

Planning Commission Minutes
November 14, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:43 a.m. on November 12, 2024)

22. (PUD-2040) Application by Premium Land, LLC to rezone 7600 SW 119th Street from PUD-1831 Planned Unit Development District to PUD-2040 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Amend Section 9.17 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 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 that meets the requirements specified above.
2. Sidewalks shall be required along South Council Road, or a fee in-lieu may be requested from Public Works. If fee in-lieu of is granted, the pedestrian connection within the south 500 feet of the PUD shall not be required.
3. A pedestrian connection shall be provided within the south 500 feet of the PUD that connects to sidewalks along South Council Road.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY GOVIN

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

ABSENT: PRIVETT



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 14, 2024

Item No. IV. 22.

(PUD-2040) Application by Premium Land, LLC to rezone 7600 SW 119th Street from PUD-1831 Planned Unit Development District to PUD-2040 Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M. Box
Williams, Box, Forshee, and Bullard, P.C.
(405) 232-0080
dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to modify the sidewalk requirements within a residential development.

D. Existing Conditions

1. Size of Site: 155 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1831	AA	AA	AA	AA
Land Use	Residential U/C	Residential	Residential	Residential	Residential

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

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

II. SUMMARY OF PUD APPLICATION

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **RA Single Family One-Acre Rural Residential District** shall govern this PUD, except as herein modified.

All uses within the RA District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....LOT REGULATIONS

- a) Minimum lot size for single family development shall be one-half acre (21,780 square feet).
- b) Minimum lot width for single family development shall be 75 feet at the platted building limit line.
- c) Maximum lot coverage for single family development, within each platted lot, shall be 50 percent.
- d) Minimum front yard setback for single family development shall be 25 feet.
- e) Minimum rear yard setback for single family development shall be 15 feet.
- f) The maximum number of lots shall be 250.

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, drivet, stucco, or wood, 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.

9.3 LANDSCAPING REGULATIONS

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

In instances where a garage extends beyond the front wall of the applicable residence, either one 3-inch caliper deciduous tree or two 16-inch caliper trees shall be planted in the front yard of the affected lot.

9.4 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.

9.5 SCREENING REGULATIONS

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

9.6 PLATTING REGULATIONS

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

9.7 DRAINAGE REGULATIONS

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

9.8 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.

9.9 ACCESS REGULATIONS

Access may be taken from SW 119th St. and S. Council Rd.

9.10 PARKING REGULATIONS

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

9.11 SIGNAGE REGULATIONS

9.11.1 FREESTANDING ACCESSORY SIGNS

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

9.11.2 ATTACHED SIGNS

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

9.11.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.11.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.12 ROOFING REGULATIONS

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

9.13 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed along SW 119th St. with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Internal sidewalks shall not be required.

9.14 HEIGHT REGULATIONS

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

9.15 SETBACK REGULATIONS

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

9.16 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.

9.17 COMMON AREAS

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

9.18 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

III. REVIEW COMMENTS

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

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD):**
- 2. Oklahoma City Urban Renewal Authority (OCURA):**
- 3. Oklahoma Gas and Electric (OGE):**
- 4. Oklahoma Natural Gas (ONG):**
- 5. Oklahoma Water Resources Board (OWRB):**
- 6. School District: Moore**
- 7. Oklahoma Department of Transportation (ODOT):**

B. City Departments

- 1. Airports:**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD): ***
- 4. Information Technology/Geographic Support (IT/GIS):**
- 5. Parks and Recreation:**
- 6. Police (OCPD):**

7. Public Works:

a. Engineering

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 5) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 6) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 9) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 10) All private roads /streets will have private storm sewer systems.

- 11) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 12) Amend Section 9.13 Sidewalk Regulations: Five (5) foot sidewalks shall be constructed along SW 119th St. with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Internal sidewalks shall not be required.

A sidewalk is required on each lot where it abuts a local and/or collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.

- 13) Amend Section 9.17 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 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 that meets the requirements specified above.

b. Stormwater Quality Management

c. Traffic Services

8. Utilities

a. Engineering

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 8-inch and 12-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.

- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.

Wastewater Availability

1. No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.
2. Lots do appear to be bigger than 0.5 acres as required by ODEQ for public water and septic systems.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water is available. Public sewer is not available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along SW 119th Street, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential. *The PUD allows up to 250 lots, which would be a density of approximately 1.61 du/acre. The density is below the UL LUTA range due to lack of sewer.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

The subject site has access to SW 119th Street. It also has frontage along S Council Road, which is a gravel street in this location. Council Road terminates at the south boundary of the PUD. The proposed PUD allows access to Council Road, but the portion of the site abutting the road has been platted without a connecting street.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

The current PUD was approved with negotiated sidewalk regulations that require sidewalks within the subdivision on lots smaller than an acre. The existing PUD

specifically does not require them along arterial streets. This new PUD is requested to remove the requirement for sidewalks within the neighborhood due to challenges with stormwater/drainage swales. The PUD adds a new requirement for sidewalks along SW 119th Street. Sidewalks are not contemplated along the unimproved Council Road.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Agricultural or Low Intensity Residential, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan. In this case, no changes to the previously approved lot size or bulk regulations (lot width, lot coverage, setbacks) is requested.
- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Not Served*
 - Fire Service: *Rural Response*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - **Riparian Areas:** Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site where the pond flows south. Floodplain is not present. The PUD regulations do not address riparian areas specifically. Plan conformance would be strengthened by specifying and maintaining a buffer from the pond and associated riparian area.*
 - **Upland Forests:** The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *Upland Forest is present on the southern portion of the subject site. When less than 60 percent of the site is covered, the plan has a preservation goal of 100%. The PUD regulations do not address upland forest specifically. Plan conformance would be strengthened if trees and native understory were preserved to the maximum extent possible.*
 - **Vulnerable Aquifers:** The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the

construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site is located along SW 119th Street, a Minor Arterial Street and South Council, a Neighborhood Street, both in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, SW 119th Street had 1,821 average daily trips, with a capacity of 10,000 and South Council Road had 5 average daily trips.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

b. Plan Conformance Considerations

The subject site is located south of SW 119th Street and east of South Council Road, with frontage along both streets. A pond is present in the southern portion of the site. The subject site was previously utilized as a tree nursery and the nursery's office

building and greenhouses are located to the northeast along SW 119th Street. All surrounding land is zoned AA, and parcels range from 5 to 160 acres. A church and rural residences are located north and west of the site. The land to the south is undeveloped. To the east are two residences on 5-acre parcels and agricultural land. The Rio de Bella and Rio Del Sol subdivisions are located farther east at South Rockwell Avenue.

In 2021, the Planning Commission approved an amendment to the comprehensive plan that lifted the Urban Future Land Use Typology Layer, designating the subject site Urban Low Intensity. However, while the site had access to public water, it did not have access to public sewer. The associated rezoning, PUD-1831, was then approved with an RA base district, and allows up to 250 residential lots with a minimum lot size of one-half acre and private aerobic systems. The PUD also removed the requirement for sidewalks on the arterial streets, and instead required them within the subdivision along streets serving lots less than one acre. The subject site was subsequently preliminary platted, and a first phase on the western portion of the site approved. Streets have been installed throughout the development, and water lines have been installed in the first phase.

This new PUD is requested to remove the requirement for sidewalks within the neighborhood due to challenges with stormwater/drainage swales. The PUD adds a new requirement for sidewalks along SW 119th Street. Sidewalks are still not contemplated along the unimproved Council Road. While the comprehensive plan expects development within the Urban Low LUTA to be served by public sewer, multiple prior approvals have allowed the half-acre lot sizes and private aerobic systems. The new PUD “swaps” the requirement for sidewalks within the subdivision for sidewalks on SW 119th Street, which would typically be required by Code, and should be installed within urban/future urban areas. The PUD’s entire western boundary runs adjacent to South Council Road, which serves three residences, is gravel, and terminates at the southwest corner of the subject site. The remainder of the right-of-way extending approximately a half-mile south to the Canadian River is closed (CE-491).

