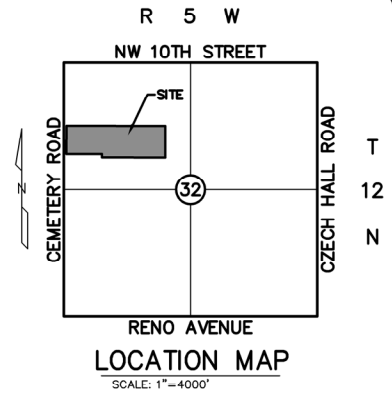
Thence N 89°56'41" W a distance of 1320.00 feet;

Thence N 0°03'31" E a distance of 71.34 feet;

Thence N 89°56'41" W a distance of 740.00 feet to the point of beginning, containing 30 acres, more or less.



# EXHIBIT B



Proj. No.: 24-055  
Date: 9/10/2024  
Scale: (Horiz.) 1"=400'  
(Vert.) N/A  
Drawn By: KLTP  
Checked By: TM  
Approved By: MCG

TRINITY BAPTIST CHURCH

CEMETERY ROAD & NW 10TH STREET  
CANADIAN CO., OKLAHOMA

## MASTER DEVELOPMENT PLAN



RUBBS CONSULTING, LLC

CIVIL ENGINEERING &amp; LAND PLANNING

1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

MDP

**Trinity Baptist Church of Yukon  
620 N. Cemetery Road  
Yukon, OK 73099**

August 28, 2024

City of Oklahoma City  
Planning & Zoning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

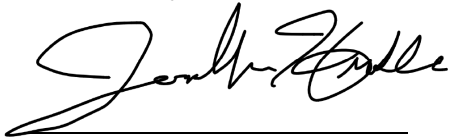
**RE: Letter of Authorization for Re-zoning Property located at 620 N Cemetery**

To Whom It May Concern:

I hereby authorize Grubbs Consulting, LLC to act as agent on my behalf in the preparation, filing and representation of the PUD re-zoning application on the property described above in the City of Oklahoma City.

If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jonathan Hinkle", written over a horizontal line.

Jonathan Hinkle, Executive Pastor  
Trinity Baptist Church of Yukon

***Gobi of Mustang, LLC  
5200 S. Richland Road  
Yukon, OK 73099***

October 15, 2024

City of Oklahoma City  
Planning & Zoning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for Re-zoning Property located at 600 N Cemetery**

To Whom It May Concern:

I hereby authorize Grubbs Consulting, LLC to act as agent on my behalf in the preparation, filing and representation of the PUD re-zoning application on the property described above in the City of Oklahoma City.

If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



---

Phil Hagen, Manager  
Gobi of Mustang, LLC



September 11, 2024

**To: Subdivision & Zoning**  
**9<sup>th</sup> Floor, 420 W. Main**  
**OKC**  
**(405) 297-2623**

**From: Terri Massey**  
[tmasssey@gc-okc.com](mailto:tmasssey@gc-okc.com)  
**405-265-0641 x 109**

## **TRANSMITTAL LETTER**

**Via: E-Mail, [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)**

**Re: PUD Application for property located at 620 N. Cemetery Road (Together We Church)**

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### **Attachments:**

- 1 Rezoning application
  - 1 Legal Description of Property to be Rezoned (Exhibit A)
  - 1 Letter of Authorization
  - 1 Deeds to Property
  - 1 Ownership List with certification
  - 1 PUD Design Statement with Exhibits
- 

**Comments:** Please accept the attached PUD rezoning application and supporting documents for placement on the October 24, 2024, Planning Commission docket. The filing fee of \$2700 will be remitted once the invoice with case number is provided. The legal description and PUD document in Word Format are included in this e-mail along with the ownership list in Excel Format.

