



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

Layton Lakes

Name of Development or Applicant 9735 W Memorial Rd

Memorial Rd, East of N Morgan Rd., Canadian County

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

Staff Use Only
Case No.: PUD - 1986
File Date: 11/27/23
Ward No.: W1
Nbhd. Assoc.: ---
School District: PIEDMONT
Extg Zoning: PUD-1551 & PUD-1742
Overlay: _____

159.39 ± Acres

ReZoning Area (Acres or Square Feet)

Rezone from PUD 1551&PUD 1742 to PUD single family, duplex, multi-family and commercial uses.

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Premium Land, LLC

Name

PO Box 6718

Mailing Address

Edmond, OK 73083

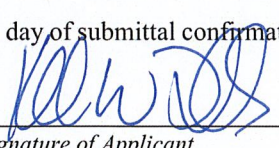
City, State, Zip Code

(405) 285-5105

Phone

zach@premiumlandok.com

Email


Signature of Applicant

Kendall Dillon, PE, Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-2670

Phone

Kendall.Dillon@craftontull.com

Email june.young@craftontull.com

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

LAYTON LAKES**OVERALL LEGAL DESCRIPTION – EXHIBIT A**

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SW/4; thence

N00°17'47"W along the West line of said SW/4 a distance of 2639.87 feet to the Northwest corner of said SW/4; thence

N89°49'19"E along the North line of said SW/4 a distance of 2635.48 feet to the Northeast corner of said SW/4; thence

S00°10'23"E along the East line of said SW/4 a distance of 2634.75 feet to the Southeast corner of said SW/4 ; thence

S89°42'37"W along the South line of said SW/4 a distance of 2629.81 feet to the POINT OF BEGINNING.

Said tract contains 6,943,084 Sq Ft or 159.39 Acres, more or less.

State Of Oklahoma
Canadian County
Documentary Stamps
\$1927.50



Doc#: R 2020 2423
Bk&Pg: RB 5017 147-148
Filed: 01-27-2020 DAR
01:52:42 PM WD
Canadian County, OK 2E

(3)

Recorded: POBox 6718 Edmond, OK 73083

SPECIAL WARRANTY DEED
Joint Tenancy

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 1904830
American Security Title Insurance Company

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

THIS SPECIAL WARRANTY DEED is made 21st day of January, 2020 by Douglas Beck joined by spouse Susan R. Beck and The Carolyn Beck Family Trust dated September 23, 2008 as Restated January 4, 2016 ("Grantor"), to Premium Land, LLC ("Grantees"), whose address is PO Box 6718, Edmond, OK 73083.

*The Carolyn L. Beck
WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains, sells, and conveys to Grantees as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all the real property located in Canadian County, Oklahoma, more particularly described as:

The East Half (E/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

Less and except all oil, gas, or other mineral interests in and under the land which Grantor specifically reserves unto Grantor and Grantor's heirs, successors, and assigns.

TAX ID No.: 31990

(grantees to read Quail Village Investments, LLC)

together with all tenements, hereditaments and appurtenances thereto (the "Property"); subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

This conveyance is made subject and subordinate to all easements, encumbrances and restrictions of record, and subject to all governmental restrictions, zoning laws, Homeowners Association rules, regulations, and bylaws, if applicable, and subject to encroachments, flood plain, flood ways, creeks, rivers, and drainage ways, and topography problems, if any, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

Grantor warrants the title to the Property against any and all acts, conveyances, liens and encumbrances affecting the Property made or suffered to be made or done by, through or under Grantor, but not otherwise. No other covenants or warranties of title express or implied are given by this Special Warranty Deed.

Signed and Delivered this 21st day of January, 2020.

Douglas Beck

Susan R. Beck

The Carolyn Beck Family Trust dated September 23, 2008 as Restated January 4, 2016

by: Carolyn Beck, Trustee
Carolyn Beck, Trustee

1904830

INDIVIDUAL ACKNOWLEDGMENT

State of TEXAS

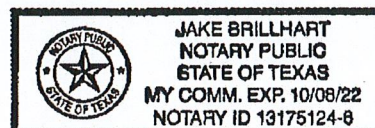
County of Tarrant

Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of January, 2020, personally appeared, Douglas Beck joined by his spouse Susan R. Beck, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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

Jake Brillhart

Commission Expires: 10/08/2022



Ret To:

The Oklahoma City Abstract & Title Co.
1000 W. 15th Street
Edmond, OK 73013

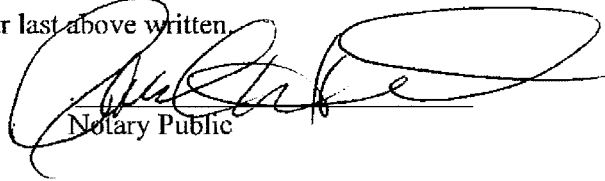
File # 1904830

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for this State, on this 24 day of January, 2020 personally appeared Carolyn Beck, Trustee of the Carolyn Beck Family Trust dated September 23 2008 as Restated January 4, 2016 to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires:
Commission#


Notary Public



QUAIL VILLAGE INVESTMENTS, LLC.
PO BOX 6718
EDMOND, OK 73083
(405) 285-5105

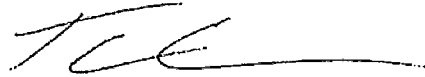
November 20, 2023

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: Proposed Layton Lakes

To Whom It May Concern:

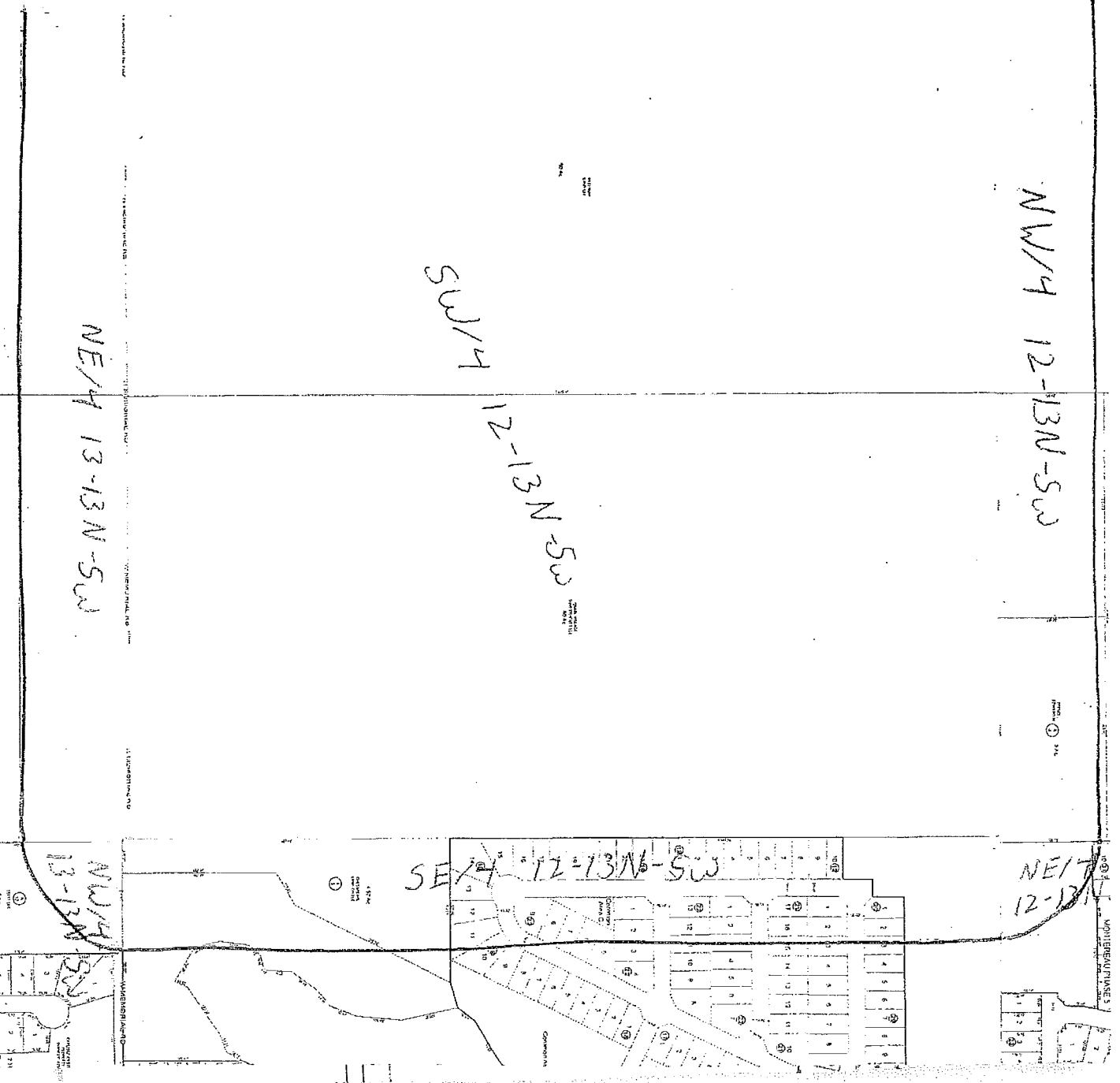
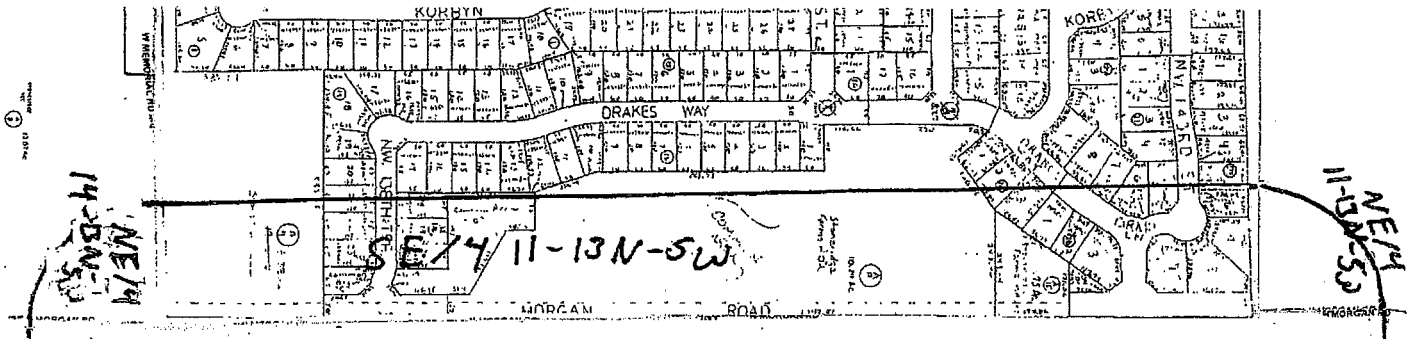
This letter will provide Premium Land, LLC. and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of zoning, platting and planning of approximately 160± acres being a part of the SW/4 of Sec. 12, T-13-N, R-5-W, Canadian, Oklahoma City, and generally located East of Morgan Rd and North of W. Memorial Rd.



By: Taber LeBlanc
Title: Manager

11/19/23

CTA Project #23611600



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:

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SW/4; thence

N00°17'47"W along the West line of said SW/4 a distance of 2639.87 feet to the Northwest corner of said SW/4; thence

N89°49'19"E along the North line of said SW/4 a distance of 2635.48 feet to the Northeast corner of said SW/4; thence

S00°10'23"E along the East line of said SW/4 a distance of 2634.75 feet to the Southeast corner of said SW/4 ; thence

S89°42'37"W along the South line of said SW/4 a distance of 2629.81 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: November 20, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058

Owner	Mailing Address	LOT	BLOCK	Legal Description
QUAIL VILLAGE INVESTMENTS LLC	PO BOX 6718.EDMOND.OK.73083			E/2 SW4 SW/4 12-13N-5W - SUBJECT PROPERTY
PREMIUM LAND LLC	PO BOX 6718.EDMOND.OK.73083			W/2 SW4 12-13N-5W - SUBJECT PROPERTY
EDWARD N SPENCE	14501 SPENCE ROAD.YUKON.OK.73099			PT NW/4 12-13N-5W (A#4 ON THE MAP)
BRUCE RICHARD SPENCE	2713 TEALWOOD DR.OKLAHOMA CITY.OK.73120			PT NW/4 12-13N-5W (A#2 & A#5 ON THE MAP)
LESTER PYLE & MARY PYLE TRUST	28268 N 2940 RD.KINGFISHER.OK.73750			PT NW/4 12-13N-5W (A#1 ON THE MAP)
CENTRAL OKLAHOMA HABITAT FOR	5001 S I-35 SERVICE RD.OKLAHOMA CITY.OK.73129			ALL NE4 11-13N-5W
LOUIS H BOGAN	9809 NW 143RD ST.YUKON.OK.73099	5	28	STONERIDGE FARMS 6
OGIEAGA UDOMIAYE	9805 NW 143RD ST.YUKON.OK.73099	6	28	STONERIDGE FARMS 6
EIVY ARROYO DIAZ & BLANDY ARROYO	9801 NW 143RD ST.YUKON.OK.73099	7	28	STONERIDGE FARMS 6
DANIEL L ORR & MISTY C ORR	14324 DRAKES LN.YUKON.OK.73099	8	28	STONERIDGE FARMS 6
ANTHONY JOSEPH CAMPE & HANH THI TRAN CAMPE	14320 DRAKES LN.YUKON.OK.73099	9	28	STONERIDGE FARMS 6
STONERIDGE FARMS HOA INC C/O HOA SERVICES OF OK	PO BOX 381.PIEDMONT.OK.73078			PT SE/4 11-13N-5W (A#11 ON THE MAP) AND STONERIDGE FARMS 6 COMMON AREA "D"
JOHNATHON E DAVIS & NATALIE A DAVIS	14317 DRAKES LN.YUKON.OK.73099	5	27	STONERIDGE FARMS 6
RICHARD KENNETH OLSEN & DONNA ELAINE OLSEN	14313 DRAKES WAY.YUKON.OK.73099	6	27	STONERIDGE FARMS 6
ERIN LEIGH SMAILEY	14309 DRAKES WAY.YUKON.OK.73099	7	27	STONERIDGE FARMS 6
LEVI SCOTT SMELSER & BRITTANY SMELSER	14305 DRAKES WAY.YUKON.OK.73099	8	27	STONERIDGE FARMS 6
ADAM DEEM & SHELBY DEEM	14316 DRAKES WAY.YUKON.OK.73099	3	26	STONERIDGE FARMS 6
JAMES MICHAEL DRENNEN & LUZ DARY O DRENNEN	8209 NW 149TH ST.OKLAHOMA CITY.OK.73142	2	26	STONERIDGE FARMS 6
MICHAEL THOMPSON & KENDRA ELIZABETH THOMPSON	14308 DRAKES WAY.YUKON.OK.73099	1	26	STONERIDGE FARMS 6
CHAD BACKUS & AMY E BACKUS	14300 DRAKES WAY.YUKON.OK.73099	2	25	STONERIDGE FARMS 5
REBEKKA BUNNELL & MICHAEL BUNNELL	14304 DRAKES WAY.YUKON.OK.73099	3	25	STONERIDGE FARMS 5
NATHAN SCOTT KINNEY & HEATHER R KINNEY, TRUSTEES OF THE NATHAN SCOTT & HEATHER R KINNEY LIVING TRUST DATED MARCH 28, 2023	13912 DRAKES WAY.YUKON.OK.73099	12	16	STONERIDGE FARMS 3
KASIE L PEAK	13908 DRAKES WAY.YUKON.OK.73099	13	16	STONERIDGE FARMS 3
BRADLEY J PODANY & VICTORIA DENNY	13904 DRAKES WAY.YUKON.OK.73099	14	16	STONERIDGE FARMS 3
SHELBY SKY WALKER & JESSICA E WALKER	13900 DRAKES WAY.YUKON.OK.73099	15	16	STONERIDGE FARMS 3
NATHAN R ELLIOTT & SHANNON K ELLIOTT	13824 DRAKES WAY.YUKON.OK.73099	16	16	STONERIDGE FARMS 3
DUSTIN D JOHNSON & ASHLEY M JOHNSON	13820 DRAKES WAY.YUKON.OK.73099	17	16	STONERIDGE FARMS 3
RONNY N ODPARLIK & DEBORAH M ODPARLIK	9813 NW 138TH TER.YUKON.OK.73099	18	16	STONERIDGE FARMS 3
MICHAEL B WOLVERTON & JENNA L WOLVERTON	9809 NW 138TH TER.YUKON.OK.73099	19	16	STONERIDGE FARMS 3
GEORGE NIGHTINGALE & PEGGY NIGHTINGALE	9805 NW 138TH TER.YUKON.OK.73099	20	16	STONERIDGE FARMS 3
REBECCA L MITCHELL	9812 NW 138TH TER.YUKON.OK.73099	21	15	STONERIDGE FARMS 3
CAITLYN J TUZICKA	9808 NW 138TH TER.YUKON.OK.73099	22	15	STONERIDGE FARMS 3
CHELSE DAWN WILHELM & CHRISTOPHER WILHELM	9804 NW 138TH TER.YUKON.OK.73099	23	15	STONERIDGE FARMS 3
STONERIDGE FARMS HOA INC C/O HOA SERVICES OF OK	.PO BOX 381.PIEDMONT.OK.73078			STONERIDGE FARMS SEC 3 COMMON AREA "C" AND STONERIDGE FARMS SEC 3 COMMON AREA "B" AND PT SE/4 11-13N-5W (A#9 ON THE MAP)
STONERIDGE LLC C/O HOA SERVICES OF OK	305 W MEMORIAL RD STE A-2.OKLAHOMA CITY.OK.73114			PT SE/4 11-13N-5W (A#4 ON THE MAP)
STONERIDGE LLC C/O HOA SERVICES OF OK	305 W MEMORIAL RD STE A-2.OKLAHOMA CITY.OK.73114			PT NE/4 14-13N-5W (A#6 ON THE MAP)