While the western half of the PUD site has been platted with backs of lots along S Council and no vehicular connection to the gravel road, much of the general area is contemplated for urban development in the future. Plan conformance would be strengthened by creating a pedestrian connection at the south end of the subdivision that connects to sidewalks along an improved South Council Road.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of

five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

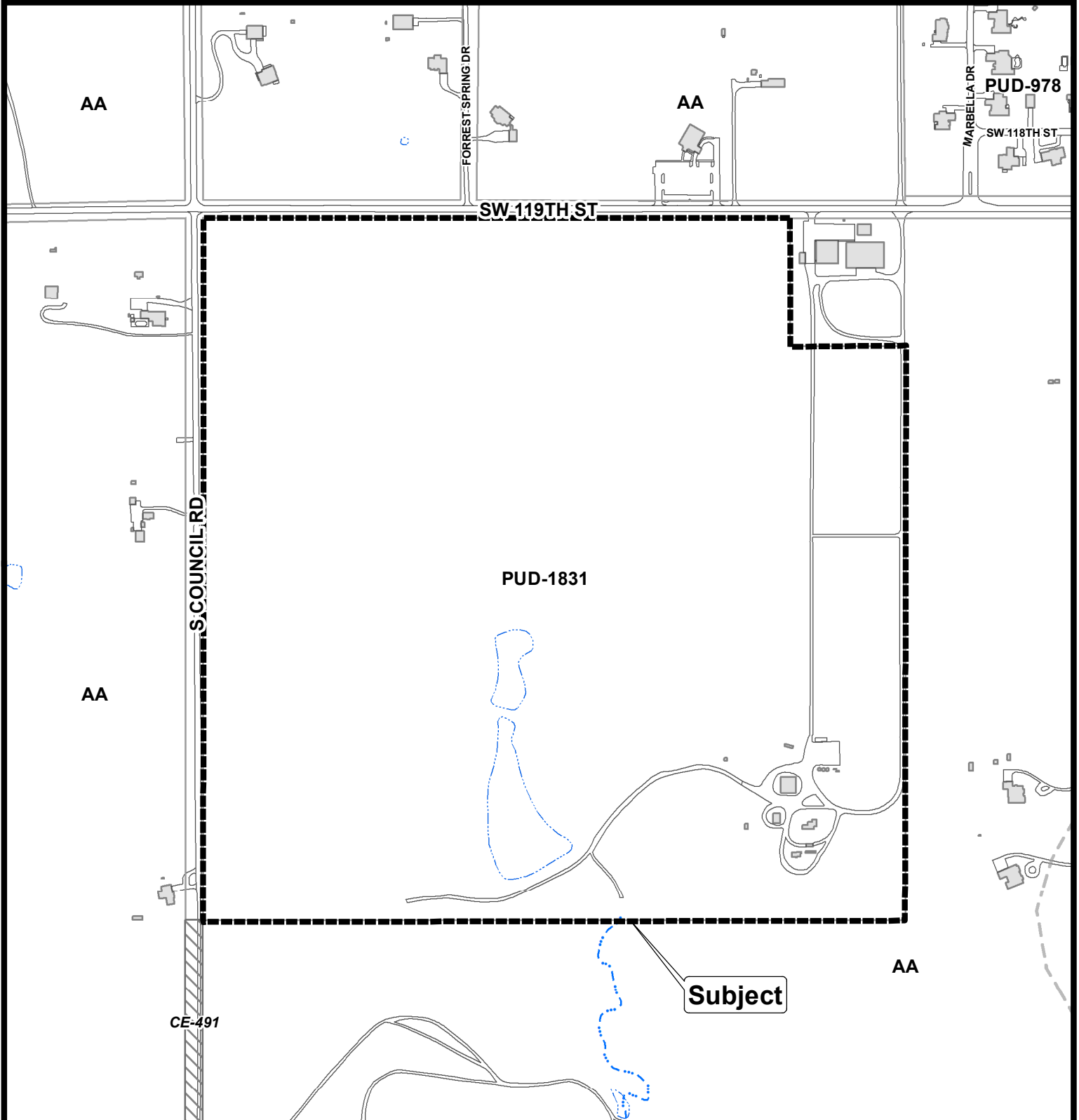
Approval of the application subject to the following Technical Evaluations:

1. Amend Section 9.17 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 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 that meets the requirements specified above.
2. Sidewalks shall be required along South Council Road.
3. A pedestrian connection shall be provided within the south 500 feet of the PUD that connects to sidewalks along South Council Road.

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

taj

Case No: PUD-2040 Applicant: Premium Land, LLC
Existing Zoning: PUD-1831
Location: 7600 SW 119th St.



The City of
OKLAHOMA CITY

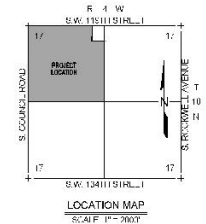
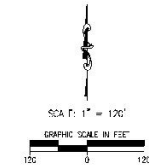
Planned Unit Development



0 250 500
Feet



MASTER DEVELOPMENT PLAN
OF
ASHLEAF FARMS
A PART OF THE NW/4 OF SECTION 17, T10N, R4W, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of one lying in the Northwest Quarter (NW/4) of Section SEVENTEEN (17), Township TEN (10) North, Range FOUR (4) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW/4 of said Section 17; Thence

S89°58'17"E along the North line of said NW¼ a distance of 2212.29 feet, to a point being 433.00 feet from the Northeast corner of said NW¼; Thence
S03°08'10"W and parallel with the East line of said NW¼ a distance of 510.00 feet; Thence
S89°58'17"E a distance of 433.00 feet to a point on the East line of said NW¼, said point being 500.00' from the Northeast corner of said NW¼; Thence
S03°08'10"W along the East line of said NW¼ a distance of 2131.74 feet to the Southeast corner of said NW¼; Thence
S89°58'15"W due the South line of said NW¼ a distance of 261.98 feet to the Southwest corner of said NW¼; Thence
N00°25'27"W along the West line of said NW¼ a distance of 261.62 feet to the Northwest corner of said NW¼ and to the POINT OF BEGINNING.

Containing 732,522.3 Sq. Ft. or *54.58 Acres, more or less.

EXHIBIT B

PROJECT OWNER AND DEVELOPER:

Premium Land, LLC
PO Box 6718
Edmond, Oklahoma 73083

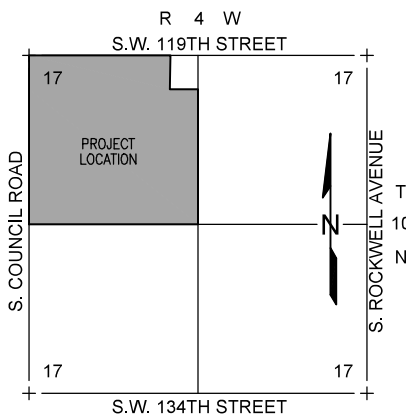
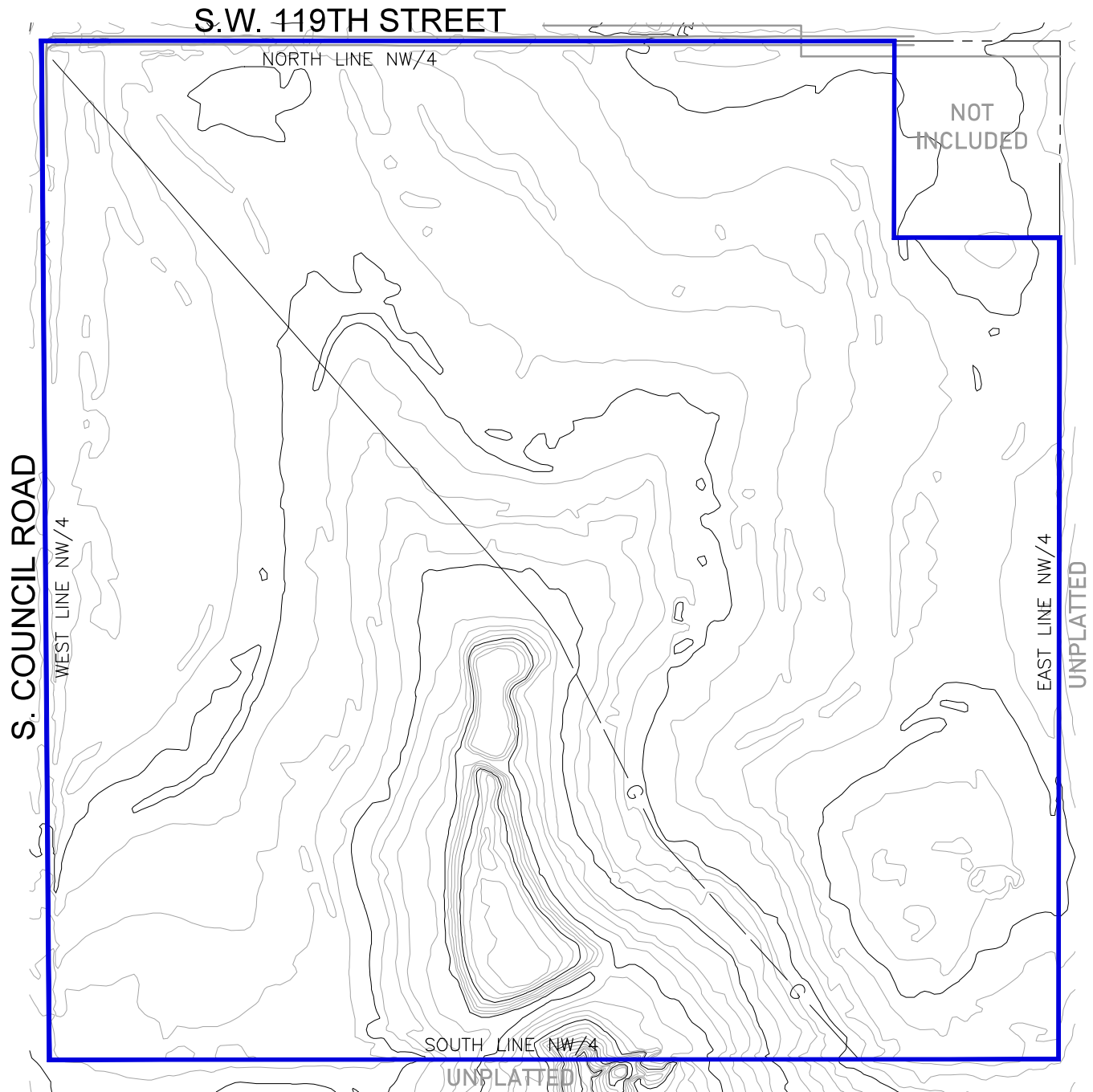
PH: 405.285.5105
email: zach@premiumlandok.com

**MASTER DEVELOPMENT PLAN
ASHLEAF FARMS**



Crafton Tull
architects | engineers | interior design
400.375.6101 • 800.925.6101

SHEET NO.: 1 OF 1
DATE: 10/02/24
PROJECT NO.: 21618900



LOCATION MAP
SCALE: 1" = 3000'

SCALE: 1" = 400'

PROJECT OWNER AND DEVELOPER:

Premium Land, LLC
PO Box 6718
Edmond, Oklahoma 73083

PH: 405.285.5105
email: zach@premiumlandok.com

EXHIBIT C

TOPOGRAPHIC MAP - ASHLEAF FARMS



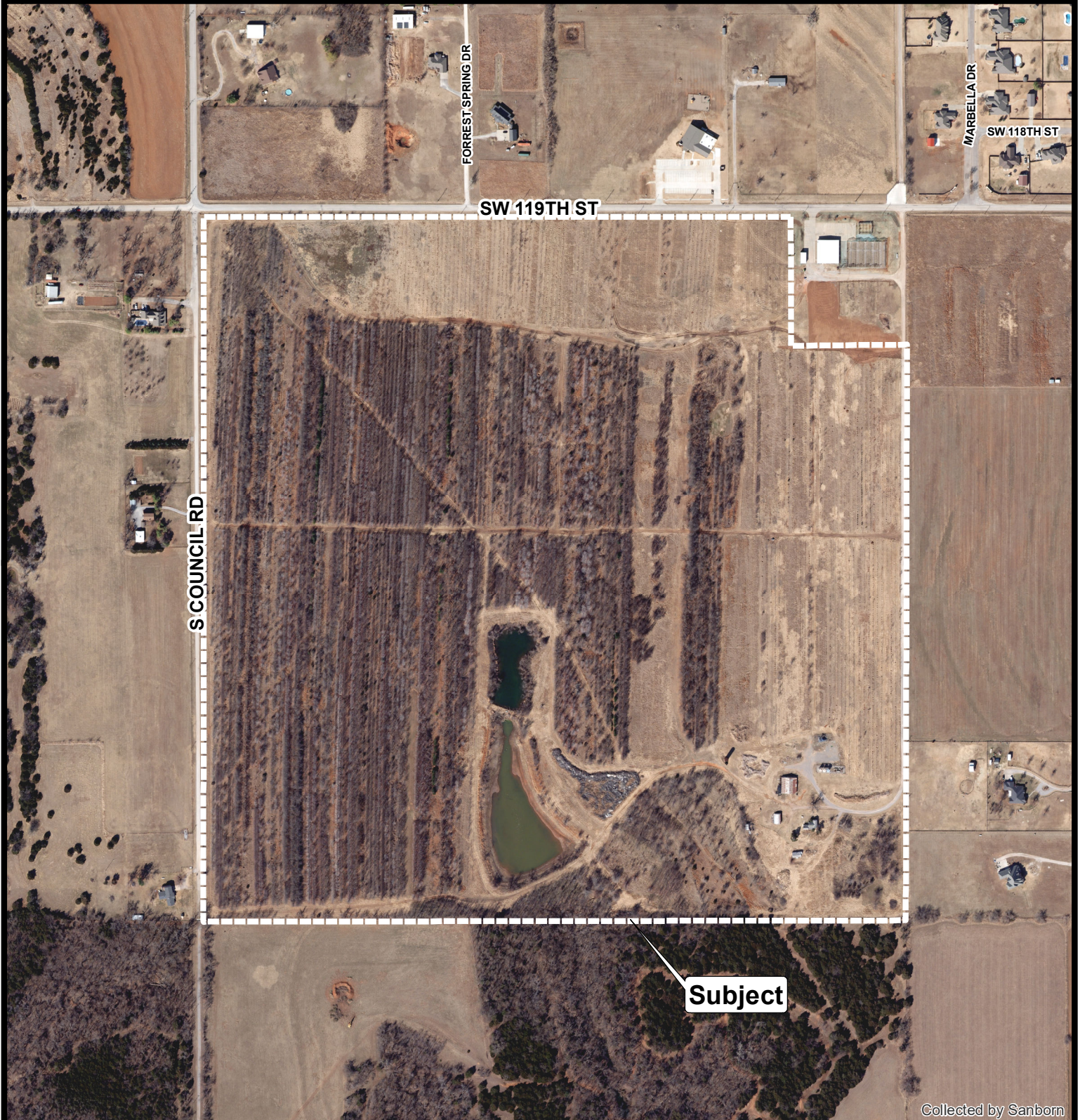
Crafton Tull
architecture | engineering | surveying

405.787.6270 | 405.787.6276 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1
DATE: 10/02/24
PROJECT NO.: 21618900

Case No: PUD-2040 Applicant: Premium Land, LLC
Existing Zoning: PUD-1831
Location: 7600 SW 119th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet