

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD-2056**

**MASTER DESIGN STATEMENT FOR**

**Orr Family Farm II**

January 16, 2025  
January 17, 2025  
February 20, 2025  
February 28, 2025

**PREPARED FOR:**

Chevy Chase II  
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## TABLE OF CONTENTS

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

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

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

The Planned Unit Development (PUD) of Orr Family Farm, consisting of approximately 30 acres, is located within the Northwest Quarter (NW/4) of Section 21, Township 10 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

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

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

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

The owner and developer of this property is Chevy Chase Joint Venture and Celestial Acres Stud, Inc.

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

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

- North: PUD-1688 and AA Districts and used for Orr Family Farm and undeveloped land.
- East: R-1 District and used for residential development.
- South: PUD-1688 and AA Districts and used for Orr Family Farm and undeveloped land.
- West: AA District and used for residential development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

**SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently developed with a barn/garage structure.

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

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

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

**7.1 ..... STREETS**

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

7.2 ..... SANITARY SEWER

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

7.3 ..... WATER

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

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S. May Ave. It is approximately 3 miles from this PUD development.

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

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

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

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

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

**SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City’s Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject

to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

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

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

- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.50 Lodging Accommodations: Campgrounds (limited to Conestoga Wagons and Teepees)
- 8300.51 Lodging Accommodations: Commercial Lodging (limited to Conestoga Wagons and Teepees and shall not be permitted within 300 feet of the east property line)
- 8300.54 Outdoor Sales and Display, and Outdoor Storage
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.56 Participant Recreation and Entertainment: Outdoor
- 8300.67 Spectator Sports and Entertainment: General
- 8300.69 Spectator Sports and Entertainment: Restrict

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

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

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

9.2 ..... LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain. The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development.

9.3 ..... LIGHTING REGULATIONS

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

9.4 ..... SCREENING REGULATIONS

Any existing screening shall be permitted to remain.

9.5 ..... SUBDIVISION REGULATIONS

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

9.6 ..... DRAINAGE REGULATIONS

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

9.7 ..... DUMPSTER REGULATIONS

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

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

9.8 ..... ACCESS REGULATIONS

Access may be taken from S. Western Ave., SW 149<sup>th</sup> St., and through the adjacent PUD-1688.

9.9 ..... PARKING REGULATIONS

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots located adjacent to the site it serves. Additionally, temporary, overflow parking may be permitted within the south Tract illustrated in Exhibit B. Said overflow parking may be unpaved and does not need to meet the construction standards for a parking area.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ON-PREMISE SIGNS

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

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... OFF-PREMISE / BILLBOARD SIGNS

Off-Premise signs will be in accordance with the base zoning district regulations.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs will be in accordance with the base zoning district.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

The existing sidewalk along S. Western Ave. shall be permitted to remain and deemed to conform to applicable regulations. Any new sidewalks or the repair or replacement of existing sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK REGULATIONS

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

9.15 ..... PUBLIC IMPROVEMENTS

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

9.16 ..... COMMON AREAS

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

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

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

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

**11.0 ..... EXHIBITS**

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

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

PUD-2056 Exhibit A – Legal Description

A piece, parcel, or tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner (SW/C) of said Southwest Quarter (SW/4); Thence North 89°37'54" East along the South line of said SW/4 a distance of 820.02 feet to the POINT OF BEGINNING; Thence North 00°00'00" East a distance of 1038.00 feet; Thence South 89°37'54" West and parallel with the South line of said SW/4 a distance of 110.57 feet; Thence North 00°00'00" East and parallel with the West line of said SW/4 a distance of 282.00 feet to a point on the North line of the SW/4 of the SW/4 of said Section 21, said point being North 89°37'54" East a distance of 709.45 feet from the Northwest Corner of the SW/4 of the SW/4 of said Section 21; Thence North 89°37'54" East along said North line a distance of 619.75 feet to the Northeast Corner of said SW/4 of said Section 21; Thence South 00°02'34" East along the East line of said SW/4 of the SW/4 a distance of 1319.99 feet to the Southeast Corner of said SW/4 of the SW/4; Thence South 89°37'54" West along the South line of the SW/4 of said Section 21 a distance of 510.17 feet to the POINT OR PLACE OF BEGINNING, **AND**, The South 15 acres of the East Half (E/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning 663.68 feet East of the Southwest Corner of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West, J.M.; Thence East on the South line of the Northwest Quarter (NW/4), a distance of 663.68 feet; Thence North and parallel with the West line of the Northwest Quarter (NW/4), a distance of 984.30 feet; Thence West and parallel with the South line of said Northwest Quarter (NW/4), a distance of 663.96 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4), a distance of 984.30 feet to the point or place of beginning.

# Conceptual Site Plan

Pumpkin Patch  
Corn Maze



Additional Parking

 Current PUD  
 Expanded PUD

S. Western Ave.

S.W. 149th St.



Family Farm

S Western Ave

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

PUD-2056 Exhibit C