E L BURNS TRUST	105 NE 44TH ST.OKLAHOMA CITY.OK.73105			PT NW/4 13-13N-5W (A#2 ON THE MAP) AND PT NW/4 13-13N-5W (A#1 ON THE MAP)
IS617 LLC	820 W DANFORTH RD #131.EDMOND.OK.73003			PT NE/4 13-13N-5W (A#12 ON THE MAP)
CHESAPEAKE LAND CO LLC	PO BOX 330.GAINESVILLE.TX.76241			PT SE/4 12-13N-5W (A#3 ON THE MAP)
SAYO LLC	PO BOX 720162.NORMAN.OK.73070			PT SE/4 12-13N-5W (A#1 ON THE MAP)
SAYO LLC	PO BOX 720162.NORMAN.OK.73070			ALL OF SAVANNAH ESTATES 4
SAVANNAH ESTATES COMMUNITY HOA	9025 NW 143RD ST.YUKON.OK.73099			PT SE/4 12-13N-5W (A#12 ON THE MAP)
WP LAND LLC	2731 S I-35 SERVICE RD.MOORE.OK.73160			PT NE/4 12-13N-5W (A#2 ON THE MAP)
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.

RESIDENTIAL

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

PUD –

DESIGN STATEMENT

FOR

Layton Lakes

W. Memorial Rd. and N. Morgan Rd.

November 9, 2023

PREPARED BY:

Crafton Tull & Associates, Inc.
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P 405.787.6270 F 405.787.6276
Kendall.Dillon@craftontull.com

PREPARED FOR:

Premium Land, LLC
P.O. Box 6718
Edmond, OK 73083

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Layton Lakes, consisting of 159.39 acres is located within the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma.

The subject property is generally located at the northeast corner of W. Memorial Rd and N. Morgan Rd.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property and its separate Tracts comprising the proposed PUD of Layton Lakes is described in Exhibit A, attached, and is made a part of this Design Statement.

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property is Premium Land, LLC, P.O. Box 6718, Edmond, OK 73083.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned PUD-1551 and PUD-1742 and is vacant. Surrounding properties are zoned and used for:

North: "AA", currently vacant farmland.

South: "AA", currently vacant farmland.

East: "AA", and R-1, currently vacant farmland.

West: PUD-445, "R-1" Single-Family Residential, Stone Ridge Farms.

The relationship between the proposed use of this parcel and the above adjoining land uses is consistent and compatible per the Oklahoma City Comprehensive Plan (Plan OKC).