Thanks,

*tmasssey*

# 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:

Part of the South Half (S/2) of the Northwest Quarter (NW/4) of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Southwest Corner of said NW/4, Section 32, T12N, R5W, IM;

Thence S 89°57'28" E along the South line of said NW/4 a distance of 60.00 feet to a point on the East right of way line of State Highway 92;

Thence N 0°03'31" E along the East right of way line of said State Highway 92 and parallel with the West line of said NW/4 a distance of 734.09 feet to the point of beginning;

Thence continuing N 0°03'31" E along said East right of way a distance of 588.65 feet;

Thence S 89°56'41" E a distance of 2060.00 feet;

Thence S 0°03'31" W a distance of 660.00 feet;

Thence N 89°56'41" W a distance of 1320.00 feet;

Thence N 0°03'31" E a distance of 71.34 feet;

Thence N 89°56'41" W a distance of 740.00 feet to the point of beginning

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

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

Dated: August 23, 2024 at 7:30 AM

First American Title Insurance Company

By: Sarah Overbaker

Sarah Overholser  
Abstractor License No. 4803

Owner	Mailing Address	Lot	Block	Legal Description
TRINITY BAPTIST CHURCH OF YUKON	PO BOX 850620.YUKON.OK.73085-0620			PT NW/4 32-12N-5W (A#8, A#9, AND A#4) ON THE MAP) - SUBJECT PROPERTY
TRINITY BAPTIST CHURCH OF YUKON OK	620 N CEMETERY RD.YUKON.OK.73099			PT NW/4 32-12N-5W (A#17 & #18 ON THE MAP)
OK YUKON APARTMENTS LLC	9757 NE JUANITA DR STE 160.KIRKLAND.WA.98034			PT NW/4 32-12N-5W (A#15 ON THE MAP)
FULL GOSPEL OF CHRIST MINISTRIES INC	817 N CEMETERY RD.YUKON.OK.73099			PT NE/4 31-12N-5W (A#4 ON THE MAP)
WEDMAN FAMILY LAND LLC C/O LAURENCE D WEDMAN	721 VILLA AVE.YUKON.OK.73099			PT NE/4 31-12N-5W (A#5 ON THE MAP)
GARY OWENS DEVELOPMENT INC	PO BOX 283.MUSTANG.OK.73064			PT NE/4 31-12N-5W (A#26 ON THE MAP)
STATE OF OKLAHOMA				PT NE/4 31-12N-5W (A#18 ON THE MAP)
PASSION CHURCH YUKON INC	PO BOX 851155.YUKON.OK.73085			PT NE/4 31-12N-5W (A#25 ON THE MAP)
STATE OF OKLAHOMA	200 NE 21ST ST.OKLAHOMA CITY.OK.73105			PT 32-12N-5W (A#3 ON THE MAP)
JOHN ROBERT KOUBA	700 N CEMETERY RD.YUKON.OK.73099			PT NW/4 32-12N-5W (A#1 ON THE MAP)
DON W PERDEW & LISA S PERDEW	617 SHAMROCK CIR.YUKON.OK.73099	11	1	SHIRE LEA VILLAGE 1
ASHLEY R FIELDS	621 SHAMROCK CIR.YUKON.OK.73099	12	1	SHIRE LEA VILLAGE 1
PATRICK MINER & LINDA MINER	625 SHAMROCK CIR.YUKON.OK.73099	13	1	SHIRE LEA VILLAGE 1
BROCK MINER & JENNIFER MINER	PO BOX 850870.YUKON.OK.73085	14	1	SHIRE LEA VILLAGE 1
ETHAN LOUGH & AMBER LOUGH	616 SHAMROCK CIR.YUKON.OK.73099	15	1	SHIRE LEA VILLAGE 1
ROMEO DANAIS	3 LEDGE FARM RD.NOTTINHAM.NH.03290	16	1	SHIRE LEA VILLAGE 1
JENNIFER LEGRANDE	609 IRISH LN.YUKON.OK.73099	3	2	SHIRE LEA VILLAGE 1
JOHN GARDNER	613 IRISH LN.YUKON.OK.73099	4	2	SHIRE LEA VILLAGE 1
