



PC info & luv 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>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Native Provisions

Name of Development or Applicant

7101
 1701 S. Indian meridian Rd. Choctaw OK 73020

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

rezoning

Summary Purpose Statement / Proposed Development

| | |
|-----------------------|---------------------|
| Staff Use Only | |
| Case No.: PUD - | 1905 |
| File Date: | 23 Jun '22 |
| Ward No.: | 4 |
| Nbhd. Assoc.: | - |
| School District: | Choctaw/Nicoma Park |
| Extg Zoning: | AA |
| Overlay: | - |

90.15 ±

ReZoning Area (Acres or Square Feet)

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):

Cline
 Marc Cline

Name

7101 1701 S. Indian meridian Rd.

Mailing Address

Choctaw OK 73020

City, State, Zip Code

918-408-6272

Phone

marc@nativeprovisions.farm

Email

Stephen Landes
 Signature of Applicant

Stephen Landes

Applicant's Name (please print)

903 E 35th st

Applicant's Mailing Address

Shawnee, OK 74802

City, State, Zip Code

405-275-5388

Phone

Slandes@landesengineering.net

Email

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.

LANDES ENGINEERING LLC
& ASSOCIATES
ENVIRONMENTAL, ENGINEERING & DEVELOPMENT CONSULTANTS

Exhibit A

June 22, 2022

OVERALL LEGAL DESCRIPTION:

All of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma, more particularly, described as follow: Beginning at the Southwest Corner (SW/C) of said SE/4, said point being the Southeast corner (SE/C) of Heritage Estates; Thence North 00°25'18" West along the East line of Heritage Estates, a distance of 2637.65 feet to the Northwest Corner (NW/C) of said SE/4; thence north 89°36'43" East along the North line of said SE/4, a distance of 1298.05ft; thence South 19°10'31" West a distance of 1069.32 feet; thence South 03°14'38" West a distance of 1627.60 feet to a point on the South line of said SE/4; Thence South 89°13'09" West along said South line, a distance of 835.37 feet to the point of beginning.

AGRICULTURAL TRACT LEGAL DESCRIPTION:

All of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma, more particularly, described as follow: Beginning at the Southwest Corner (SW/C) of said SE/4, said point being the Southeast corner (SE/C) of Heritage Estates; Thence North 00°25'18" West along the East line of Heritage Estates, a distance of 2637.65 feet to the Northwest Corner (NW/C) of said SE/4; thence north 89°36'43" East along the North line of said SE/4, a distance of 1298.05ft; thence South 19°10'31" West a distance of 1069.32 feet; thence South 03°14'38" West a distance of 1627.60 feet to a point on the South line of said SE/4; Thence South 89°13'09" West along said South line, a distance of 835.37 feet to the point of beginning.

LESS AND EXCEPT

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being

+

more particularly described as follows: Beginning at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence South 89°13'08" West along the South line of said SE/4 for a distance of 600.02, thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 985.31 feet; thence North 89°43'26" East for a distance of 100.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 330.00 feet; thence North 45° 13'08" East for a distance of 280.43 feet; thence North 89°43'26" East a distance of 299.00 feet; thence North 00°16'34" West a distance of 150.00 feet; thence South 89°43'26" West a distance of 299.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 419.11 feet; thence South 89°43'26" West a distance of 50.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 543.87 feet to the North line of the said SE/4; thence North 89°36'43" East along the North Line of the SE/4 for a distance of 350.00 feet to the NE/C of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 330.00 feet to a point on the East line of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 2,620.25 feet to the place or point of beginning containing 26.39 acres more or less.

AND LESS AND EXCEPT

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence North 00°16'34" West along the East line of said SE/4 a distance of 980.02 feet; thence South 89°43'26" West for a distance of 720.00 feet to the place or point of beginning; thence continuing South 89°43'26" West a distance of 600.00 feet; thence North 00°16'34" West a distance of 330.00 feet; thence North 89°43'26" East a distance of 600.00 feet; thence South 00°16'34" East and parallel to the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning containing 0.45 acres more or less.

RURAL RESIDENTIAL 2 TRACT LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Beginning at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence South 89°13'08" West along the South line of said SE/4 for a distance of 600.02, thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 985.31 feet; thence North 89°43'26" East for a distance of 100.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 330.00 feet; thence North 45° 13'08" East for a distance of 280.43 feet; thence North 89°43'26" East a distance of 299.00 feet; thence North 00°16'34" West a distance of 150.00 feet; thence South 89°43'26" West a distance of 299.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 419.11 feet; thence South 89°43'26" West a distance of 50.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 543.87 feet to the North line of the said SE/4; thence North 89°36'43" East along the North Line of the SE/4 for a distance of 350.00 feet to the NE/C of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 330.00 feet to a point on the

East line of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 2,620.25 feet to the place or point of beginning containing 26.39 acres more or less.

INDUSTRIAL 1 - TRACT LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence North 00°16'34" West along the East line of said SE/4 a distance of 980.02 feet; thence South 89°43'26" West for a distance of 720.00 feet to the place or point of beginning; thence continuing South 89°43'26" West a distance of 600.00 feet; thence North 00°16'34" West a distance of 330.00 feet; thence North 89°43'26" East a distance of 600.00 feet; thence South 00°16'34" East and parallel to the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning containing 0.45 acres more or less.



Stephen T. Landes, P.E. #19539

JOINT TENANCY
WARRANTY DEED
WITH ACCEPTANCE

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 1903768
American Security Title Insurance Company

20190718910994690
DEED 07/18/2019
01:11:07 PM Book:14080
Page:748 PageCount:2
Filing Fee:\$15.00
Doc. Tax:\$772.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Know All Men by These Presents:

THAT, Michael McAtee and Heidi McAtee, as husband and wife, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Consul Properties LLC and Thousand Oaks Farms, LLC 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, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

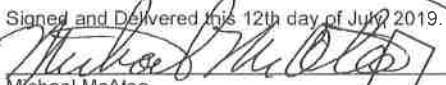
Tax ID No.: 144206010

Graantee's Mailing Address: 7101 S Indian Meridian Rd., Choctaw, OK 73020

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 12th day of July, 2019.


Michael McAtee


Heidi McAtee

1903768
Doc Stamps \$ 772.50
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of July, 2019, personally appeared, Michael McAtee and Heidi McAtee, husband and wife, 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.


Commission Expires:



Oklahoma City Abstract & Title Co.
9211 Lake Hefner Parkway, Suite 100
Oklahoma City, OK 73120

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma, thence North 00°16'34" West along the East line of said SE/4 a distance of 980.02 feet to the place or point of beginning. Thence South 89°43'26" West a distance of 1320.00 feet; thence North 00°16'34" West a distance of 330.00 feet; thence North 89°43'26" East a distance of 1320.00 feet to a point on the East line of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning.

UNOFFICIAL



WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 1903767
American Security Title Insurance Company

20190718010994768
DEED 07/18/2019
01:15:49 PM Book:14080
Page:775 PageCount:2
Filing Fee:\$15.00
Doc. Tax:\$1027.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Know All Men by These Presents:

THAT, MM HM, LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Consul Properties LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 168522842

Grantee's Mailing Address: 6608 N Western Avenue PMB 401, OKC, OK 73116

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its 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. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 15th day of July, 2019.

MM HM, LLC

Michael G. McAtee
Manager

Heidi McAtee
Manager

1903767
Doc Stamps: \$1027.50
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of July, 2019, personally appeared, Michael G. McAtee, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

All of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT:

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly, described as follows: Beginning at the Southwest Corner (SW/C) of said SE/4, said point being the Southeast corner (SE/C) of Heritage Estates; Thence North 00°25'18" West along the East line of Heritage Estates, a distance of 2637.65 feet to the Northwest Corner (NW/C) of said SE/4; thence North 89°36'43" East along the North line of said SE/4, a distance of 1298.05 feet; thence South 19°10'31" West a distance of 1069.32 feet; thence South 03°14'38" West a distance of 1627.60 feet to a point on the South line of said SE/4; Thence South 89°13'09" West along said South line, a distance of 835.37 feet to the point of beginning.

AND

LESS AND EXCEPT:

A part of the Southeast Quarter (SE/4) of Section Twenty Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence North 00°16'34" West along the East line of said SE/4 a distance of 980.02 feet to the place or point of beginning. Thence South 89°43'26" West a distance of 1320.00 feet; thence North 00°16'34" West a distance of 330.00 feet; thence North 89°43'26" East a distance of 1320.00 feet to a point on the East line of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning.



National Flood Hazard Layer FIRMette



97°15'17"W 35°23'37"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

OTHER AREAS OF FLOOD HAZARD

- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/20/2022 at 1:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



97°14'40"W 35°23'27"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery. Data refreshed October, 2020

A part of the Southeast Quarter (SE/4) of section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma, thence North $00^{\circ}16'34''$ West along the East line of said SE/4 a distance of 980.02 feet to the place or point of beginning. Thence South $89^{\circ}43'26''$ West a distance of 1320.00 feet; thence North $00^{\circ}16'34''$ West a distance of 330.00 feet; thence North $89^{\circ}43'26''$ East a distance of 1320.00 feet; to a point on the East line of said SE/4; thence South $00^{\circ}16'34''$ East along the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning

All of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma, more particularly, described as follow: Beginning at the Southwest Corner (SW/C) of said SE/4, said point being the Southeast corner (SE/C) of Heritage Estates; Thence North $00^{\circ}25'18''$ West along the East line of Heritage Estates, a distance of 2637.65 feet to the Northwest Corner (NW/C) of said SE/4; thence north $89^{\circ}36'43''$ East along the North line of said SE/4, a distance of 1298.05ft; thence South $19^{\circ}10'31''$ West a distance of 1069.32 feet; thence South $03^{\circ}14'38''$ West a distance of 1627.60 feet to a point on the South line of said SE/4; Thence South $89^{\circ}13'09''$ West along said South line, a distance of 835.37 feet to the point of beginning.

AND

LESS AND EXCEPT

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence North $00^{\circ}16'34''$ West along the East line of said SE/4 a distance of 980.02 feet to the place or point of beginning. Thence South $89^{\circ}43'26''$ West a distance of 1320.00 feet; thence North $00^{\circ}16'34''$ West a distance of 330.00 feet; thence North $89^{\circ}43'26''$ East a distance of 1320.00 feet to a point on the East line of said SE/4; thence South $00^{\circ}16'34''$ East along the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning.

LANDES ENGINEERING LLC & ASSOCIATES

ENVIRONMENTAL, ENGINEERING & DEVELOPMENT CONSULTANTS

Letter of Authorization

To Whom It May Concern:

Authorization is given to Landes Engineering to conduct business related activity on the property with the following legal description:

A part of the Southeast Quarter (SE/4) of section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma, thence North 00°16'34" West along the East line of said SE/4 a distance of 980.02 feet to the place or point of beginning. Thence South 89°43'26" West a distance of 1320.00 feet; thence North 00°16'34" West a distance of 330.00 feet; thence North 89°43'26" East a distance of 1320.00 feet; to a point on the East line of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning.

Said authorization is related to the City of Oklahoma City approval and any additional planning department approvals for the parcel for Commercial development.


Signature

Marc Cline Owner
Printed Name and Title

State of Oklahoma
County of Oklahoma

Marc Cline personally appeared before me on June 22, 2022, and affixed his
Signature above

Patricia A. Christensen
Notary Public



LANDES ENGINEERING LLC & ASSOCIATES

ENVIRONMENTAL, ENGINEERING & DEVELOPMENT CONSULTANTS

Letter of Authorization

To Whom It May Concern:

Authorization is given to Landes Engineering to conduct business related activity on the property with the following legal description:

All of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT

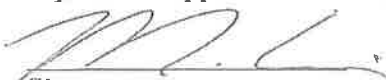
A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma, more particularly, described as follow: Beginning at the Southwest Corner (SW/C) of said SE/4, said point being the Southeast corner (SE/C) of Heritage Estates; Thence North 00°25'18" West along the East line of Heritage Estates, a distance of 2637.65 feet to the Northwest Corner (NW/C) of said SE/4; thence north 89°36'43" East along the North line of said SE/4, a distance of 1298.05ft; thence South 19°10'31" West a distance of 1069.32 feet; thence South 03°14'38" West a distance of 1627.60 feet to a point on the South line of said SE/4; Thence South 89°13'09" West along said South line, a distance of 835.37 feet to the point of beginning.

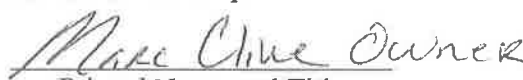
AND

LESS AND EXCEPT

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence North 00°16'34" West along the East line of said SE/4 a distance of 980.02 feet to the place or point of beginning. Thence South 89°43'26" West a distance of 1320.00 feet; thence North 00°16'34" West a distance of 330.00 feet; thence North 89°43'26" East a distance of 1320.00 feet to a point on the East line of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning.

Said authorization is related to the City of Oklahoma City approval and any additional planning department approvals for the parcel for Commercial development.


Signature


Printed Name and Title

State of Oklahoma
County of Oklahoma

Marco Cline personally appeared before me on June 22, 2022, and affixed his
signature above.

Patricia A. Christensen
, Notary Public



STATE OF OKLAHOMA } ss:
COUNTY OF OKLA

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 500 ft. Radius Report
filed in the office of the County Assessor
on the 22nd day of June, 2022
Given under my hand and official seal this
22nd day of June, 2022

County Assessor

D. Hanby

Deputy

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R168522842 and R144206010 and is a 500-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

Oklahoma County Assessor's
500ft Radius Report
6/22/2022

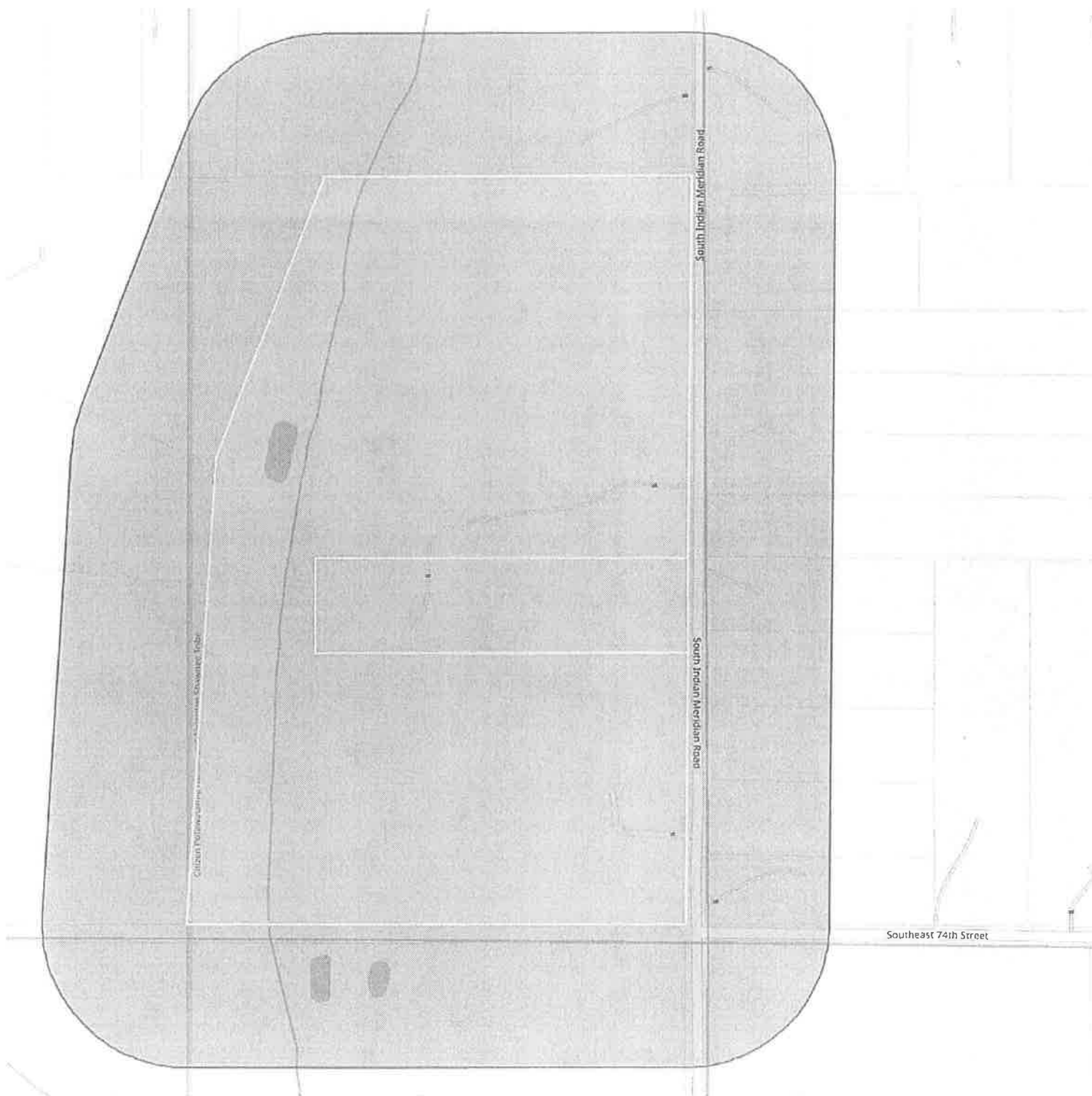
| accountno | name1 | name2 | mailingaddress1 | Shape | city | state | zipcode | subname | block | lot | legal | location |
|------------|----------------------------------|-------------------------|----------------------------|-------|---------------|-------|------------|-------------------------|-------|-----|--|--|
| R168526025 | WESTON TAMMY C | WESTON MARK W | 1304 SE 2ND ST | | MOORE | OK | 73160-7855 | CASS TOWNSHIP | 000 | 000 | CASS TOWNSHIP 000 000 PT OF NE4 SEC 36 11N 1W BEG AT NE/C OF NE4 TH S TO N LINE IH 40 NWLY ON N LINE H/W 2750.69FT TO W LINE OF NE4 N882.31FT E2640FT TO BEG PLUS TR 1 CONT 1ACR IN SW/C OF N 1/2 OF NE4 | 7725 S INDIAN MERIDIAN RD UNINCORPORATED |
| R144206010 | CONSUL PROPERTIES LLC | THOUSAND OAKS FARMS LLC | 6608 N WESTERN AVE PMB 401 | | OKLAHOMA CITY | OK | 73116 | UNPLTD PT SEC 25 11N 1W | 000 | 000 | UNPLTD PT SEC 25 11N 1W 000 000 PT OF SE4 SEC 25 11N 1W BEG 980.02FT N OF SE/C SE4 TH W1320FT N330FT E1320FT S330FT TO BEG CONT 10ACRS MORE OR LESS | 7101 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144206000 | HUMPHREY DARRIN | HUMPHREY KRISTY | 5401 S CHOCTAW RD | | CHOCTAW | OK | 73020 | UNPLTD PT SEC 25 11N 1W | 000 | 000 | UNPLTD PT OF SE4 SEC 25 11N 1W BEG 689.50FT S OF NW/C SE4 TH S1948.35FT E835.34FT NELY1222.27FT NW839.50FT N652FT W77FT TO BEG | UNKNOWN OKLAHOMA CITY |
| R144206015 | WHO DAT PROPERTIES LLC | | 4917 OLD LANTERN WAY | | CHOCTAW | OK | 73020 | UNPLTD PT SEC 25 11N 1W | 000 | 000 | UNPLTD PT SEC 25 11N 1W 000 000 PT OF SE4 SEC 25 11N 1W BEG 689.50FT S & 77FT E OF NW/C SE4 TH S652FT SE839.50FT NE405.33FT NW805.32FT W123FT TO BEG CONT 10.81ACRS MORE OR LESS | UNKNOWN OKLAHOMA CITY |
| R144206005 | KOLAR ROBERT S III & JAMIE L TRS | | 15500 SE 71ST ST | | CHOCTAW | OK | 73020 | UNPLTD PT SEC 25 11N 1W | 000 | 000 | UNPLTD PT SEC 25 11N 1W 000 000 PT OF SE4 SEC 25 11N 1W BEG NW/C SE4 TH E1298.03FT SW1069.32FT NW805.32FT W200FT N689.50FT TO BEG CONT 21.71ACRS MORE OR LESS SUBJ TO RD ESMTS | 15500 SE 71ST ST CHOCTAW |
| R168522842 | CONSUL PROPERTIES LLC | | 6608 N WESTERN AVE PMB 401 | | OKLAHOMA CITY | OK | 73116 | CASS TOWNSHIP | 01W | 025 | CASS TOWNSHIP 01W 025 PT OF SE4 SEC 25 11N 1W GOVT LOTS 3 & 4 & E 1/2 OF SE4 EX BEG SW/C SE4 TH N2637.65FT E1298.05FT SW1069.32FT S1627.60FT W835.37FT TO BEG & EX BEG 980.02FT N OF SE/C SE4 TH W1320FT | 6701 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144201140 | KINCANNON LEDA S | | PO BOX 15623 | | DEL CITY | OK | 73155-5623 | UNPLTD PT SEC 25 11N 1W | 000 | 000 | UNPLTD PT SEC 25 11N 1W 000 000 PT OF NE4 SEC 25 11N 1W BEG 969FT S OF NE/C OF S 1/2 OF NE4TH W660FT S323.78FT E660FT N323FT TO BEG OR TR 2 | 6601 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144201190 | SIKORYAK ANDREW A & ERIN L | | 15600 HALEY DR | | CHOCTAW | OK | 73020 | UNPLTD PT SEC 25 11N 1W | 000 | 000 | UNPLTD PT SEC 25 11N 1W 000 000 PT NE4 SEC 25 11N 1W BEG 660FT E OF SW/C NE4 TH N660FT E330FT S660FT W330FT TO BEG CONT 5ACRS MORE OR LESS | 15600 HALEY DR OKLAHOMA CITY |

Oklahoma County Assessor's
500ft Radius Report
6/22/2022

| | | | | | | | | | | | | | |
|------------|-------------------------------------|---------------------------|--|--|---------|----|------------|----------------------------|-----|-----|-----|--|---|
| R168522832 | FERGUSON ROBERT F | 15808 HALEY DR | | | CHOCTAW | OK | 73020-5042 | CASS | 000 | 000 | 000 | CASS TOWNSHIP 000 000 PT NE4 SEC 25 11N 1W BEG 660FT N OF SW/C NE4 TH N60FT E947FT N85FT E256FT N518FT E484.34FT N642.37FT E952.66FT S642FT W336.9FT S323.4FT E336.9FT S640FT W650FT S323.78FT E660FT S3 | 15808 HALEY DR OKLAHOMA CITY |
| R168673775 | WOOD DONALD D | 7500 S INDIAN MERIDIAN | | | CHOCTAW | OK | 73020-4514 | POTTAWATOMIE TOWNSHIP | 000 | 000 | 000 | POTTAWATOMIE TOWNSHIP 000 000 PT NW4 SEC 31 11N 1E GOVT LOTS 1 & 2 & E1/2 NW4 EX W50FT OF N1904.9FT OF LOTS 1 & 2 OF NW4 & EX A TR 660FT N8S BY 990FT E&W BEG 957.27FT S OF NW/C NW4 & EX BEG 1372.67FT | 7500 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144421870 | FRIES DUSTIN B & EMILY H | 16121 SE 74TH ST | | | CHOCTAW | OK | 73020 | UNPLTD PT SEC 30 11N 1E | 000 | 000 | 000 | UNPLTD PT GOVT LOT 4 SEC 30 11N 1E BEG SW/C SEC 30 TH N263FT E830FT S263FT W830FT TO BEG CONT 5.01ACRS MORE OR LESS | 7412 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144421890 | FRIES DUSTIN B & EMILY H | 16121 SE 74TH ST | | | CHOCTAW | OK | 73020 | UNPLTD PT SEC 30 11N 1E | 000 | 000 | 000 | UNPLTD PT SW4 SEC 30 11N 1E BEG 263FT N OF SW/C SW4 TH N263FT E830FT S263FT W830FT TO BEG CONT 5.01ACRS MORE OR LESS | 0 UNKNOWN OKLAHOMA CITY |
| R144421850 | JEP PROPERTIES LLC | 14580 SE 15TH ST | | | CHOCTAW | OK | 73020-7076 | UNPLTD PT SEC 30 11N 1E | 000 | 000 | 000 | UNPLTD PT SEC 30 11N 1E 000 000 PT SW4 SEC 30 11N 1E BEG 526FT N OF SW/C SW4 TH N263FT E830FT S263FT W830FT TO BEG CONT 5.011ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD | 7300 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144421880 | JOLLEY MERWYN L & VIRGINIA F TRS | 7200 S INDIAN MERIDIAN | | | CHOCTAW | OK | 73020-5049 | UNPLTD PT SEC 30 11N 1E | 000 | 000 | 000 | UNPLTD PT SEC 30 11N 1E 000 000 PT SW4 SEC 30 11N 1E BEG 789FT N OF SW/C SW4 TH N263FT E830FT S263FT W830FT TO BEG CONT 5.011ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD | 7200 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144421840 | SEAMON MELVIN D & KENDA R | 7112 S INDIAN MERIDIAN | | | CHOCTAW | OK | 73020-5049 | UNPLTD PT SEC 30 11N 1E | 000 | 000 | 000 | UNPLTD PT SEC 30 11N 1E 000 000 PT GOVT LOT 4 SEC 30 11N 1E BEG 1052FT N SW/C SEC 30 TH N265 25FT E830FT S264.59FT W830FT TO BEG CONT 5.047ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD | 7112 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144422025 | TERRAHOMA INC | 14400 SE 29TH ST | | | CHOCTAW | OK | 73020 | UNPLTD PT SEC 30 11N 1E | 000 | 000 | 000 | UNPLTD PT SEC 30 11N 1W BLK 000 LOT 000 PT SW4 SEC 30 11N 1E BEG 1085.86FT S OF NW/C SW4 TH E1892.12FT S219.33FT W1890.61FT N217.17FT TO BEG AKA TR 6 CONT 9.48ACRS MORE OR LESS | UNKNOWN |

Oklahoma County Assessor's
500ft Radius Report
6/22/2022

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|------------|--------------------------------------|--|--|--|--|--|--|---------------------------|--|--|--|---------------|----|------------|--|----------------------------|-----|-----|---|---|
| R144422020 | TERRAHOMA INC | | | | | | | 14400 SE 29TH ST | | | | CHOTAW | OK | 73020 | | UNPLTD PT SEC 30 11N 1E | 000 | 000 | UNPLTD PT SEC 30 11N 1W BLK 000 LOT 000 PT SW4 SEC 30 11N 1E BEG 868.71FT S OF NW/C SW4 TH E1893.62FT S217.15FT W1892.12FT N217.15FT TO BEG AKA TR 5 CONT 9.44ACRS MORE OR LESS | UNKNOWN |
| R144422015 | HARPER JOSHUA M & KRISTA K | | | | | | | 2712 W 34TH | | | | OKLAHOMA CITY | OK | 73112 | | UNPLTD PT SEC 30 11N 1E | 000 | 000 | UNPLTD PT SEC 30 11N 1W PT SW4 SEC 30 11N 1E BEG 651.56FT S OF NW/C SW4 TH E1895.12FT S217.15FT W1893.62FT N217.15FT TO BEG AKA TR 4 CONT 9.44ACRS MORE OR LESS | UNKNOWN |
| R144422010 | SWM & SONS INC | | | | | | | 14400 SE 29TH ST | | | | CHOTAW | OK | 73020 | | UNPLTD PT SEC 30 11N 1E | 000 | 000 | UNPLTD PT SEC 30 11N 1W BLK 000 LOT 000 PT SW4 SEC 30 11N 1E BEG 434FT S OF NW/C SW4 TH E2401.22FT S221.14FT W2401.46FT N217.56FT TO BEG AKA TR 3 CONT 12.09ACRS MORE OR LESS | UNKNOWN |
| R144422000 | SWM & SONS INC | | | | | | | 14400 SE 29TH ST | | | | CHOTAW | OK | 73020 | | UNPLTD PT SEC 30 11N 1E | 000 | 000 | UNPLTD PT SEC 30 11N 1E BLK 000 LOT 000 PT SW4 SEC 30 11N 1E BEG 150FT S OF NW/C SW4 TH E100FT N120FT E663.98FT S404FT W763.98FT N284FT TO BEG AKA TR 2 CONT 6.81ACRS MORE OR LESS | UNKNOWN |
| R144422005 | HAMPTON NICHOLAS & AMBER | | | | | | | 6600 S INDIAN MERIDIAN | | | | OKLAHOMA CITY | OK | 73145 | | UNPLTD PT SEC 30 11N 1E | 000 | 000 | UNPLTD PT SEC 30 11N 1W BLK 000 LOT 000 PT SW4 SEC 30 11N 1E BEG NW/C OF SW4 TH E2400.79FT TO NE/C SW4 S434FT W1637.23FT N404FT W663.98FT S120FT W100FT N150FT TO BEG AKA TR 1 CONT 17ACRS MORE OR LESS | UNKNOWN |
| R144433010 | LANE CRAIG A & LAURA L | | | | | | | 6500 S INDIAN MERIDIAN | | | | CHOTAW | OK | 73020-5043 | | UNPLTD PT SEC 30 11N 1E | 000 | 000 | UNPLTD PT SEC 30 11N 1E 000 000 PT NW/4 SEC 30 11N 1E BEG 33FT E OF SW/C NW/4 N654.97FT E351.64FT S655.13FT W352.05FT TO BEG EX N30FT AKA TR 22 INDIAN HILLS UNREC CONT 5.05ACRS MORE OR LESS | 6500 S INDIAN MERIDIAN RD OKLAHOMA CITY |
| R144433005 | ADDINGTON DANNY K II & TONYA L | | | | | | | 16112 INDIAN HILL RD | | | | CHOTAW | OK | 73020-4909 | | UNPLTD PT SEC 30 11N 1E | 000 | 000 | UNPLTD PT SEC 30 11N 1E 000 000 PT NW/4 SEC 30 11N 1E BEG 1964.88FT S & 384.64FT E OF NW/C NW/4 TH E351.64FT S655.29FT W352.05FT N655.13FT TO BEG EX N30FT AKA TR 21 INDIAN HILLS UNREC | 16112 INDIAN HILL RD OKLAHOMA CITY |



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD – XXX

MASTER DESIGN STATEMENT
FOR

Native Provisions
7101 S. Indian Meridian Road
Choctaw, OK 73020
90.15 acres +/-
In the SE/4,
Sec. 25, T11N, R1W I.M.
Oklahoma County,
Oklahoma

June 20, 2022

PREPARED FOR:

Native Provisions
7101 S. Indian Meridian Road
Choctaw, OK 73020
telephone 918-408-6272
email Marc@nativeprovisions.farm

PREPARED BY:

Landes Engineering
903 E. 35th Street
Shawnee, Ok. 74804
405-275-5388
slandes@landesengineering.net

Agricultural

TABLE OF CONTENTS

| | |
|--|------------|
| INTRODUCTION | 1.0 |
| LEGAL DESCRIPTION | 2.0 |
| OWNER/DEVELOPER | 3.0 |
| SITE AND SURROUNDING AREA | 4.0 |
| PHYSICAL CHARACTERISTICS | 5.0 |
| CONCEPT | 6.0 |
| DEVELOPMENT AND SUBDIVISION VARIATIONS | 6.1 |
| SERVICE AVAILABILITY | 7.0 |
| STREETS..... | 7.1 |
| SANITARY SEWER..... | 7.2 |
| WATER | 7.3 |
| FIRE PROTECTION | 7.4 |
| GAS, ELECTRICAL, AND TELEPHONE SERVICE..... | 7.5 |
| PUBLIC TRANSPORTATION..... | 7.6 |
| DRAINAGE..... | 7.7 |
| COMPREHENSIVE PLAN..... | 7.8 |
| SPECIAL DEVELOPMENT REGULATIONS | 8.0 |
| USE AND DEVELOPMENT REGULATIONS | 8.1 |
| SPECIAL CONDITIONS | 9.0 |
| FAÇADE REGULATIONS | 9.1 |
| LANDSCAPING REGULATIONS | 9.2 |
| LIGHTING REGULATIONS | 9.3 |
| SCREENING REGULATIONS | 9.4 |
| PLATTING REGULATIONS | 9.5 |

| | |
|--|-------------|
| DRAINAGE REGULATIONS | 9.6 |
| DUMPSTER REGULATIONS | 9.7 |
| ACCESS REGULATIONS | 9.8 |
| PARKING REGULATIONS | 9.9 |
| SIGNAGE REGULATIONS | 9.10 |
| FREESTANDING ACCESSORY SIGNS | 9.10.1 |
| ATTACHED SIGNS | 9.10.2 |
| NON-ACCESSORY SIGNS | 9.10.3 |
| ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S) | 9.10.4 |
| ROOFING REGULATIONS | 9.11 |
| SIDEWALK REGULATIONS | 9.12 |
| HEIGHT REGULATIONS | 9.13 |
| SETBACK REGULATIONS | 9.14 |
| PERMIT REQUIREMENTS | 9.15 |
| PUBLIC IMPROVEMENTS | 9.16 |
| COMMON AREAS | 9.17 |
| GENERAL DESIGN AND DEVELOPMENT GUIDELINES | 9.18 |
| SPECIFIC PLAN | 9.19 |
| DEVELOPMENT SEQUENCE | 10.0 |
| EXHIBITS | 11.0 |
| EXHIBIT A – LEGAL DESCRIPTION | |
| EXHIBIT B – MASTER DEVELOPMENT PLAN & TOPOGRAPHY | |
| EXHIBIT C – FLOOD MAP | |

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Native Provisions, consisting of 90.15 +/- acres located within the SE/4, Township 11N, Range 1W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 7101 S. Indian Meridian Road, Choctaw, OK 73020. Said parcel is located at the southeast corner of the intersection of Northwest Expressway and Piedmont Road.

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 of this property is Consul Properties, LLC, Thousand Oaks Farms, LLC and MM HM, LLC, 6608 N. Western Ave., Oklahoma City, OK 7316. The entities include both owner and develop the property.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: AA District – Open Pasture

East: AA District – Wooded, undeveloped & Residential

South: AA District -Wooded & undeveloped

West: AA District – Wooded, undeveloped & R-A residential further to west.

The subject property lies along the west side of Indian Meridian road beginning at the Southeast corner of the intersection of Indian Meridian Road and SE 74th Street and continuing northward to include the Northeast Quarter of the section less and except a parcel on the west side consisting of approximately 59 Acres. The excluded portion of the quarter section is accessed from SE 71st Street while the 90.15 acres +/- area accessed from Indian Meridian Road. This is primarily due the east branch of Hog Creek which divides the portion of the quarter section which is excluded from this property. The property currently contains a structure which was originally utilized as a residence but is now operated as the central office of the facility. The surrounding property is primarily unimproved woodlands, pastureland, and un-developed with surrounding low intensity residential structures. Oil wells and tank battery exists directly south of the parcel and on this parcel.

The intent of the Developer is to propose a Agricultural PUD District comprised of two (2) +/- acre residential tracts (RA2) along Indian Meridian and sustain conventional agricultural activities in the interior. The central office will be utilized for packaging and processing which will require an I-1 special use designation. The two (2) tracts in the proposed PUD area comprise 90.15 +/- acres with approximately 26.3 acres dedicated for potential residential use along Indian Meridian and the remaining sustained as agricultural district guidelines. Tract 1, fronting on Indian Meridian, will be divided into two (2) +/- to 3 acre parcels but will be limited to leaving a minimum 50' un-disturbed buffer adjacent to the

agricultural parcel to the west. Tract 2 has a 150' entrance on Indian Meridian but consists of the west portion of the property and will remain within the guidelines of an agricultural district. A 0.45 acre special use permit is requested on the interior portion of the agricultural property established for processing and packaging of the product developed on the property.

SECTION 5.0PHYSICAL CHARACTERISTICS

The elevation of the subject property is in a range from 1116 to 1188 with a natural flow from North to South. Along the west boundary of the property is the east branch of Hog Creek which rises to a ridge at the approximate mid-point of the agricultural portion of the property. Hog Creek along the west side is a zone AE studied area with a floodway designation which will remain in the Agricultural portion of this development. A low area exists on the east side of the agricultural ridge before rising up to Indian Meridian Road. The low area demarks the general boundary between the proposed residential and agricultural tract.

The subject property primarily consists of Harrah & Stephenville fine sandy loam soil characteristics and the tree cover on the property is (approximately 50%). This property is located in the east tributary of Hog Creek with the confluence reaching Lake Thunderbird within an approximate 1.5 miles from the property. The subject property is located on FIRM panel 40109C0365H with an effective date of 12/18/2009. Neither the office or any agricultueal structure will be impacted by the 100 year flood plain. The agricultural portion of the property has a floodplain elevation designated from 1126 to 113. The proposed residential parcels will not be impacted by the 100 year flood elevation.

SECTION 6.0CONCEPT

The concept for this PUD is to sustain the Agricultural (AA) based zoning designation while modifying the east side of the property adjacent to Indian Meridian to a RA2, Single-Family Two-Acres Rural Residential District. This will permit approximately 10 to 12 single residence along the frontage of Indian Meridian Road while leaving a minimum 50' undisturbed treeline between the residential and agricultural portion of the properties. It is anticipated most of these properties will be for operators of the farm. An I-1 special use designation is being sought for a 0.45 acre portion of the AA portion of the property to allow for processing of the products grown on-site.

By modifying the existing zoning requirements, the design statement and exhibits constitute this Planned Unit Development and will provide the developer with the flexibility desired to expand the agricultural activities to include both packaging and processing while sustaining the agricultural appearance and nature of the area. The frontage along Indian Meridian is heavily wooded and is being modified to allow for the development of two-acre residential tracts while sustaining a woodland buffer between the agricultural activities and the rural housing development area.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations, as amended, to be made part of this PUD:

The agricultural portion of this parcel will not require platting. The rural residential area will only be platted if required by Oklahoma City subdivision code requires. Each parcel developed in the RA2 designation will have a minimum frontage of 145 feet on Indian Meridian road. No lot will have a depth less than 300 feet of which a rear lot set-back without any structures of a minimum distance of 50 feet to sustain a buffer. This buffer area may be cleared of underbrush but may not be cleared of the existing trees unless dead or severely damaged due to storms or other natural events. If the area is required to be cleared due to a natural event, this area must be re-planted to sustain a tree buffer between the residential and agricultural properties. Fencing of the buffered area will be limited to a wire fencing material. All residential structures located in the RA2 designated area will only be allowed one (1) utility structure and shall be constructed of conventional residential materials. All other RA 2 designations as defined in Table 6100.2 & 6100.2a with a 20 percent or more open space provided within the RA2 designated area.

Access points on Indian Meridian will be limited to two (2) drives for the AA designated parcel and one drive per RA2 designated parcel.

No other development or subdivision regulations are proposed in the PUD.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

Access to a public right of way is limited to Indian Meridian road.

7.2 SANITARY SEWER

Public sanitary sewer facilities are not available for this property. All sewer services will be provided from individual septic systems or lagoon systems based on agricultural development requirements.

7.3 WATER

No public water system is available to this area. Private well systems will be developed for services.

7.4 FIRE PROTECTION

The nearest Oklahoma City fire station to this property is station number 28 located at 7101 S Anderson Rd. Oklahoma City, OK 73150, approximately 6.0 miles from this PUD development. Anticipated response times are 10.85 minutes based on $T = 0.65 + 1.7D$

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Natural gas lines are not available to this location, attempts to get service are been developed. The area currently has single phase electric service but is currently been evaluated for three phase power.

7.6 PUBLIC TRANSPORTATION

There are no existing Oklahoma City bus lines which run within or close to this Planned Unit Development.

7.7 DRAINAGE

A portion of the property within this Planned Unit Development is within a FEMA 100-year flood plain which is the east branch of Hog Creek. The residential portion is not impacted by the floodplain. All structures in the agricultural area will be elevated above the established Base Flood Elevation.

No detention should be required for this type of a development.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural Low Intensity land use topology area. Exactly ½ mile east, the property has been designated medium Intensity land use. Based on staff recommendations, an application to modify the comprehensive plan to medium Intensity to Indian Meridian road has been submitted to follow along with this Planned Unit Development. The PUD would be consistent and in compliance with Rural medium Intensity standard.

Proposed

Rural – Medium is **similar to the Rural-Low Typology Area except that it allows higher housing densities.** RM areas typically have lot sizes between 2 and 5 acres. These areas are usually located near a fire station, or at least have rural levels of fire service..

Existing

Rural – Low Intensity applies to **areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer.**

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, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following uses shall be permitted uses on Tract I of this site:

8150.2 Agricultural Processing: Limited
8150.3 Animal Raising: Commercial
8150.5 Animal Raising: Personal
8250.3 Community Recreation: Property Owners Association
8150.6.2 Composting
8300.40 Family Day Care Homes
8150.6.3 Greenhouse
8150.6.4 Home Garden
8150.6.5 Hoop House
8250.12 Light Public Protection and Utility: General
8150.8 Row and Field Crops
8200.14 Single-Family Residential

Conditional Uses:

These uses necessitate the application of special standards in order to coexist with adjacent and nearby uses, and the neighborhood or land use areas in which they are to be placed. Special standards for these uses are found in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" of the Oklahoma City Municipal Code 2020, as amended.

8150.2.1 Animal Raising: Chickens and Quail
8300.27 Communications Services: Antennas
8300.28 Communications Services: Broadcast Towers
8300.30 Communications Services: Telecommunication Towers
8150.7 Horticulture
8150.7.1 Rainwater Harvesting
8150.9 Urban Farm

The following uses shall be permitted uses on Tract II (RA2) of this site:

8150.6.2 Composting

8200.14 Single-Family Residential

Conditional Uses:

These uses necessitate the application of special standards in order to coexist with adjacent and nearby uses, and the neighborhood or land use areas in which they are to be placed. Special standards for these uses are found in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" of the Oklahoma City Municipal Code 2020, as amended.

8150.2.1 Animal Raising: Chickens and Quail

8150.5 Animal Raising: Personal

8150.6.4 Home Garden

8150.7 Horticulture

9.0.....SPECIAL CONDITIONS

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

Permitted Use(s): Specail conditions allowed on Tract 1, but only in defined 0.45 acres area.

8150.1 Agricultural Processing: General

8150.2 Agricultural Processing: Limited.

8350.3 Custom Manufacturing

8350.8 Industrial, Light

8350.7 Industrial, Moderate.

8300.62 Research Services: Restricted

Conditional Uses(s): No special conditions allowed on Tract 1, but allowed on Tract II

Condition(s):

None

Special Exception Use(s):

None

Special Permit Use(s):

Note

9.1.....FAÇADE REGULATIONS

No façade restrictions shall be required in either Tract I or Tract II.

9.2 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.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, Version October, 30, 2021, as amended.

9.4 SCREENING REGULATIONS

A 50' building line and tree buffer shall be established on Tract II (RA2) portion adjacent to the agricultural portion of this PUD. No large trees may be removed unless damaged due to environmental conditions such as tornado, draught, or fire causing the trees to die.. If the area is removed of all tree's, re-establishment of a tree line shall be provided by the residential property owner. A fence along the barrier between tract I and II shall be no greater than a wire fence.

9.5 PLATTING REGULATIONS

Parcels in this PUD can be developed and sold in Tract II as long as dimensions and sizes meet RA2 requirements with deed approval by planning department.

9.6 DRAINAGE REGULATIONS

Drainage improvements will be in accordance with 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 as defined in the previous sections. Such drainage ways must be designed to handle adequate flows.

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, Version October, 30, 2021, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located as required on the Agricultural property. Residential developments in Tract II shall utilize polycarts.

9.8 ACCESS REGULATIONS

Access shall be from Indian Meridian.

No sidewalks plan will be required.

9.9 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, Version October, 30, 2021, as amended.

9.10 SIGNAGE REGULATIONS

There shall be no freestanding signs in this PUD.

9.10.1 FREESTANDING ACCESSORY SIGNS

There shall be no free standing signs in this PUD

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 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 regulations.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

No sidewalks shall be required.

9.13 HEIGHT REGULATIONS

All building heights shall be governed by their respective zoning districts.

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 PERMIT REQUIREMENTS

Applications for building permits in the industrial part(s) of this PUD must include a site plan that depicts the location of the proposed building permit and the size and address of all existing

buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

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

No common areas are located in this PUD

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided in the Master Development Plan, a Specific Plan approval is not required.

9.19 SPECIFIC PLAN

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, Version October, 30, 2021, as amended shall have been approved by the Planning Commission.

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 (s)

Exhibit B – Master Development Plan & Topographic Map

The MASTER DEVELOPMENT PLAN shall be prepared as a white background 24" x 36" PDF (.pdf) document at a scale of 1 inch = 100 feet, reduced to a 8.5" x 11" page size and attached to the Master Design Statement. Master Development Plans must show the limits of the base zoning district(s), general location of proposed land uses, acreage, building lines, location/vicinity map, residential densities, location of collector streets within the PUD and adjacent arterial streets with right-of-way, location and approximate size of open space, greenbelts, and recreational areas, areas where access to streets will be limited and the location of driveways, where appropriate.

Exhibit C - FloodMap