The site area indicated on the Plan OKC is Urban Low Intensity.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1167 near the southwest corner, while the lowest elevation is 1120 in the northern boundary. The subject site generally drains from the south to the north to an unnamed tributary to Deer Creek. The primary soil types found within the subject property include Renfrow Silt Loam and Grainola Clay Loam. The majority of the site is open with a few small stands of trees, native grasses, and an existing pond. This property drains into Deer Creek. None of the subject property is in the 50 or 100-year floodplain.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide a community with a variety of housing types and sizes, from multi-family garden apartment to duplex to single family. The highest density multi-family is located adjacent to Memorial Rd with commercial at the corner where Morgan and Memorial

RESIDENTIAL

Roads intersect. The density decreases as the site moves northward. The overall community will bring a vibrant mix of options to this growing area.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest arterial street to the north is NW 150th Street and is paved to a rural standard. The nearest arterial street to the east is N. County Line Rd, paved to a rural standard. The nearest arterial street to the south is W. Memorial Rd., which has a right-of-way width of 33-feet from centerline and is paved to rural standards. The nearest street to the west is N. Morgan Rd. which has a right-of-way width of 33-feet from centerline and is paved to rural standards.

Streets that are proposed in this PUD shall be public streets built to Oklahoma City's standards and shall have right-of-way widths of 50-feet.

7.2 SANITARY SEWER

Existing sanitary sewer lines are located just to the north and west of this site. A connection will be made to the existing sanitary sewer and public mains will be extended to the site.

7.3 WATER

Water facilities for this property are currently available. There is an existing 24-inch water line located along the north side of W. Memorial Rd. and a 12-inch waterline along the west side of N. Morgan Rd.

7.4 FIRE PROTECTION

There nearest Oklahoma City Fire Rescue Station to this property is Station 32 at 12233 N. Mustang Rd., Yukon, 3.0 miles from the entrance into the addition.

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

There are no bus stops in this PUD.

7.7 DRAINAGE

This Planned Unit Development is not located within the FEMA 100 year floodplain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-

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family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available. This PUD fits within the description of the Comprehensive Plan designation.

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, as amended ("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

This planned unit development shall consist of FOUR (4) tracts as follows:

8.1.1 TRACT ONE (1)

The use and development regulations of the "R-1" Single-Family Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, 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.

8.1.2 TRACT TWO (2)

The use and development regulations of the "R-2" Medium-Low Density Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, 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.

The following shall be the only uses permitted in Tract 2:

Single Family and Two-Family Residential

8.1.3 TRACT THREE (3)

RESIDENTIAL

The use and development regulations of the “C-3” Community Commercial District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following use units shall be the only uses permitted in Tract 3:

- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5).
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food with Drive-Through Order Window (8300.36) and Ordering Call Box*
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales: Large (8300.45)*
- Gasoline Sales: Small: Restricted (8300.46)*
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)

*These uses shall be located at least 100 feet from a residential use or district.

8.1.4 TRACT FOUR (4)

The use and development regulations of the “R-4” General Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, 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

9.1 FAÇADE REQUIREMENTS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.2 LANDSCAPING REGULATIONS

The subject site and its Tracts 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 5912350 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 screen shall be required along the northern and eastern boundary of Commercial Tract 3 where abutting residential use. No less than a six-foot and no greater than an eight-foot high screen shall be required along the northern and eastern boundary of Multi-family Tract 4 where abutting single-family residential use. Said screens shall be constructed entirely of stucco, brick, stone, or wood and shall be solid and opaque.

9.5 DUMPSTER REGULATIONS

Within Commercial Tract 3 and Multi-Family Tract 4, dumpsters shall be 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 single-family or two-family residential use.

9.6 PLATTING REGULATIONS

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

9.7 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Private 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 PUD's, 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 of such private drainage-ways shall be the responsibility of the property owners.

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9.8 ACCESS REGULATIONS

There shall be a maximum of five access points from W. Memorial Rd. and three access points from N. Morgan Rd.

Access to Tract 1 and Tract 2 of this PUD may be via a divided street with central landscaped median. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Tract 1 connects to the property to the east on N.W. 140th St.

Tract 3 lots may be platted and 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. A split lot is not 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.

Access to Tract 4 of this PUD may be via a divided driveway with central landscaped median. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. There may be up to two access driveways to W. Memorial Rd.

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

Individual residential lots shall not be permitted to take access from arterial/section line road(s) and "Limits of No Access" shall be established along lots abutting an arterial/section line road for residential lots.

9.9 PARKING REGULATIONS

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

For Tracts One and Two (1 & 2), on-street queuing and maneuvering into parking spaces shall be permitted within the public right-of-ways. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs in Commercial Tract 3 and 4 shall be monument signs, a maximum of 12 feet tall and have a maximum area of 100 square feet per side. A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business development is located, as long as the business and the sign are located within this PUD.

Monument entrance signs shall be allowed at the four, single and two-family entrances as well as

RESIDENTIAL

the entrances for Tract 4, multi-family. Single family residential subdivision ground sign requirements shall be in accordance with Chapter 3, Article V. Sign Regulations of the Oklahoma City Municipal Code, as amended.

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.

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-accessory signs are specifically prohibited in this PUD.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display Signs are specifically prohibited in this PUD.

9.11 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better, except that commercial buildings shall be permitted to have flat roofs.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along N. Morgan Rd. and W. Memorial Rd., or six-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. A fee-in-lieu of sidewalks shall be acceptable for the portions along the arterial streets that a sidewalk cannot be constructed at the time of development.

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. The open space on the west side shall be dedicated as Common Area.

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 DESCRIPTIONS: OVERALL, TRACTS 1 – 4.

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

EXHIBIT D: ILLUSTRATIVE MASTER PLAN

RESIDENTIAL

EXHIBIT A

LAYTON LAKES PUD

OVERALL LEGAL DESCRIPTION

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SW/4; thence

N00°17'47"W along the West line of said SW/4 a distance of 2639.87 feet to the Northwest corner of said SW/4; thence

N89°49'19"E along the North line of said SW/4 a distance of 2635.48 feet to the Northeast corner of said SW/4; thence

S00°10'23"E along the East line of said SW/4 a distance of 2634.75 feet to the Southeast corner of said SW/4 ; thence

S89°42'37"W along the South line of said SW/4 a distance of 2629.81 feet to the POINT OF BEGINNING.

Said tract contains 6,943,084 Sq Ft or 159.39 Acres, more or less.

TRACT 1

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said SW/4; thence

N00°17'47"W along the West line of said SW/4 a distance of 1041.66 feet to the POINT OF BEGINNING; thence continuing

N00°17'47"W along said West line a distance of 1598.21 feet to the Northwest corner of said SW/4; thence

N89°49'19"E along the North line of said SW/4 a distance of 2635.48 feet to the Northeast corner of said SW/4; thence

S00°10'23"E along the East line of said SW/4 a distance of 2634.75 feet to the Southeast corner of said SW/4; thence

S89°42'37"W along the South line of said SW/4 a distance of 903.86 feet; thence

N00°17'47"W a distance of 282.35 feet; thence

S89°42'13"W a distance of 88.54 feet; thence

N23°40'57"W a distance of 353.56 feet; thence

N30°47'50"W a distance of 116.06 feet; thence

N00°17'47"W a distance of 20.00 feet; thence

S89°42'13"W a distance of 40.76 feet; thence

N00°17'47"W a distance of 50.00 feet; thence

N30°47'50"W a distance of 139.27 feet; thence

S89°42'13"W a distance of 1076.72 feet; thence

N00°17'47"W a distance of 95.00 feet; thence

N44°42'13"E a distance of 35.36 feet; thence

N00°17'47"W a distance of 25.00 feet; thence

S89°42'13"W a distance of 275.00 feet to the POINT OF BEGINNING.

Said tract contains 5,501,318 Sq Ft or 126.29 Acres, more or less.

RESIDENTIAL

TRACT 2

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said SW/4; thence
N00°17'47"W along the West line of said SW/4 a distance of 384.97 feet to the POINT OF BEGINNING;
thence continuing

N00°17'47"W along said West line a distance of 656.69 feet; thence
N89°42'13"E a distance of 275.00 feet; thence
S00°17'47"E a distance of 25.00 feet; thence
S44°42'13"W a distance of 35.36 feet; thence
S00°17'47"E a distance of 95.00 feet; thence
N89°42'13"E a distance of 1076.72 feet; thence
S30°47'50"E a distance of 139.27 feet; thence
S00°17'47"E a distance of 50.00 feet; thence
N89°42'13"E a distance of 40.76 feet; thence
S00°17'47"E a distance of 20.00 feet; thence
S30°47'50"E a distance of 116.06 feet; thence
S89°42'13"W a distance of 837.07 feet; thence
S00°17'47"E a distance of 221.69 feet; thence
S89°42'13"W a distance of 660.00 feet to the POINT OF BEGINNING.

Said tract contains 592,343 Sq Ft or 13.60 Acres, more or less.

TRACT 3

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SW/4; thence

N00°17'47"W along the West line of said SW/4 a distance of 384.97 feet; thence
N89°42'13"E a distance of 530.05 feet; thence
S00°17'23"E a distance of 385.04 feet to a point on the South line of said SW/4; thence
S89°42'37"W along said South line a distance of 530.00 feet to the POINT OF BEGINNING.

Said tract contains 204,061 Sq Ft or 4.68 Acres, more or less.

TRACT 4

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said SW/4; thence
N89°42'37"E along the South line of said SW/4 a distance of 530.00 feet to the POINT OF BEGINNING;
thence

RESIDENTIAL

N00°17'23"W a distance of 385.04 feet; thence
N89°42'13"E a distance of 129.95 feet; thence
N00°17'47"W a distance of 221.69 feet; thence
N89°42'13"E a distance of 837.07 feet; thence
S23°40'57"E a distance of 353.56 feet; thence
N89°42'13"E a distance of 88.54 feet; thence
S00°17'47"E a distance of 282.35 feet to a point on the South line of said SW/4; thence
S89°42'37"W along said South line a distance of 1195.95 feet to the POINT OF BEGINNING.

Said tract contains 645,362 Sq Ft or 14.82 Acres, more or less.

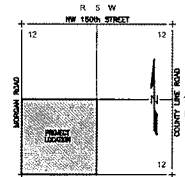
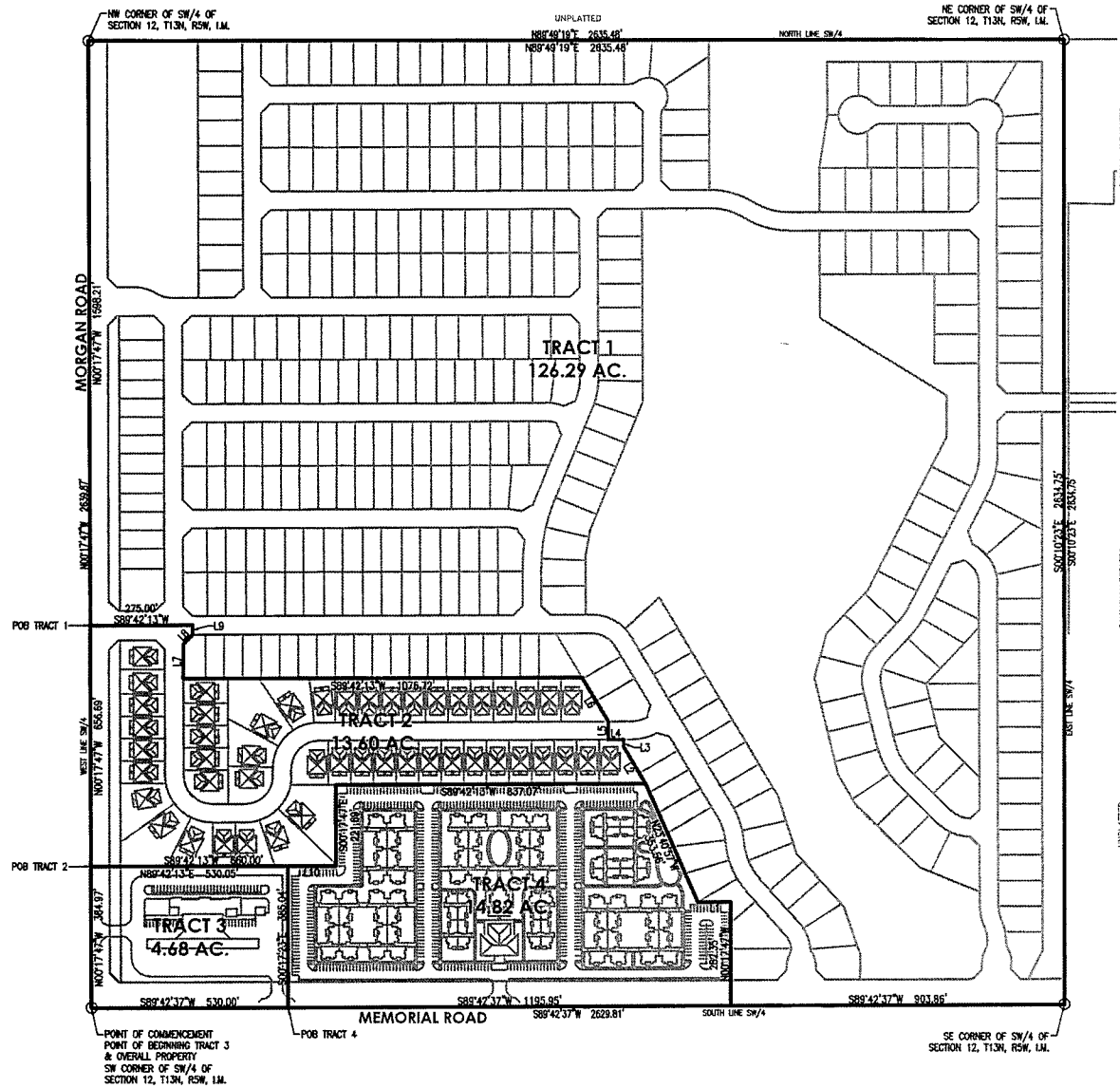
PROJECT OWNER AND DEVELOPER:

Premium Land, LLC,
PO Box 6718
Edmond, OK
73063

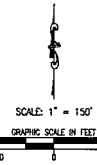
PH: 405.285.5105

MASTER DEVELOPMENT PLAN
OF
LAYTON LAKES

A PART OF THE SW/4 OF SECTION 12, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



LINE #	LENGTH	DIRECTION
L1	46.54'	S89°42'13"W
L2	116.08'	N89°42'13"E
L3	20.07'	N89°42'13"E
L4	45.39'	S89°42'13"W
L5	30.07'	N89°42'13"E
L6	138.37'	N89°42'13"E
L7	85.02'	N89°42'13"E
L8	25.34'	N44°42'13"E
L9	23.07'	N89°42'13"E
L10	126.85'	N89°42'13"E

LEGAL DESCRIPTION

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma, Oklahoma County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

BEARING of the Southwest corner of said SW/4; thence

N89°42'13"E along the West line of said SW/4 a distance of 2633.45 feet to the Northwest corner of said SW/4; thence

N89°42'13"E along the North line of said SW/4 a distance of 2633.45 feet to the Northeast corner of said SW/4; thence

S89°42'13"E along the East line of said SW/4 a distance of 2633.45 feet to the Southeast corner of said SW/4; thence

S89°42'13"E along the South line of said SW/4 a distance of 2633.45 feet to the POINT OF BEGINNING.

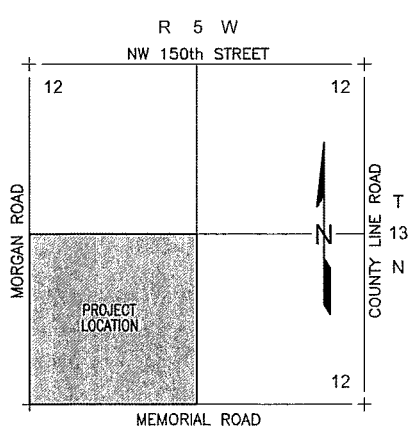
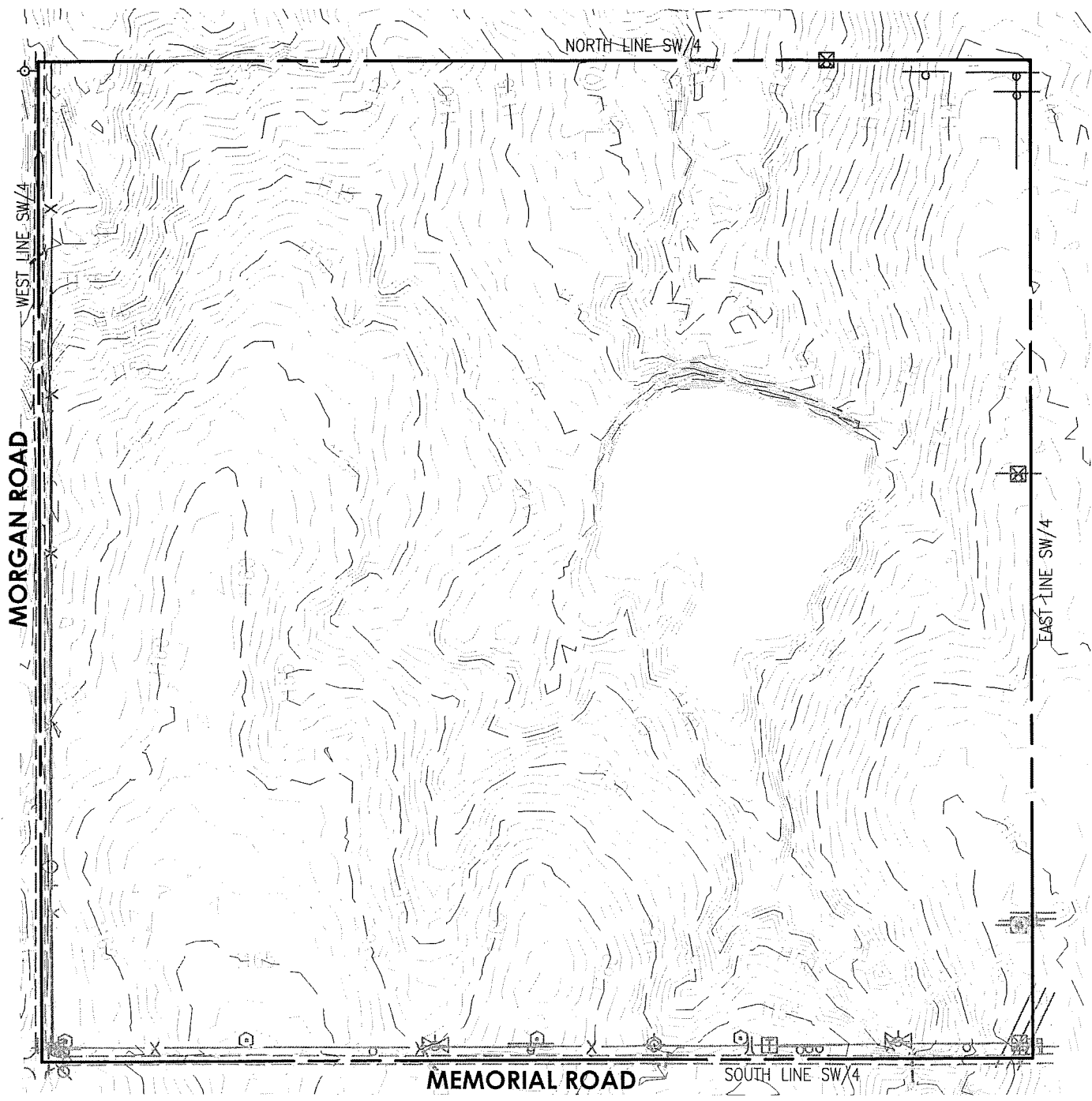
Said tract contains 6,843,084 Sq Ft or 156.39 Acres, more or less.

EXHIBIT B
MASTER DEVELOPMENT PLAN - LAYTON LAKES

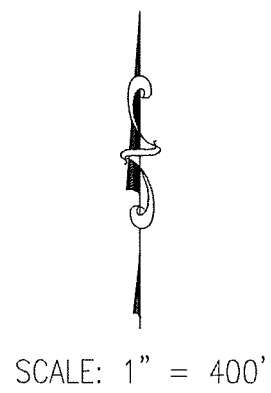


Crafton Tull
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10000 N. MAYHEW ROAD
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405.767.4200 • 405.767.4201
WWW.CRAFTONTULL.COM

SHEET NO.: 1 of 1
DATE: 11/03/23
PROJECT NO.: 23611600



LOCATION MAP
SCALE: 1" = 3000'



PROJECT OWNER AND DEVELOPER:

Premium Land, LLC,
PO Box 6718
Edmond, OK
73083

PH: 405.285.5105

TOPOGRAPHIC MAP - LAYTON LAKES - EXHIBIT C



Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 f
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 11/03/23
PROJECT NO.: 23611600

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2024