ALVAR OKC, LLC	103 FOULK RD STE 900.WILMINGTON.DE.19803	5	2	SHIRE LEA VILLAGE 1
DIEGO CERON	620 IRISH LANE.YUKON.OK.73099	6	2	SHIRE LEA VILLAGE 1
DONNE MCKINLEY	625 IRISH LN.YUKON.OK.73099	7	2	SHIRE LEA VILLAGE 1
MARGARET A WEST	12837 NW 6TH ST.YUKON.OK.73099	8	2	SHIRE LEA VILLAGE 1
KEVIN WELCH & KRISTY WELCH	12833 NW 6TH ST.YUKON.OK.73099	9	2	SHIRE LEA VILLAGE 1
WALLY J. GILBREATH AND/OR PAMELA D. GILBRETH, TRUSTEES OF THE WALL	12829 NW 6TH ST.YUKON.OK.73099	10	2	SHIRE LEA VILLAGE 1
LARRY DALE WILMOTH & JANET E WILMOTH	12825 NW 6TH ST.YUKON.OK.73099	11	2	SHIRE LEA VILLAGE 1
ISAAC A GEORGE & SONIA T GEORGE	12821 NW 6TH ST.YUKON.OK.73099	12	2	SHIRE LEA VILLAGE 1
NATHAN ARSENAULT	12817 NW 6TH ST.YUKON.OK.73099	13	2	SHIRE LEA VILLAGE 1
ROBERT D BEBRIN & DENISE L BEBRIN, TRUSTEES OF THE ROBERT D BEBRIN &	12813 NW 6TH ST.YUKON.OK.73099	14	2	SHIRE LEA VILLAGE 1
CALEB PINGELTON	12809 NW 6TH ST.YUKON.OK.73099	15	2	SHIRE LEA VILLAGE 1
STEPHANIE N NORWOOD	12805 NW 6TH ST.YUKON.OK.73099	16	2	SHIRE LEA VILLAGE 1
DAVID J PARISEAU	12801 NW 6TH ST.YUKON.OK.73099	17	2	SHIRE LEA VILLAGE 1
DIEGO A CERON & EVA YULIANA CERON	620 IRISH LN.YUKON.OK.73099	1	3	SHIRE LEA VILLAGE 1
AUSTIN L GARNER & CARRIE M GARNER	12828 NW 6TH ST.YUKON.OK.73099	2	3	SHIRE LEA VILLAGE 1
PHILLIP HEFTY & SUE ANN HEFTY & MELAN CHILDERS	12824 NW 6TH ST.YUKON.OK.73099	3	3	SHIRE LEA VILLAGE 1
JEFFREY DAVID ALLEN & JENNY MARIE ALLEN	12820 NW 6TH ST.YUKON.OK.73099	4	3	SHIRE LEA VILLAGE 1
TERESA G TUCK & HERSHEL W TUCK	12816 NW 6TH ST.YUKON.OK.73099	5	3	SHIRE LEA VILLAGE 1
DOUGLAS S HINKLE & JANICE M HINKLE	12812 NW 6TH ST.YUKON.OK.73099	6	3	SHIRE LEA VILLAGE 1
RHONDA L PARISEAU	12808 NW 6TH ST.YUKON.OK.73099	7	3	SHIRE LEA VILLAGE 1
JERRY MORRIS COFFEY LIVING TRUST DATED DECEMBER 1, 2005	12804 NW 6TH ST.YUKON.OK.73099	8	3	SHIRE LEA VILLAGE 1
KALIDY BUILDERS LLC	PO BOX 226.EDMOND.OK.73083	9	3	SHIRE LEA VILLAGE 1
KYLE B LANG	12801 NW 5TH ST.YUKON.OK.73099	10	3	SHIRE LEA VILLAGE 1
JOHN EDWARD BINGHAM & MARY KATHERINE BINGHAM	12805 NW 5TH ST.YUKON.OK.73099	11	3	SHIRE LEA VILLAGE 1
PERRY M JONES JR & BETH A JONES	12809 NW 5TH ST.YUKON.OK.73099	12	3	SHIRE LEA VILLAGE 1
SHERRY FREELAND	12813 NW 5TH ST.YUKON.OK.73099	13	3	SHIRE LEA VILLAGE 1
JOHNNIE D MOSS & LAMIA MOSS	12817 NW 5TH ST.YUKON.OK.73099	14	3	SHIRE LEA VILLAGE 1
WGH OKLAHOMA LLC	103 FOULK RD STE 900.WILMINGTON.DE.19803	15	3	SHIRE LEA VILLAGE 1
JEREMEY D ANDARAKES & RISHELLE ANN ANDARAKES	12825 NW 5TH ST.YUKON.OK.73099	16	3	SHIRE LEA VILLAGE 1
JORDAN PENNER & LILIANA PENNER	12829 NW 5TH ST.YUKON.OK.73099	17	3	SHIRE LEA VILLAGE 1
BROOKE A COURTNEY	12833 NW 5TH ST.YUKON.OK.73099	18	3	SHIRE LEA VILLAGE 1
MAGJOE LLC	PO BOX 722278.NORMAN.OK.73070	19	3	SHIRE LEA VILLAGE 1
SHIRE LEA VILLAGE HOA	PO BOX 851101.YUKON.OK.73085			SHIRE LEA VILLAGE PH 1 COMMON AREA "C" AND "E"
HOLLY MAHONEY	12716 NW 6TH ST.YUKON.OK.73099	2	6	SHIRE LEA VILLAGE 2

CRAIG LOENARD PROSSER & KIMBERLY RACHELE PROSSER	12712 NW 6TH ST.YUKON.OK.73099	3	6	SHIRE LEA VILLAGE 2
JULIE C MCNEIL	12708 NW 6TH ST.YUKON.OK.73099	4	6	SHIRE LEA VILLAGE 2
LESTER LEE & JOAN HATSUYU UYEMATSU LEE, TRUSTEES OF THE LESTER AND	902 ARUBA LN.FOSTER CITY.CA.94404	5	6	SHIRE LEA VILLAGE 2
REBECCA ANN WORKMAN TRUST	12700 NW 6TH ST.YUKON.OK.73099	6	6	SHIRE LEA VILLAGE 2
CODY W JEFFCOAT & LAURYN R DYE	12616 NW 6TH ST.YUKON.OK.73099	7	6	SHIRE LEA VILLAGE 2
TRACY ALAN PECK	12612 NW 6TH ST.YUKON.OK.73099	8	6	SHIRE LEA VILLAGE 2
JUSTIN D HENDRICKSON & STACEY A HENDRICKSON	12608 NW 6TH ST.YUKON.OK.73099	9	6	SHIRE LEA VILLAGE 2
WGH OKLAHOMA LLC	103 FOULK RD STE 900.WILMINGTON.DE.19803	10	6	SHIRE LEA VILLAGE 2
MAGJOE LLC	PO BOX 722278.NORMAN.OK.73070	16, 19	6	SHIRE LEA VILLAGE 2
OFER HETSRONI AND SUSAN LEVEY HETSRONI, TRUSTEES OF THE HETSRONI F	1749 S SHERBOURNE DR.LOS ANGELES.CA.90035	17, 18	6	SHIRE LEA VILLAGE 2
RANDALL B SMITH	12713 NW 5TH ST.YUKON.OK.73099	20	6	SHIRE LEA VILLAGE 2
JUSTIN LINGO & ASHLEY LINGO	12717 NW 5TH ST.YUKON.OK.73099	21	6	SHIRE LEA VILLAGE 2
JACOB PAUL JOHNSTON & KEVIN S JOHNSTON & LINDA L JOHNSTON	12721 NW 5TH ST.YUKON.OK.73099	22	6	SHIRE LEA VILLAGE 2
TRINITY BAPTIST CHURCH	PO BOX 850620.YUKON.OK.73085	1	8	SHIRE LEA VILLAGE 2
DANIEL L. WOOD AND CHISTI G. WOOD, TRUSTEES OF THE WOOD FAMILY RE	12721 NW 6TH ST.YUKON.OK.73099	2	8	SHIRE LEA VILLAGE 2
MICHAEL A JEFFERIS	12717 NW 6TH ST.YUKON.OK.73099	3	8	SHIRE LEA VILLAGE 2
JEREMY W DRIGGERS & VANESSA D DRIGGERS	12713 NW 6TH ST.YUKON.OK.73099	4	8	SHIRE LEA VILLAGE 2
FAIR PATH HOMES LLC ETAL	13230 PAWNEE DR STE 300.OKLAHOMA CITY.OK.73114	5	8	SHIRE LEA VILLAGE 2
RM1 SFR PROPCO B, L.P.	1850 PARKWAY PL STE 900.MARIETTA.GA.30067	6	8	SHIRE LEA VILLAGE 2
GABRIEL BACH KARSTROM & BEVERLY CERON	12701 NW 6TH ST.YUKON.OK.73099	7	8	SHIRE LEA VILLAGE 2
JOSHUA HORSFALL & AFONYA HORSFALL	12617 NW 6TH ST.YUKON.OK.73099	8	8	SHIRE LEA VILLAGE 2
IRA CARL LAMPLEY JR	12613 NW 6TH ST.YUKON.OK.73099	9	8	SHIRE LEA VILLAGE 2
LLOYD T SMITH & YANIRA L SMITH	12609 NW 6TH ST.YUKON.OK.73099	10	8	SHIRE LEA VILLAGE 2
GERALDINE WEBER	12605 NW 6TH ST.YUKON.OK.73099	11	8	SHIRE LEA VILLAGE 2
JDP LLC - 12601 NW 6TH ST SERIES	12601 NW 6TH ST.YUKON.OK.73099	12	8	SHIRE LEA VILLAGE 2
ZACHARY RYAN PAGE & BRIAHNA PAGE	12600 NW 7TH CT.YUKON.OK.73099	13	8	SHIRE LEA VILLAGE 2
ABRAHAM VARUGHESE & GRACIE VARUGHESE, TRUSTEES OF THE ABRAHAM	12604 NW 7TH CT.YUKON.OK.73099	14	8	SHIRE LEA VILLAGE 2
CHRISTOPHER M CAGLE	12608 NW 7TH CT.YUKON.OK.73099	15	8	SHIRE LEA VILLAGE 2
ERIN T WALLENTINE AND FEDERICO EDMUNDO ROSALES-HERNANDEZ	12612 NW 7TH CT.YUKON.OK.73099	16	8	SHIRE LEA VILLAGE 2
JAY B LONGACRE	12616 NW 7TH CT.YUKON.OK.73099	17	8	SHIRE LEA VILLAGE 2
LARRY R KLEIN & SHIRLEY K KLEIN, AS TRUSTEES OF THE LARRY R. & SHIRLEY K	12617 NW 7TH CT.YUKON.OK.73099	18	8	SHIRE LEA VILLAGE 2
D L MCFARLAND & PAULINE MCFARLAND AS CO-TRUSTEES OF THE D.L. MCFAR	12613 NW 7TH CT.YUKON.OK.73099	19	8	SHIRE LEA VILLAGE 2
PATRICK BALL & CANDACE BALL	3100 SADDLEBROOK CIR.BLUE RIDGE.TX.75424	20	8	SHIRE LEA VILLAGE 2
MICHAEL A HORN	12605 NW 7TH CT.YUKON.OK.73099	21 & W/2 LOT 22	8	SHIRE LEA VILLAGE 2
OFER HETSRONI AND SUSAN LEVEY HETSRONI, TRUSTEES OF THE HETSRONI F	1749 S SHERBOURNE DR.LOS ANGELES.CA.90035	22 LESS THE W/2	8	SHIRE LEA VILLAGE 2
STEVEN D. GRISHAM & DIANE K. GRISHAM AS COTRUSTEES OF THE STEVEN D	12600 NW 7TH ST.YUKON.OK.73099	23	8	SHIRE LEA VILLAGE 2
DAVID ARNOLD DIVINE & IVY LEE DIVINE	12604 NW 7TH ST.YUKON.OK.73099	24	8	SHIRE LEA VILLAGE 2
NORMAN J CANNON & STACEY L CANNON	12608 NW 7TH ST.YUKON.OK.73099	25	8	SHIRE LEA VILLAGE 2
JESSICA D ROTHER	12612 NW 7TH ST.YUKON.OK.73099	26	8	SHIRE LEA VILLAGE 2
MATTHEW DAVID JONES & LAUREN MACKENZIE JONES	12616 NW 7TH ST.YUKON.OK.73099	27	8	SHIRE LEA VILLAGE 2
TIMOTHY P ISRAEL & JAN E ISRAEL	12617 NW 7TH ST.YUKON.OK.73099	28	8	SHIRE LEA VILLAGE 2
JASON M ROBERSON & AMBER ROSE ROBERSON	12613 NW 7TH ST.YUKON.OK.73099	29	8	SHIRE LEA VILLAGE 2
TRAVIS ROBERTS & KRISTEN ROBERTS	12609 NW 7TH ST.YUKON.OK.73099-5559	30	8	SHIRE LEA VILLAGE 2
TYLER J CMELIK & KRISTI D MATHENA	12605 NW 7TH ST.YUKON.OK.73099	31	8	SHIRE LEA VILLAGE 2
KBW INVESTMENTS LLC	2422 NW 178TH ST.EDMOND.OK.73012	1, 2, 3, 4, 5, 6, 7, 8,	1	WILLOW VILLAS
KENYON WOODS AND BRANDI WOODS	2422 NW 178TH ST.EDMOND.OK.73012	1, 2, 3	2	WILLOW VILLAS
KENYON WOODS AND BRANDI WOODS	2422 NW 178TH ST.EDMOND.OK.73012	1, 2, 3, 4, 5, 6	3	WILLOW VILLAS
KBW INVESTMENTS LLC	2422 NW 178TH ST.EDMOND.OK.73012	1, 2, 3	4	WILLOW VILLAS
KBW INVESTMENTS LLC	2422 NW 178TH ST.EDMOND.OK.73012			WILLOW VILLAS COMMON AREA "A"
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA OT SET OUT ABOVE.

