



PC Info & law sent

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>

Staff Use Only	
Case No.: PUD -	<u>1904</u>
File Date:	<u>23 Jun 22</u>
Ward No.:	<u>3</u>
Nbhd. Assoc.:	<u>—</u>
School District:	<u>Mustang</u>
Extg Zoning:	<u>AA</u>
Overlay:	<u>—</u>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Cambria/WP Land, LLC.

Name of Development or Applicant

SW Corner of SW 44th 4501 Sara Rd. Canadian County

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

4501 S Sara Rd
 48.27± Acres

ReZoning Area (Acres or Square Feet)

Rezone from AA to PUD with Commercial and Single Family 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):

Anthony Mirzaie, WP Land, LLC

Name

2731 S I-35 Service Rd.

Mailing Address

Moore, OK 73160

City, State, Zip Code

405-366-0000

Phone

anthony@westpointgroup.com

Email

[Signature]
 Signature of Applicant

Kendall Dillon, PE, Agent for Owner

Applicant's Name (please print)

Crafton Tull 300 Pointe Parkwy Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

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.



Crafton Tull
architecture | engineering | surveying

300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 / 405.787.6276
www.craftontull.com

Transmittal

Date: June 23, 2022

To: Subdivision Planning & Zoning

Address: City of Oklahoma City
420 W. Main #900
Oklahoma City, OK 73102

Telephone #:

RE: **Proposed Cambria**

Project #: **21617700**

The following items are being transmitted: Attached; Other; For your use/ Records

NO. OF COPIES:	DATE:	DESCRIPTION:
1		Letter of Authorization
1		PUD Rezoning Application & Legal Description
1		Ownership Listing & Deed
1		PUD Documents & Master Development Plan (24 x 36)

Remarks:

Application submitted via email and Curtis Liggins copied.

Submit

Signed: _____

Kendall W. Dillon, PE/iv
Sr. Vice President

**WP LAND, LLC
2731 S I-35 Service Rd.
Moore, OK 73160**

June 20, 2022

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

RE: Proposed Zoning & Platting of
48.27± acres

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of zoning, platting and planning of 48.27± acres being a part of the NE/4 of Section 22, T-11-N, R-5-W, I.M., Canadian County and located at the SW Corner of SW 44th & Sara Rd.



By: Anthony Mirzaie
Title: Manager

CTA Project #21617700

OVERALL LEGAL

A tract of land situate within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°11'52"E along the East line of said NE/4 a distance of 2308.57 feet; thence

N89°50'54"W a distance of 792.00 feet; thence

S00°11'48"E a distance of 331.18 feet to a point on the South line of said NE/4; thence

N89°56'01"W along said South line a distance of 150.73 feet; thence

N00°14'15"E a distance of 1218.72 feet; thence

N04°59'21"E a distance of 1034.47 feet; thence

N14°56'09"E a distance of 404.93 feet to a point on the North line of said NE/4; thence

S89°45'45"E along said North line a distance of 734.25 feet to the POINT OF BEGINNING.

Said tract contains 2,102,597 Sq Ft or 48.27 Acres, more or less.

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

The Northeast Quarter (NE/4) of Section Twenty-two (22), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma LESS AND EXCEPT PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID E/2 OF NE/4; THENCE WEST ALONG THE SOUTH LINE OF SAID E/2 OF NE/4, A DISTANCE OF 792 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID E/2 OF NE/4, A DISTANCE OF 330 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID E/2 OF NE/4, A DISTANCE OF 792 FEET TO A POINT ON THE EAST LINE OF SAID E/2 OF NE/4; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 330 FEET TO A POINT OR PLACE OF BEGINING.

OWNER OF RECORD: WP LAND, LLC

That the addresses that are listed have been taken from the Treasurer's records of Canadian County, Oklahoma.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

090004636

SCISSORTAIL DISTRICT LP ETAL
PO BOX 250.MUSTANG.OK.73064

T11N R05W S14 SW4 A#2 & A#5 PT SW4; A#2 - BEG @ SW/C, TH N881.90' E1097.18', S169.68' SE CURV'L 595.45' SW45.93' SW217.08' W330' SW248.57' S33' W432.42' TPB, (22.18AC) & A#5 - BEG 95'N OF SE/C, TH W662.56' NW27.40' NW CURV'R 451.72', NW387.04' E1001.92' S785.45' TPB (15.8AC).

090004655

TROPICAL MINERALS INC
PO BOX 720070.OKLAHOMA CITY.OK.73172-0070

T11N R05W S15 SE4 A#4 PT SE4 BEING E2 OF S41A

090004842

MOSELEY,DWAYNE THE REVOC TRUST
9501 SW 44TH ST.OKLAHOMA CITY.OK.73179-1605

T11N R05W S22 NE4 A#3-PT NE4 BEG SE/C, TH W792' N330' E792' S330' TPB

090004844

PETERS,CHARLES R TRUSTEE#
PETERS,CHARLES R FAMILY REVC TRT.8012 NW 82ND ST.OKLAHOMA CITY.OK.73132-

T11N R05W S22 SW4 A#1 PT SW4 BEG NE/C, TH S495' W2580' NW43.62' N459.77' E2590', TPB.

090004859

GARNER,RANDY N

10901 KATIE CIR.MUSTANG.OK.73064

T11N R05W S22 SE4 A#8-PT SE4 BEG NW/C TH E700' SE587.36', SW946.54' N650' TPB A/K/A TRACTS 8 & 9 TRAILS WEST ADDITION, AN UNRE, CORDED PLAT

090004861

REES,JARROD & PATRICIA

10825 SHERREE AVE.MUSTANG.OK.73064-

T11N R05W S22 SE4 A#10 PT SE4 - BEG 700'E OF NW/C, TH E471.38' SE508.68', SW366.03' NW587.36' TPB, AKA TRACT 10 UNREC'D TRAILS WEST

090004862

BOLLINGER,ANTHONY W & PATTI L

10801 SHERREE AVE.MUSTANG.OK.73064-0000

T11N R05W S22 SE4 A#11 PT SE4 - BEG 1171.38'E OF NW/C, TH E606.51', SW607.48' CURVL 257.53' NW508.68' TPB.

090004863

BARRIOS,CARLOS ALBERTO &

10755 HAMES BLVD.MUSTANG.OK.73064

T11N R05W S22 SE4 A#12-PT SE4 BEG 1,777.89'E OF NW/C TH E190.81', S650.66' SW238.42' CURVL 116.3' NW280.62' NE607.48' TPB

090004864

TOMPKINS,GREGORY H & WENDY

5301 S SARA RD.MUSTANG.OK.73064-0000

T11N R05W S22 SE4 A#13-PT SE4 BEG NE/C TH S325 W675 N325., 66 E675 TPB

090068945

COLLIER,JOYCE F TR #

P O BOX 720070.OKLA CITY.OK.73172-0070

T11N R05W S15 SE4 A#5-PT SE4 BEING W2 OF S41A

090088014

JOHNSON,KATHLEEN SUSAN

10805 SW 44TH ST B.MUSTANG.OK.73064

T11N R05W S15 SW4 A#8 PT SW4 - BEG 215'W OF SE/C, TH N1245' W465', S225' E280' S1020' E185' TPB.

090115182

JOHNSON FARMS HOMEOWNERS ASSN INC

1322 FRETZ DR.EDMOND.OK.73003-0000

JOHNSON FARMS ADDN PH 1 COMMON AREA "A"

090148883

A & T DEVELOPMENT INC

2701 SW 138TH ST.OKLAHOMA CITY.OK.73710

T11N R05W S23 NW4 A#3 PT NW4 - BEG @ SW/C, TH N584.99' E893.14' NE487.17', SE309.40' SE250.44'
SE188.05' SE182.43' E632.27' S580.01' W2638.89' TPB AKA, TRACT 1

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: June 16, 2022 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor



Authorized Signatory

Andrea Hornback, License #5078

COMPLETED: June 16, 2022

Order No. 22283676

State Of Oklahoma
Canadian County
Documentary Stamps
\$8400.00



Doc#: R 2021 44431
Bk&Pg: RB 5430 271-272
Filed: 12-28-2021 SRB
12:19:56 PM WD
Canadian County, OK 2E

Ret to:
OLD REPUBLIC TITLE
4040 N. TULSA

WARRANTY DEED
Individual

Oklahoma City, OK 73112 (Limited Liability Company)
KNOW ALL MEN BY THESE PRESENTS:

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.

That KYLA J JACOBSON, TRUSTEE OF THE KYLA J JACOBSON IRREVOCABLE TRUST DATED DECEMBER 22, 2017, ~~KAMM D HOWIE, TRUSTEE OF THE KAMM D HOWIE IRREVOCABLE TRUST DATED DECEMBER 22, 2017~~ party(IES) of the first part, in consideration of the sum of ~~TEN AND NO/100~~ dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto WP LAND, LLC, An Oklahoma Limited Liability Company party of the second part the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

The Northeast Quarter (NE/4) of Section Twenty-two (22), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, LESS AND EXCEPT a tract more particularly described as follows: Part of the East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-two (22), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Southeast corner of said East Half (E/2) of the Northeast Quarter (NE/4); Thence West along the South line of said E/2 NE/4 a distance of 792 feet; Thence North and parallel to the East line of said E/2 NE/4 a distance of 330 feet; Thence East and parallel to the South line of said E/2 NE/4 a distance of 792 feet to a point on the East line of said E/2 NE/4; Thence South along said East line a distance of 330 feet to a point or place of beginning.

~~REIMBURSED~~ & TAXES TO:
WP LAND, LLC, An Oklahoma Limited Liability Company
2731 S I-35 SERVICE ROAD, MOORE, OK 73160

together with all the improvements thereon, and the appurtenances, if any, thereunto belonging, all oil, gas, and other minerals in, under and on such land not previously conveyed of record, and all water rights.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered 27th day of December, 2021.

THE KYLA J JACOBSON IRREVOCABLE TRUST DATED
DECEMBER 22, 2017

Kyle J Jacobson TTE
BY: KYLA J JACOBSON, TRUSTEE

THE KAMM D HOWIE IRREVOCABLE TRUST DATED
DECEMBER 22, 2017

N/A
BY: KAMM D HOWIE, TRUSTEE

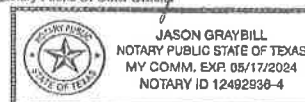
STATE OF *Texas*
COUNTY OF *Tarrant*

Before me, a Notary Public in and for this State, on this *12/22/2021*, personally appeared KAYLA J JACOBSON, as TRUSTEE, on behalf of THE KYLA J JACOBSON IRREVOCABLE TRUST DATED DECEMBER 22, 2017, AND KAMM D HOWIE, TRUSTEE OF THE KAMM D HOWIE IRREVOCABLE TRUST DATED DECEMBER 22, 2017, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the use and purposes therein set forth on behalf of said Trusts.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Jason Graybill
Signature Of Notary Public Or Other Officer

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 21271258
Underwriter: Old Republic National Title Insurance Company



RESIDENTIAL

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

PUD –

DESIGN STATEMENT

FOR

CAMBRIA

44th St. and Sara Rd.

June 20, 2022

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:

WP Land, LLC.
2731 S. I-35 Service Road
Moore, Oklahoma 73160
P 405.366.000 F 405.703.4334
E anthony@westpointgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Cambria, consisting of 48.27 acres is located within the NE/4 of Section 22, Township 11 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma City, Oklahoma. The subject property is generally located south of S.W. 44th Street, west of S. Sara Rd.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property and its separate Tracts comprising the proposed PUD of Cambria 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 described in Section 2.0 is; WP Land, LLC., 2731 S. I-35 Service Road, Moore, Oklahoma 73160.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned AA District 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: "AA", currently vacant farmland.

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

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is on the southeast side adjacent to S. Sara Rd at elevation 1320, while the lowest elevation is 1278 at a low point adjacent to SW 44th Street. There is a USGS Blue Line and floodway that runs along the western portion of the site, south to north. There are multiple soil types within this site; NrB Norge silt loam in the northwest, NaD Nash-Ironmound complex in the southern and KfB Kingfisher silt loam in the center and northern portion of the site.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for community commercial in Tract 1 at the corner where SW 44th and S. Sara Rd intersect and continuing southward along Sara Rd. Single family lots are located within Tract 2.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

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The nearest street to the north is SW 44th Street, which has a right-of-way width of 33-feet from centerline and the approach along SW 44th towards the intersection has been improved with 4-lanes. The nearest street to the east is S. Sara Rd, which has been improved to a 4-lane arterial. The nearest street to the south is SW 59th Street, 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 S. Mustang Rd. and is paved as a 4-lane arterial.

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

Sanitary sewer facilities for this property are currently available and runs south to north adjacent to the streambed on the west side of the property.

7.3 WATER

Water facilities for this property are currently available. There is an existing 16 inch water line located along the north side of SW 44th Street and a 16 inch water line located on the east side of Sara Rd.

7.4 FIRE PROTECTION

There nearest Oklahoma City Fire Rescue Station to this property is Station 33 at 11630 SW 15th Street, Yukon, 3.1 miles from an 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-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.

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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 two (2) tracts as follows:

8.1.1 TRACT ONE (1)

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 1:

- 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)
- Eating Establishments: Sitdown (8300.37)

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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)

8.1.2 TRACT TWO (2)

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.

9.0 SPECIAL CONDITIONS

9.1 MODIFIED LOT REQUIREMENTS

9.1.1 TRACT 2:

1. Minimum lot size shall be 4,000 square feet.
2. Minimum lot width shall be 40 feet at the platted front building line.
3. The minimum depth of the front yard shall be 20 feet.
4. Maximum lot coverage shall be 65%.

9.2 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.

9.3 LANDSCAPING REGULATIONS

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

9.4 LIGHTING REGULATIONS

RESIDENTIAL

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 of the Oklahoma City Municipal Code, 2010, as amended.

9.5 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot high screen shall be required along the western and southern boundary of Tract 1 where abutting residential zoning/use. Said screen shall be constructed entirely of stucco, brick, stone, or wood and shall be solid and opaque.

9.6 DUMPSTER REGULATIONS

Within Tract 1, dumpsters shall be located in 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 single-family residential zoning/use.

9.7 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.

9.8 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. 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 will be the responsibility of the property owners.

9.9 ACCESS REGULATIONS

There shall be one street access point from S. Sara Rd. and one street access point from SW 44th Street to serve the residential Tract 2. There shall be three additional driveway access points from S. Sara Rd and there shall be one driveway access point along the south side of SW 44th St. to serve the Commercial Tract 1. Access driveways shall meet driveway separation requirements.

Tract 1 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 2 of this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a Boulevard street.

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

RESIDENTIAL

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.

9.10 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, 2010, as amended.

For Tract Two (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.

9.11 SIGNAGE REGULATIONS

9.11.1 FREESTANDING ACCESSORY SIGNS

Commercial and Single Family residential subdivision 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.

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.

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 are specifically prohibited in this PUD.

9.11.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display Signs are specifically prohibited in this PUD.

9.12 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.

RESIDENTIAL

9.13 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along SW 44th Street and along S. Sara Road 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.

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.

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, A-1 AND A-2

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

RESIDENTIAL

CAMBRIA PUD OVERALL LEGAL

A tract of land situate within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°11'52"E along the East line of said NE/4 a distance of 2308.57 feet; thence
N89°50'54"W a distance of 792.00 feet; thence
S00°11'48"E a distance of 331.18 feet to a point on the South line of said NE/4; thence
N89°56'01"W along said South line a distance of 150.73 feet; thence
N00°14'15"E a distance of 1218.72 feet; thence
N04°59'21"E a distance of 1034.47 feet; thence
N14°56'09"E a distance of 404.93 feet to a point on the North line of said NE/4; thence
S89°45'45"E along said North line a distance of 734.25 feet to the POINT OF BEGINNING.

Said tract contains 2,102,597 Sq Ft or 48.27 Acres, more or less.

TRACT 1

A tract of land situate within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°11'52"E along the East line of said NE/4 a distance of 903.75 feet; thence
S89°48'08"W a distance of 330.00 feet; thence
N00°11'52"W a distance of 270.00 feet; thence
S89°48'08"W a distance of 20.00 feet; thence
N00°11'52"W a distance of 636.40 feet to a point on the North line of said NE/4; thence
S89°45'45"E along said North line a distance of 350.01 feet to the POINT OF BEGINNING.

Said tract contains 311,376 Sq Ft or 7.15 Acres, more or less.

RESIDENTIAL

TRACT 2

A tract of land situate within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of said NE/4; thence
S00°11'52"E along the East line of said NE/4 a distance of 903.75 feet to the point of beginning; thence
continuing

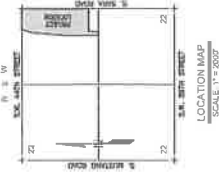
S00°11'52"E along said East line a distance of 1404.83 feet; thence
N89°50'54"W a distance of 792.00 feet; thence
S00°11'48"E a distance of 331.18 feet; thence
N89°56'01"W a distance of 150.73 feet; thence
N00°14'15"E a distance of 1218.72 feet; thence
N04°59'21"E a distance of 1034.47 feet; thence
N14°56'09"E a distance of 404.93 feet to a point on the North line of said NE/4; thence
S89°45'45"E along said North line a distance of 384.24 feet; thence
S00°11'52"E a distance of 636.40 feet; thence
N89°48'08"E a distance of 20.00 feet; thence
S00°11'52"E a distance of 270.00 feet; thence
N89°48'08"E a distance of 330.00 feet to the POINT OF BEGINNING.

Said tract contains 1,791,221 Sq Ft or 41.12 Acres, more or less.

MASTER DEVELOPMENT PLAN

OF
CAMBRIA

A PART OF THE NE/4 OF SECTION 22, T11N, R35W, 1M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LINE #	LENGTH	DIRECTION
11	24.00	100° 00' 00" E

EXHIBIT B

LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township 11 North (T11N), Range 35 West (R35W) of the Indian Meridian (1M), Oklahoma County, Oklahoma, being more particularly described by Tracts and Sections as follows:

RESERVE all the Northwest corner of said NE/4 Tract

500'11'52"E along the East line of said NE/4 a distance of 200.57 feet; thence S89°33'52"W a distance of 80.00 feet to a point on the South line of said NE/4; thence S00°11'52"E a distance of 211.10 feet to a point on the South line of said NE/4; thence N89°14'52"E along said South line a distance of 100.00 feet; thence N45°59'27"E a distance of 494.60 feet to a point on the North line of said NE/4; thence S00°45'05"E along said North line a distance of 754.25 feet to the POINT OF BEGINNING. Said tract contains 2,102.87 Sq. Ft. or 48.27 Acres, more or less.

LEGEND:

P.O.C.
POINT OF COMMENCEMENT
(NE/4 COR. NE/4 SECTION 22
T11N, R35W, 1M.)
P.O.B.
POINT OF BEGINNING

PROJECT OWNER AND DEVELOPER

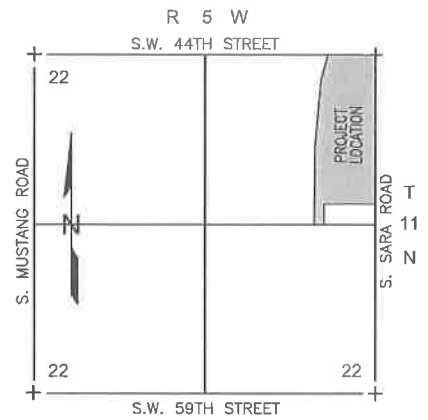
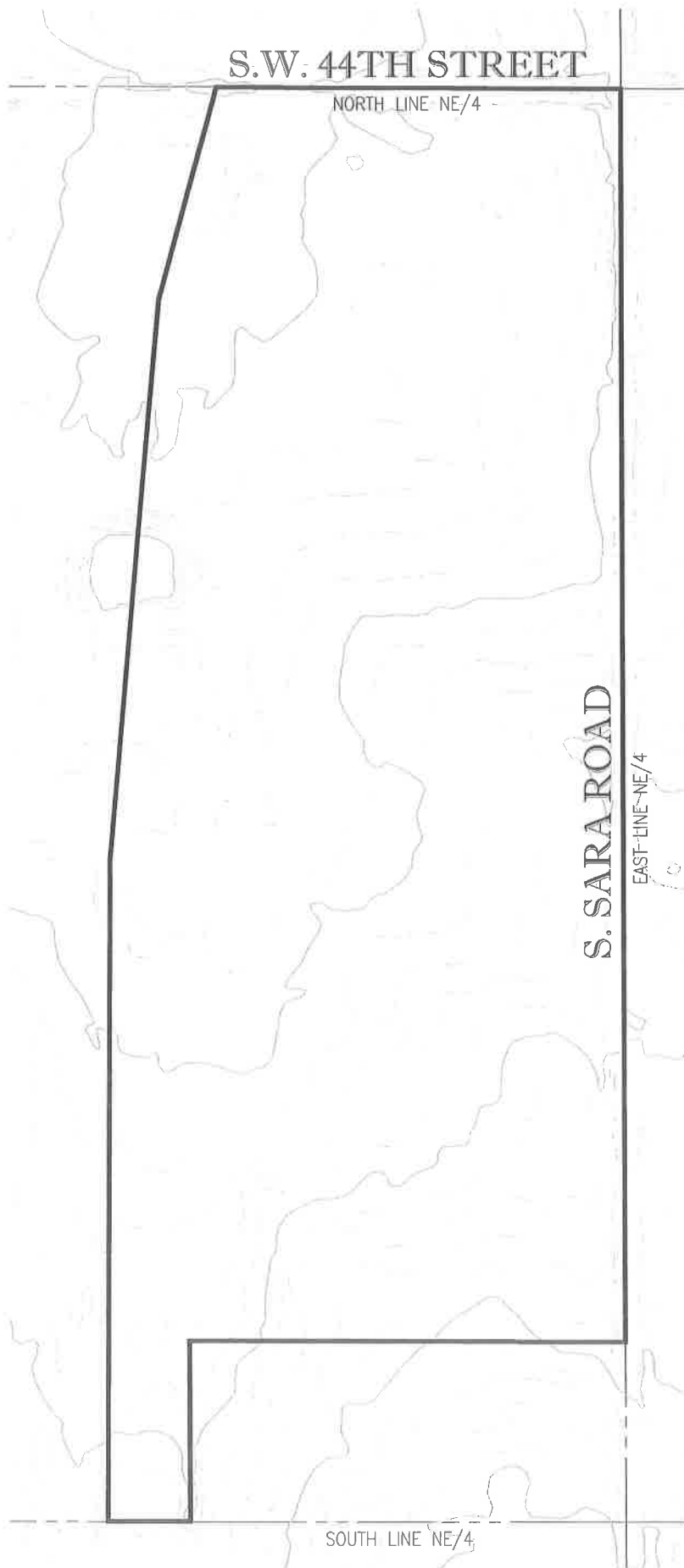
MP LAND, LLC
2701 S. I-35 SERVICE ROAD
MOORE, OKLAHOMA 73160
PH: 405.366.0000
EMAIL: emil@mplandgroup.com

MASTER DEVELOPMENT PLAN
OF
CAMBRIA



SHEET NO. 1 of 1
DATE 08/23/22
PROJECT NO. 21617700

SHEET B



LOCATION MAP
SCALE: 1" = 3000'



SCALE: 1" = 300'

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC
2731 S. I-35 SERVICE ROAD
MOORE, OKLAHOMA 73160

PH: 405.366.0000
EMAIL: anthony@westpointgroup.com

CAMBRIA - TOPOGRAPHIC MAP - EXHIBIT C



Crafton Tull
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CERTIFICATE OF AUTHORIZATION
CA 973 (P&E) EXPIRES 6/30/2022

SHEET NO.: 1 of 1
DATE: 06/23/22
PROJECT NO.: 21617700