**PLANNED UNIT DEVELOPMENT**

**DESIGN STATEMENT**

**TOGETHER WE CHURCH**

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

**September 10, 2024**

**PREPARED FOR:**

Trinity Baptist Church of Yukon  
620 N. Cemetery Road  
Yukon, OK 73099

**PREPARED BY:**

Grubbs Consulting LLC  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.com)



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## **SECTION 1.0 INTRODUCTION**

This Planned Unit Development consists of 30 acres and is located in the Northwest Quarter of Section 32, Township 12 North, Range 5 West of the Indian Meridian in Oklahoma City, Canadian County, Oklahoma. The property address is 620 N. Cemetery Road.

## **SECTION 2.0 LEGAL DESCRIPTION**

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

## **SECTION 3.0 OWNER/DEVELOPER**

The owners and developer of the property is Trinity Baptist Church of Yukon.

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

The subject property is zoned PUD-1504 and is currently occupied with a church and other associated facilities. Surrounding properties are zoned and used for:

North: AA & PUD-1869/residence and multi-family under construction

East: R-1/residential

South: SPUD-1269 & R-1/residential

West: AA & SPUD-807/church and residence

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The elevation of the property ranges from 1360 feet to 1395 feet and the slope analysis reveals an average slope of 3.0%. The subject property has soil types Renfrow Silt Loam and Bethany Silt Loam. The property is in the Mustang Creek drainage basin, with 150 acres within the drainage area.

## **SECTION 6.0 CONCEPT**

The concept for this PUD is to continue using the property for church related purposes, to allow gravel parking surfaces for overflow parking and permit accessory maintenance buildings.

### **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-10250.2 Paving - Overflow parking for uses related to Low Impact Institutional: Neighborhood Related is permitted to consist of a pervious surface of gravel, rock, asphalt millings or similar type material.

§ 59-12100.2 Use and Structure Regulations – Exposed exterior metal finish permitted on accessory buildings constructed for storage of maintenance equipment.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The property abuts Cemetery Road, a two-lane asphalt road with no curb and gutter.

### **7.2 SANITARY SEWER**

There is an existing 12 inch public sanitary sewer line through the center of the property with the capacity to serve all uses.

### **7.3 WATER**

There is an existing 16 inch public water line along Cemetery Road that services the property.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is Station 33 located at 11630 SW 15<sup>th</sup> Street.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, 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 unavailable to this site.

### **7.7 DRAINAGE**

The property within this Planned Unit Development is not adjacent to or within a FEMA 100 year flood plain.

### **7.8 COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the urban low intensity area. The uses proposed are consistent with and compliant with the urban low intensity standards.

## **SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this 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 **C-1 Neighborhood Commercial District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

1. The following uses shall be the only uses permitted. All uses permitted will be accessory uses to the existing church. Accessory uses shall be defined as uses which are customarily associated with, and incidental and subordinate to, a principal use:
  - a) Administrative and Professional Offices (8300.1)
  - b) Adult Day Care Facilities (8300.2)
  - c) Business Support Services (8300.24)
  - d) Child Care Centers (8300.25)
  - e) Dwelling Units and Mixed Uses (8200.2)
  - f) Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
  - g) Library Services and Community Centers (8250.11)
  - h) Low Impact Institutional: Neighborhood Related (8250.14)
  - i) Medical Services: General (8300.52)
  - j) Medical Services: Restricted (8300.53)
  - k) Personal Services: Restricted (8300.59)

## 8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted herein.
- b) 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, stone or masonry columns with footings on 24 foot centers and shall be solid and opaque.
- c) Landscape buffers to include a minimum five foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment to a residential district or use three inch caliper trees spaced a maximum of 25 feet on center shall be installed along the south and east property lines abutting any residential district or use.

- d) In addition to the requirement of the Landscaping Ordinance, a minimum 20 foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment, or three inch caliper trees spaced a maximum of 25 feet on center shall be installed along the Cemetery Road boundary.
- e) Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrian and occupants shall be provided.
- f) Existing healthy, mature trees shall be protected and retained where possible.

### 8.3 ACCESS REGULATIONS

- a) There shall be a maximum of two access points from Cemetery Road. Shared access with the properties to the north and south shall be permitted.
- b) Any building within the west ten acres shall take access from the existing central drive.
- c) Driveways within and adjacent to the parcel shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.
- d) Lots within the PUD will not be required to have frontage on an approved street. Access to individual lots shall be permitted from private drives. The private drives shall be placed within a platted common area and/or platted access easement designated for access purposes. A property owners association, through the use of recorded covenants and restrictions, shall govern maintenance of the private drives. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.
- e) Lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within the PUD. A split lot is not required to have frontage on an approved street.

### 8.4 SIGN REGULATIONS

#### a) FREESTANDING ACCESSORY SIGNS

Free-standing accessory signs shall be limited to ground signs having a maximum height of eight feet and display area of 100 square feet. The signs shall be covered with a material consistent with the buildings they serve. No pole signs will be allowed. There shall be one additional free-standing sign permitted specifically designated for a church, located along Cemetery Road.

b) ATTACHED SIGNS

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

c) NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

d) ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

e) A landscaped area containing one point per two square feet of sign or fraction thereof shall be located within ten feet of the base of all free-standing accessory signs. The landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy the requirement.

f) A sign that contains the name of any business located within the PUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within the PUD.

## 8.5 PARKING REGULATIONS

a) The design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except as otherwise noted herein.

b) 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. Off-site parking is further limited to the boundaries of the PUD.

c) Required parking for all uses must be hard surfaced in accordance with Oklahoma City standards. Overflow parking areas related to Low Impact Institutional: Neighborhood Related uses shall be permitted on a pervious surface such as gravel, rock, asphalt millings, or similar material.

d) Private drives utilized for emergency access shall be permitted to consist of a gravel surface.

## 8.6 COMMON AREA REGULATIONS

a) Maintenance of common areas and all amenities located within the common areas is the responsibility of the property owners, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, that cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within drainage related common areas or drainage easements. 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.

## 8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Any platting of property shall comply with the Subdivision Regulations.
- b) A Specific Plan shall not be required.

## 8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) Exterior building wall finish on all new main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie).
- b) Exterior building elevations shall be consistent with the finishes and architecture of the existing main church building.
- c) No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted on new main buildings. Exposed metal or exposed concrete block on main buildings shall not be permitted.
- d) Accessory buildings utilized for maintenance equipment shall be permitted to consist of exposed metal siding.

## 8.9 LIGHTING REGULATIONS

The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended. Lighted sports fields are specifically prohibited.

## 8.10 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways 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 or private drainage easements. Such drainageways 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.

## 8.11 DUMPSTER REGULATIONS

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

Dumpsters shall be consolidated where practical and 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 a residential zoning district or use.



## 8.12 ROOFING REGULATIONS

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

## 8.13 SIDEWALK REGULATIONS

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

## 8.14 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD. A multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either no upper story window or upper story windows with opaque glass.

## 8.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district, except there shall be a building setback of not less than 50 feet along the Cemetery Road frontage.

## 8.16 PUBLIC IMPROVEMENTS

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

## 8.17 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 building permit stage.

## **SECTION 9.0 DEVELOPMENT SEQUENCE**

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

## **SECTION 10.0 EXHIBITS**

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

EXHIBIT A: LEGAL DESCRIPTION

**EXHIBIT B:     MASTER DEVELOPMENT PLAN MAP**

EXHIBIT A  
LEGAL DESCRIPTION  
TOGETHER WE CHURCH

Part of the South Half (S/2) of the Northwest Quarter (NW/4) of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Southwest Corner of said NW/4, Section 32, T12N, R5W, IM;

Thence S 89°57'28" E along the South line of said NW/4 a distance of 60.00 feet to a point on the East right of way line of State Highway 92;

Thence N 0°03'31" E along the East right of way line of said State Highway 92 and parallel with the West line of said NW/4 a distance of 734.09 feet to the point of beginning;

Thence continuing N 0°03'31" E along said East right of way a distance of 588.65 feet;

Thence S 89°56'41" E a distance of 2060.00 feet;

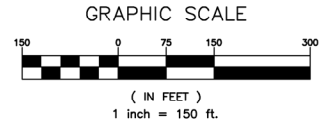
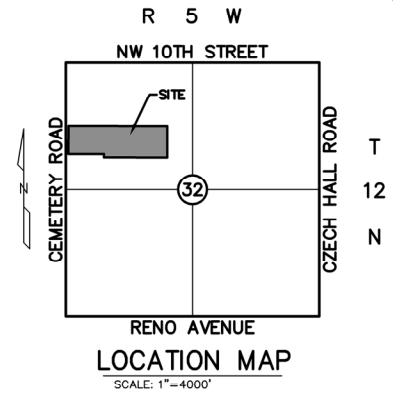
Thence S 0°03'31" W a distance of 660.00 feet;

Thence N 89°56'41" W a distance of 1320.00 feet;

Thence N 0°03'31" E a distance of 71.34 feet;

Thence N 89°56'41" W a distance of 740.00 feet to the point of beginning, containing 30 acres, more or less.

# EXHIBIT B



Proj. No.: 24-055  
Date: 9/10/2024  
Scale: (Horiz.) 1"=400'  
(Vert.) N/A  
Drawn By: KLTP  
Checked By: TM  
Approved By: MCG

## TRINITY BAPTIST CHURCH

CEMETERY ROAD & NW 10TH STREET  
CANADIAN CO., OKLAHOMA

## MASTER DEVELOPMENT PLAN



RUBBS CONSULTING, LLC  
CIVIL ENGINEERING & LAND PLANNING

1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0640

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

MDP