

ORDINANCE NO. 28,063

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. *AKS*

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at Southeast corner of the Northeast Quarter (NE/4) of said Section 2; Thence S89°53'30"W along the South line of the NE/4, said South line also being the basis of bearing for this description, a distance of 1,891.00 feet to the POINT OF BEGINNING; Thence continuing S89°53'30"W a distance of 735.25 feet to the Southwest corner of the NE/4; Thence N00°29'55"W along the West line of the NE/4 a distance of 1,314.49 feet to the Northwest corner of the South half (S/2) of the NE/4; Thence N89°38'35"E along the North line of the S/2 NE/4 a distance of 1,083.50 feet; Thence S00°21'25"E on a line perpendicular to the North line of the S/2 NE/4 a distance of 987.67 feet; Thence S89°38'35"W a distance of 345.00 feet; Thence S00°21'25"E a distance of 330.00 feet to the point of beginning.

SECTION 2. (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 10TH day of FEBRUARY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 21ST day of APRIL, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. C
4/21/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2123) rezoning 9705 South Choctaw Road from AA Agricultural District to PUD-2123 Planned Unit Development District. Ward 4.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Deferred from March 10 and April 7, 2026.

Applicant:

David M. Box, Box Law Group, PLLC
Echo Valley Development LLC

Purpose:

The purpose of this application is to allow single-family residential development.

Background:

On January 15, 2026, the Planning Commission approved CPA-25-00012, an amendment to the Comprehensive Plan changing the subject site's Land Use Typology Area from Rural Low Intensity to Rural Medium Intensity.

On January 15, 2026, the Planning Commission recommended approval of the PUD application subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

Technical Evaluation:

1. The maximum residential density within this PUD shall be 0.5 dwelling units per acre.
2. All lots shall be located entirely outside the floodway.
3. Trees shall be preserved within platted common areas.
4. Modify Access Section to state "Access shall be per Code and Subdivision Regulations."

Protests:

61 protest, 6 legal, 14.91%

Previous Action:

The Ordinance was introduced February 10, 2026 and set for final hearing March 10, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

APPROVED

04-21-2026

BY THE CITY COUNCIL
Angela Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2123

MASTER DESIGN STATEMENT FOR

Ponderosa Development

October 30, 2025

November 26, 2025

January 19, 2026

Amended by City Council April 21, 2026

PREPARED FOR:

Echo Valley Development, LLC
1400 S Post Rd.
Midwest City, OK 73130
(405) 474-0616
echovalleydevelopment@gmail.com

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

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
SERVICE AVAILABILITY	7.0
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
SUBDIVISION REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Ponderosa Development, consisting of 30.09 acres, is located within the Northeast Quarter (NE/4) of Section 2, Township 10 N, Range 1 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Echo Valley Development, LLC

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: AA District and is currently undeveloped.
East: AA District and used for a residential development.
South: R-A District and used for a residential development.
West: AA District and is currently undeveloped.

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

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently developed with residential homes and accessory structures. Hog Creek runs within the north and east areas of the property. The property is located within Zone AE Floodway and Floodplain, and Flood Zone X. The property consists of sparse trees and landscaping. The property generally slopes to the north/northeast.

SECTION 6.0 CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a single-family residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SE 89th St. The nearest street to the east is S Choctaw Rd. The nearest street to the south is SE 104th St. The nearest street to the west is S Hiwassee Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic/aerobic.

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 36 located at 17700 SE 104th St. It is approximately 4 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural-Low Intensity land use topology.

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 R-A Single-Family One-Acre Rural Residential District shall govern this PUD, except as herein modified.

All uses within the R-A District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

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

The minimum lot size within this PUD shall be one-acre. The minimum lot width shall be 40 feet along the partial cul-de-sac. The minimum lot width for all other lots shall be 125 feet. The maximum residential density within this PUD shall be 0.5 dwelling units per acre. All lots shall be located entirely outside of the floodway.

9.1.....FAÇADE REGULATIONS

Façade regulations shall be in accordance with the base zoning district.

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. Trees shall be preserved within platted common areas.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Screening regulations shall be in accordance with the base zoning district.

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 ACCESS REGULATIONS

Access shall be per Code and Subdivision Regulations. Any east/west street in the south 200 feet of the PUD property line shall be prohibited.

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, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including

fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

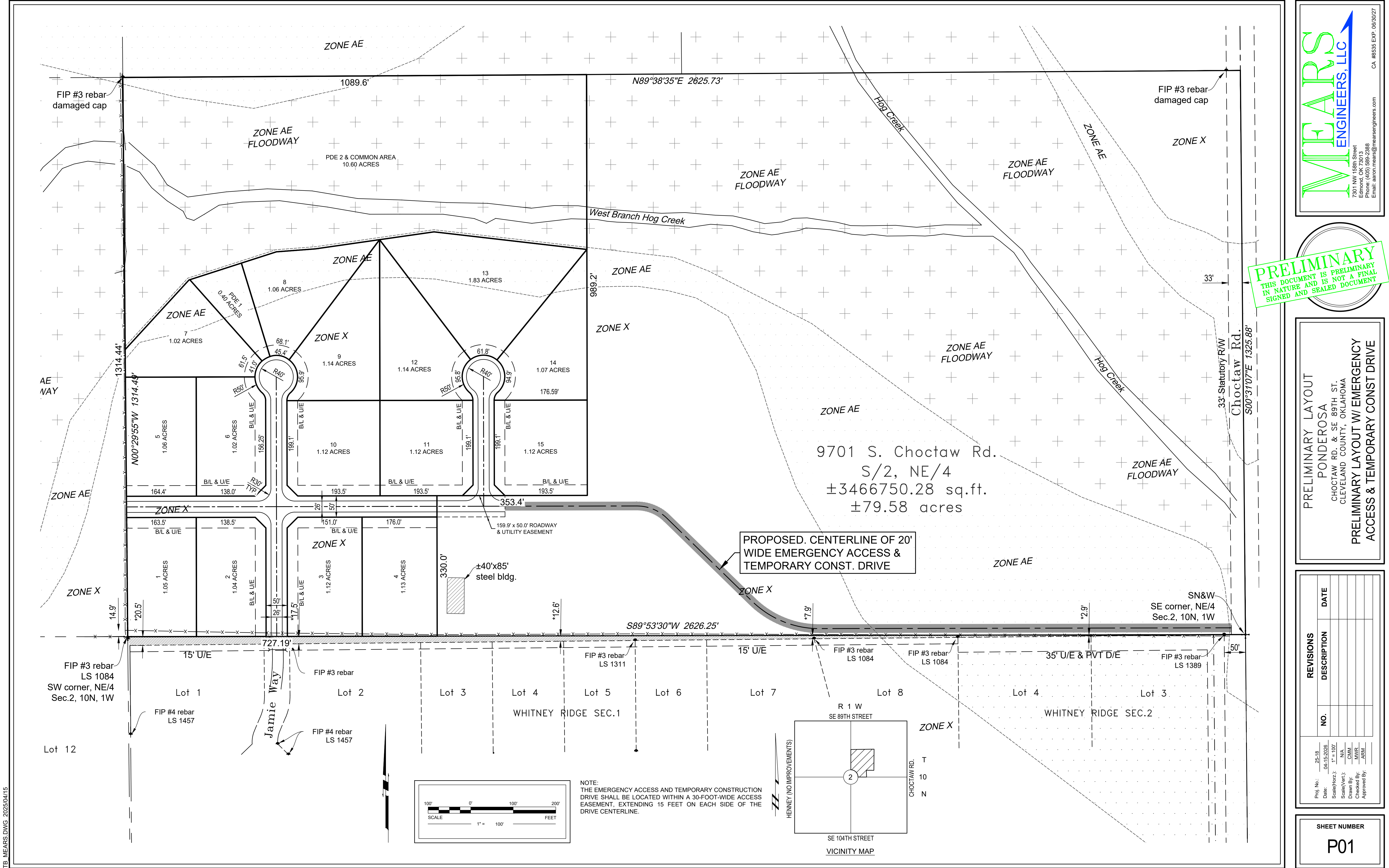
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

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

PUD-2123 EXHIBIT A - LEGAL DESCRIPTION

Proposed ±30 ac. Tract

A tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at Southeast corner of the Northeast Quarter (NE/4) of said Section 2; thence S89°53'30"W along the South line of the NE/4, said South line also being the basis of bearing for this description, a distance of 1891.00 feet to the POINT OF BEGINNING; thence continuing S89°53'30"W a distance of 735.25 feet to the Southwest corner of the NE/4; thence N00°29'55"W along the West line of the NE/4 a distance of 1314.49 feet to the Northwest corner of the South half (S/2) of the NE/4; thence N89°38'35"E along the North line of the S/2 NE/4 a distance of 1083.50 feet; thence S00°21'25"E on a line perpendicular to the North line of the S/2 NE/4 a distance of 987.67 feet; thence S89°38'35"W a distance of 345.00 feet; thence S00°21'25"E a distance of 330.00 feet to the point of beginning.



MEARS
ENGINEERS, LLC

7301 NW 15th Street
Edmond, OK 73013
Phone: (405) 589-2388
Email: aaron@mearsengineers.com

CA #6535 EXP. 06/30/27

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL
SIGNED AND SEALED DOCUMENT

PRELIMINARY LAYOUT
PONDEROSA
CHOCTAW RD. & SE 89TH ST.
CLEVELAND COUNTY, OKLAHOMA

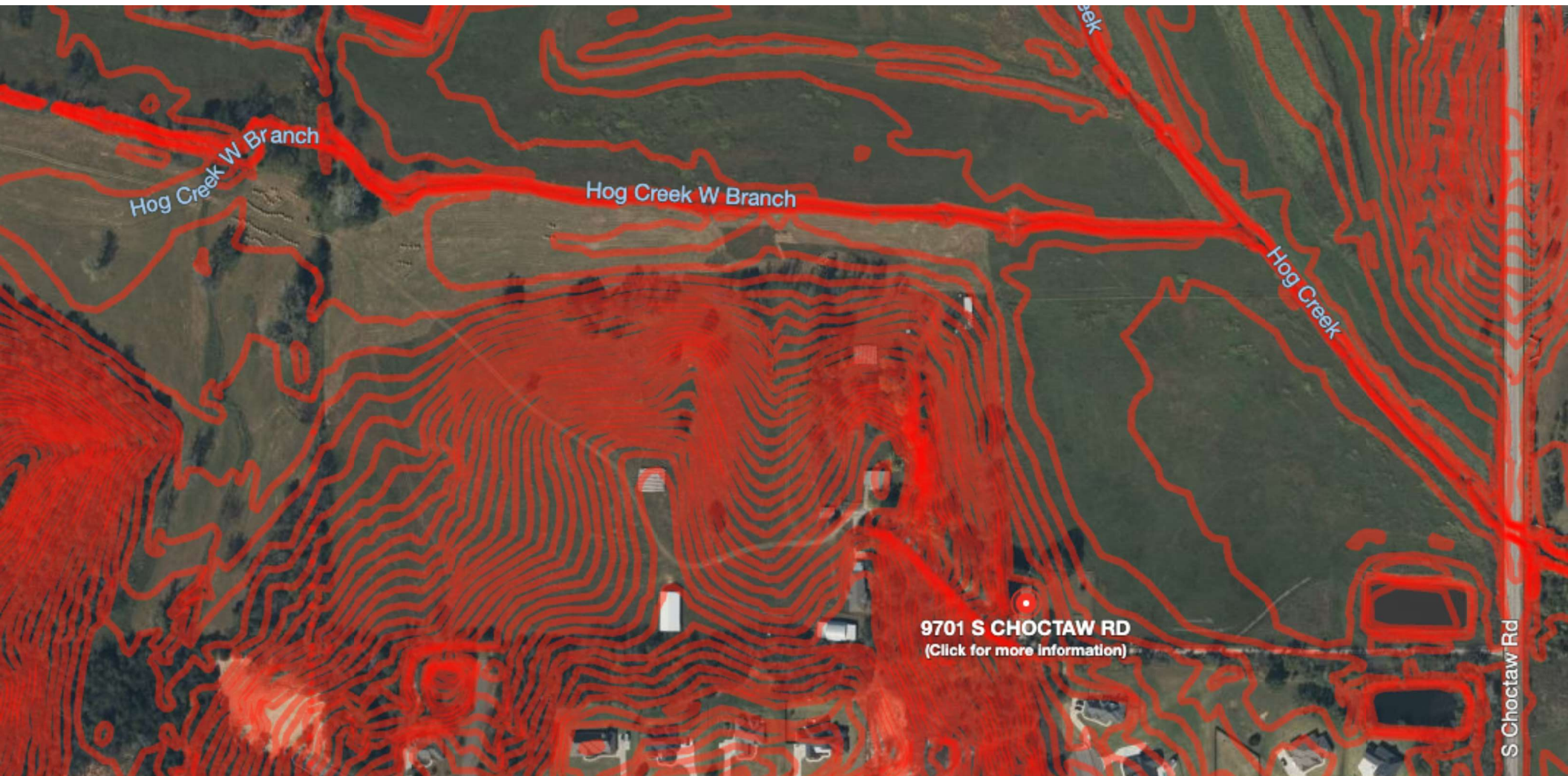
PRELIMINARY LAYOUT W/ EMERGENCY
ACCESS & TEMPORARY CONST DRIVE

REVISIONS		DATE
NO.	DESCRIPTION	

Proj. No.: 25-18
Date: 04-15-2025
Scale(Vert.): 1" = 100'
Scale(Horiz.): N/A
Drawn By: CMW
Checked By: MWR
Approved By: ARM

SHEET NUMBER

P01



CASENO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
PUD-2123	Box Law Group, PLLC, David Box	525 NW 11th St., Ste 205	Oklahoma City	OK	73103
PUD-2123	Mid-Del School District, Mike Bryan	7217 SE 15th St	Midwest City	OK	73110
PUD-2123	Churchill Homes LLC	9800 Justin Ct	Choctaw	OK	73020-1020
PUD-2123	Darold Patterson	14501 SE 98th St	Choctaw	OK	73020
PUD-2123	David R. & Karen T. Cruz	14617 SE 98th St	Choctaw	OK	73020-2057
PUD-2123	Doris & Bryan Gibson	9900 Jamie Way	Choctaw	OK	73020-1028
PUD-2123	Echo Valley Development LLC	1400 S Post Rd	Midwest City	OK	73130
PUD-2123	Elbert Jetton, Jr. & Laurie Jetton	9901 Liberty Crk	Oklahoma City	OK	73165-8956
PUD-2123	Jimmy R. Lee and Jo Carol Lee, Trustees of the Lee Legacy Wealth Trust	9015 S Choctaw Rd	Choctaw	OK	73020-4043
PUD-2123	Justin E. & Patirica A. Steffens	14609 SE 98th St	Choctaw	OK	73020
PUD-2123	Karen K. Fore-Monroe Living Trust	14625 SE 98th St	Choctaw	OK	73020
PUD-2123	Karen Lynn Moore	14225 SE 99th St	Oklahoma City	OK	73165-9007
PUD-2123	Mark E. & Tammy D. Geer	14601 SE 98th St	Choctaw	OK	73020-2057
PUD-2123	Misti D. Crawford	9901 Whitney Ct	Choctaw	OK	73020
PUD-2123	Ryan D. & Darcy M. Budde	3109 N Peebly Dr	Midwest City	OK	73110-1509
PUD-2123	Zion & Heather D. Williams	14425 SE 98th St	Choctaw	OK	73020

CASE NUMBER: PUD-2123

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Echo Valley Development LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2123 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on March 10, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at Southeast corner of the Northeast Quarter (NE/4) of said Section 2; Thence S89°53'30"W along the South line of the NE/4, said South line also being the basis of bearing for this description, a distance of 1,891.00 feet to the POINT OF BEGINNING; Thence continuing S89°53'30"W a distance of 735.25 feet to the Southwest corner of the NE/4; Thence N00°29'55"W along the West line of the NE/4 a distance of 1,314.49 feet to the Northwest corner of the South half (S/2) of the NE/4; Thence N89°38'35"E along the North line of the S/2 NE/4 a distance of 1,083.50 feet; Thence S00°21'25"E on a line perpendicular to the North line of the S/2 NE/4 a distance of 987.67 feet; Thence S89°38'35"W a distance of 345.00 feet; Thence S00°21'25"E a distance of 330.00 feet to the point of beginning.

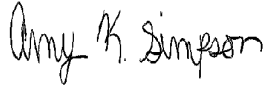
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 10th day of February 2026.

SEAL


Amy K. Simpson, City Clerk



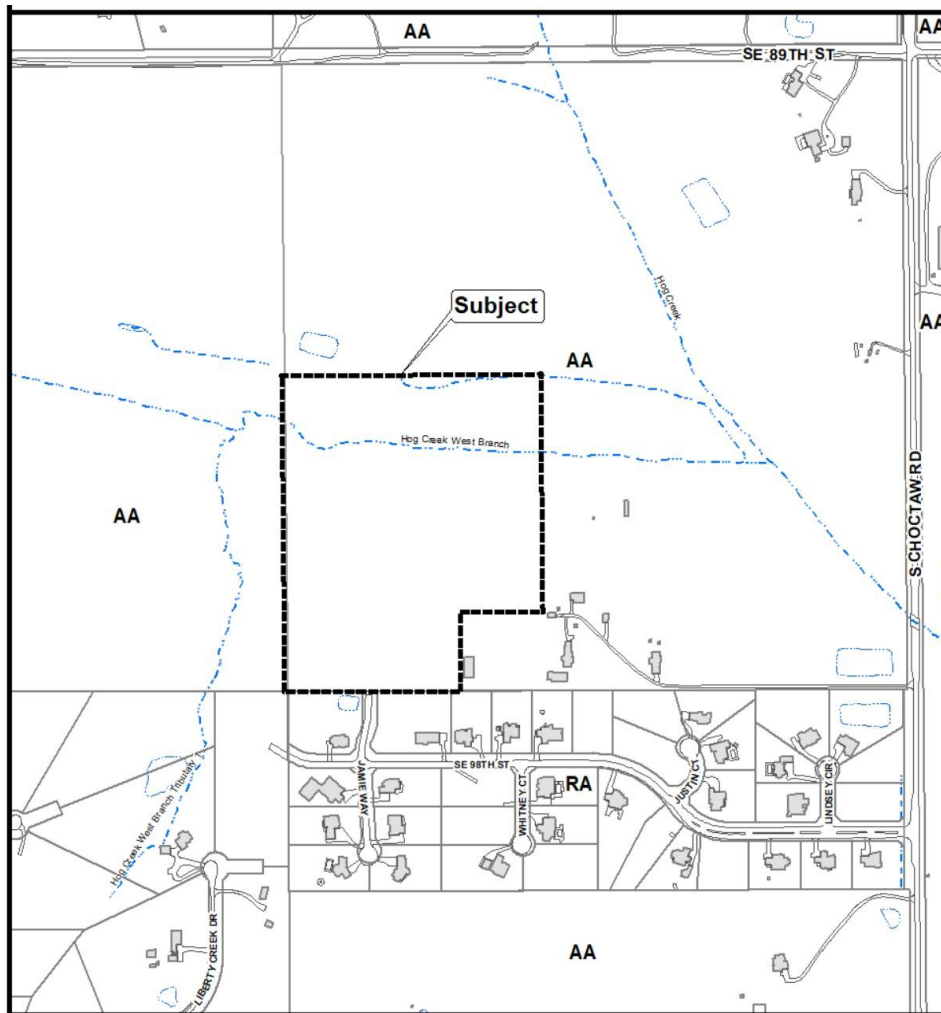
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2123

FROM: AA Agricultural District

TO: PUD-2123 Planned Unit Development District

ADDRESS OF PROPERTY: 9705 South Choctaw Road



PROPOSED USE: The purpose of this application is to allow single-family residential development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-A Single-Family One-Acre Rural Residential District** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2123

LOCATION: 9705 South Choctaw Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2123 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on March 10, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at Southeast corner of the Northeast Quarter (NE/4) of said Section 2; Thence S89°53'30"W along the South line of the NE/4, said South line also being the basis of bearing for this description, a distance of 1,891.00 feet to the POINT OF BEGINNING; Thence continuing S89°53'30"W a distance of 735.25 feet to the Southwest corner of the NE/4; Thence N00°29'55"W along the West line of the NE/4 a distance of 1,314.49 feet to the Northwest corner of the South half (S/2) of the NE/4; Thence N89°38'35"E along the North line of the S/2 NE/4 a distance of 1,083.50 feet; Thence S00°21'25"E on a line perpendicular to the North line of the S/2 NE/4 a distance of 987.67 feet; Thence S89°38'35"W a distance of 345.00 feet; Thence S00°21'25"E a distance of 330.00 feet to the point of beginning.

PROPOSED USE: The purpose of this application is to allow single-family residential development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-A Single-Family One-Acre Rural Residential District** (OKC Zoning Ordinance, 2020).

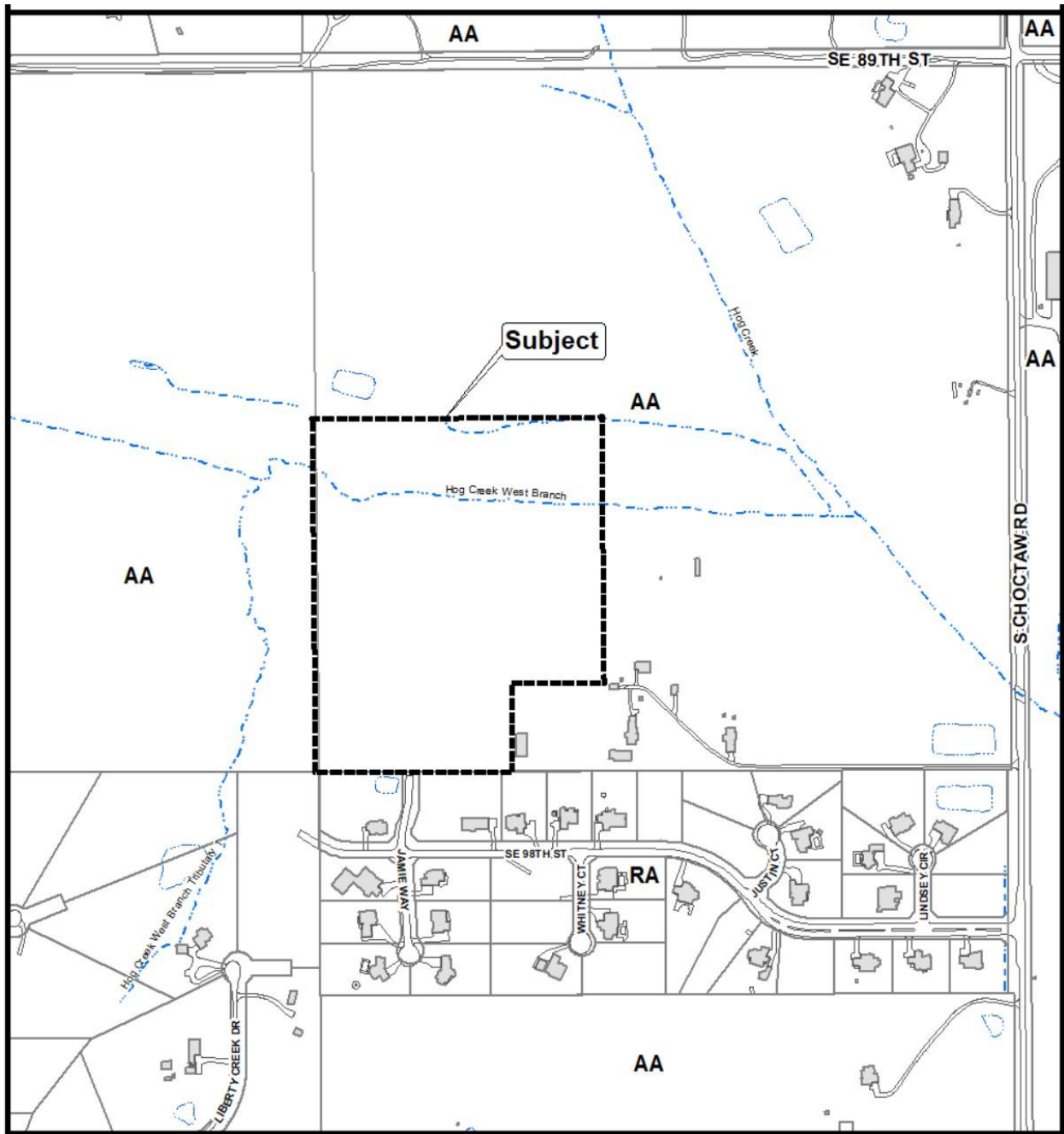
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 10th day of February 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
January 15, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:53 a.m. on January 12, 2026)

11. (PUD-2123) Application by Echo Valley Development LLC, to rezone 9705 South Choctaw Road from AA Agricultural District to PUD-2123 Planned Unit Development District. Ward 4.

Technical Evaluation:

1. The maximum residential density within this PUD shall be 0.5 dwelling units per acre.
2. All lots shall be located entirely outside the floodway.
3. Trees shall be preserved within platted common areas.
4. Modify Access Section to state "Access shall be per Code and Subdivision Regulations."

The applicant was present. There were protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.
MOVED BY PRIVETT, SECONDED BY LAFORGE
AYES: CLAIR, MEEK, PRIVETT, NEWMAN, HARRISON, NOBLE, LAFORGE
ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 15, 2026

Item No. IV. 11.

(PUD-2123) Application by Echo Valley Development LLC, to rezone 9705 South Choctaw Road from AA Agricultural District to PUD-2123 Planned Unit Development District. Ward 4.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
405-652-0099

2. Case History

This is a new application. This application was deferred from the December 11, 2025 Planning Commission hearing date.

This application is associated with CPA-25-00012, a request for an amendment to the comprehensive plan, changing the LUTA to Rural Medium (RM).

3. Reason for Request

The purpose of this application is to allow residential development, specifically up to 17 single-family homes.

B. EXISTING CONDITIONS

1. Size of Site: 30.09 Acres

2. School District: Mid-Del City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	AA / RA	AA
Land Use	Undeveloped	Undeveloped	Residential	Residential	Undeveloped

4. (Existing) Comprehensive Plan Land Use Typology Area: Rural – Low (RL)

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. RL areas are predominantly composed of residential

and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

(Proposed) Comprehensive Plan Land Use Typology Area: Rural – Medium (RM)

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service, and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

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

All uses within the R-A District shall be permitted within this PUD.

9.0 SPECIAL CONDITIONS

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

The minimum lot size within this PUD shall be one-acre. There shall be a maximum of 17 single-family residential lots. The minimum lot width shall be 40 feet along the partial cul-de-sac. The minimum lot width for all other lots shall be 125 feet.

9.1 FAÇADE REGULATIONS

Façade regulations shall be in accordance with the base zoning district.

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 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

Screening regulations shall be in accordance with the base zoning district.

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 ACCESS REGULATIONS

Access may be taken from S Choctaw Rd.

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, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

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

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. Airports: *

2. **Fire (OCFD):** No objection, provided this has fire hydrant locations to serve this development or sprinkle the dwellings.

3. **Public Works Department:**

- a. **Traffic Services:** *

- b. **Engineering - Storm Sewer Availability:**

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
 - 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
 - 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
 - 4) A flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.
 - 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department's Engineering staff must review and approve these elevations prior to any development.
 - 6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
 - 7) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.

- 8) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 9) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 10) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 11) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.
- 12) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 13) All private roads and streets shall have a private storm sewer system.
- 14) The northern (or rear) portions of Lots 7 through 13 appear to be located within the FEMA-designate Floodway of Hog Creek. Please note that the City's ordinance prohibits any temporary or permanent improvements and/or structures within the floodway. These prohibited improvements or structures include but are not limited to, the placement of fill, storage of materials, and obstructions such as fences.

It is recommended that the layout for these lots be revised so that all improvements are located entirely outside the Floodway.

- 15) A Private Drainage Easement is required on all lots affected by the floodplain and must completely encompass the 100-year floodplain.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

- 1) No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

c. Wastewater Availability:

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

5. Planning Department:

a. Comprehensive Plan Considerations

The subject site is within the Rural Low Intensity (RL) Land Use Typology Area (LUTA). The application is associated with CPA-25-00012, a request to amend the LUTA to Rural Medium (RM). Policies for each are listed below.

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways. (RL / RM)
- Design new buildings to compliment the character of surrounding areas and not detract from the open character of the landscape. (RL / RM)
- Utilize Best Management Practices (BMP) for stormwater whenever possible. (RL / RM)

Floodway and 100-year floodplain associated with the West Branch of Hog Creek are present on the subject site. The PUD regulations do not address floodway or floodplain areas; however, the development is required to comply with all City, State, and Federal requirements within the floodplain. The conceptual plan for the development illustrates development would be in locations affected by floodplain and floodway areas. Plan conformance would be strengthened by maintaining the creek corridor in a natural state and keeping all structures and impervious paving at least 100 feet from the creek bank.

Density:

The Rural Low LUTA outlines a minimum lot size of 5 acres (gross density of 0.2 du/acre) for residential. *The existing AA District requires a 5-acre minimum, consistent with the existing RL LUTA. The density proposed in the PUD is not in conformance with the RL range.*

The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained. *If the LUTA is changed to Rural Medium, the comprehensive plan would support a maximum density of 0.5 du/acre, or 15 lots on the 30.09-acre parcel. The PUD proposes a maximum of 17 lots with a minimum lot size of one acre. The conceptual plan for the development illustrates 17 lots, primarily ranging from 1 to 1.21 acres, and one lot of 1.74 acres.*

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in Rural Medium are less than 40% of directly adjacent residential lots,; or if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD is requested to allow single-family residential development governed by the RA District, with a minimum lot size of one acre and up to 17 lots, with the conceptual plan showing lots primarily ranging from 1 to 1.21 acres, and one lot of 1.74 acres. No lot size incompatibility issues we identified with adjacent platted lots. The PUD regulations maintain the base RA District requirements for setbacks and maximum building height. The PUD proposes a minimum lot width of 40 feet along a partial cul-de-sac and a minimum lot width of 125 in all other locations (compared to 120 feet along local streets in the RA District).*

3) Service Efficiency:

- Water: *Not Served*
- Sewer: *Not Served (Need for Major Investment)*
- Fire Service: *Rural Response*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- **Riparian Areas:** Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area, including floodway and 100-year floodplain, is present on the subject site, where the West Branch of Hog Creek bisects the site. The PUD regulations do not address floodway or floodplain areas; however, the development is required to comply with all City, State, and Federal requirements within the floodplain. The conceptual plan for the development illustrates development would be located in locations affected by floodplain and floodway areas. Plan conformance would be strengthened by reconfiguring lots to be out of the floodway and maintaining the creek corridor in a natural state and keeping all structures and impervious paving at least 100 feet from the creek bank.*
- **Upland Forests:** The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *planokc identifies a minimal amount of Upland Forest on the southern boundary of the subject site. When less than 60% of the site is covered, the plan has a preservation goal of 100%. Plan conformance would be preserving healthy, mature trees to the greatest extent possible, especially in Upland Forest areas.*

5) Transportation System: The subject site is located west of South Choctaw Road, a Major Arterial Street. A connection to Jamie Way, a Neighborhood Street, is available along the southern boundary of the site. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, South Choctaw Road had 4,311 average daily trips, with a capacity of 10,000.

6) Other Development Related Policies

- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all

residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)

b. Plan Conformance Considerations

The subject site is located west of South Choctaw Road, in an area generally located between SE 89th Street and SW 104th Street. The site is currently zoned AA and undeveloped. The proposed PUD area does not have street frontage except to the residential street, Jamie Way, on the south. Abutting land to the north, east and west, is zoned AA. North and northeast of the site is primarily utilized for agricultural purposes. Southeast of the site is a residence. Abutting land to the south is zoned RA developed with the Whitney Ridge single-family residential subdivision. West of the site is utilized for agricultural purposes.

The subject site is within the Rural Low Intensity (RL) Land Use Typology Area (LUTA). The application is associated with CPA-25-00012, a request to amend the LUTA to Rural Medium (RM). The existing AA District requires a 5-acre minimum, consistent with the existing RL LUTA. The density proposed in the PUD is not in conformance with the RL range. If the LUTA is changed to Rural Medium, the comprehensive plan would support a maximum density of 0.5 du/acre, or 15 lots on the 30.09-acre parcel.

The PUD is requested to allow single-family residential development governed by the RA District with a one acre minimum lot size, and up to 17 lots, with the conceptual plan illustrating lots ranging from 1 to 1.21 acres, and one lot of 1.74 acres. The PUD states access “may be taken from Choctaw Road”, but the PUD site does not front it, and the conceptual plan shows all access from Jamie Way on the south. The addition of lots served by a single access would be more than allowed per the Subdivision Regulations. While the proposed rezoning area is part of a larger parcel under common ownership that does front Choctaw, access from the proposed development site eastward is challenged by significant floodway/floodplain. More information about access needs to be provided before the PUD is approved. Additionally, proposed lots should be removed from the floodway, trees should be preserved within common areas when platted, and the number of lots reduced to be consistent with the approved Land Use Typology.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

If CPA-25-00012 is denied, denial of the application.

If CPA-25-00012 is approved, continue the application to a future hearing date to provide additional information regarding access, OR

If approved, subject to the following Technical Evaluation:

1. The maximum residential density within this PUD shall be 0.5 dwelling units per acre.
2. All lots shall be located entirely outside the floodway.
3. Trees shall be preserved within platted common areas.
4. Modify Access Section to state "Access shall be per Code and Subdivision Regulations."

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

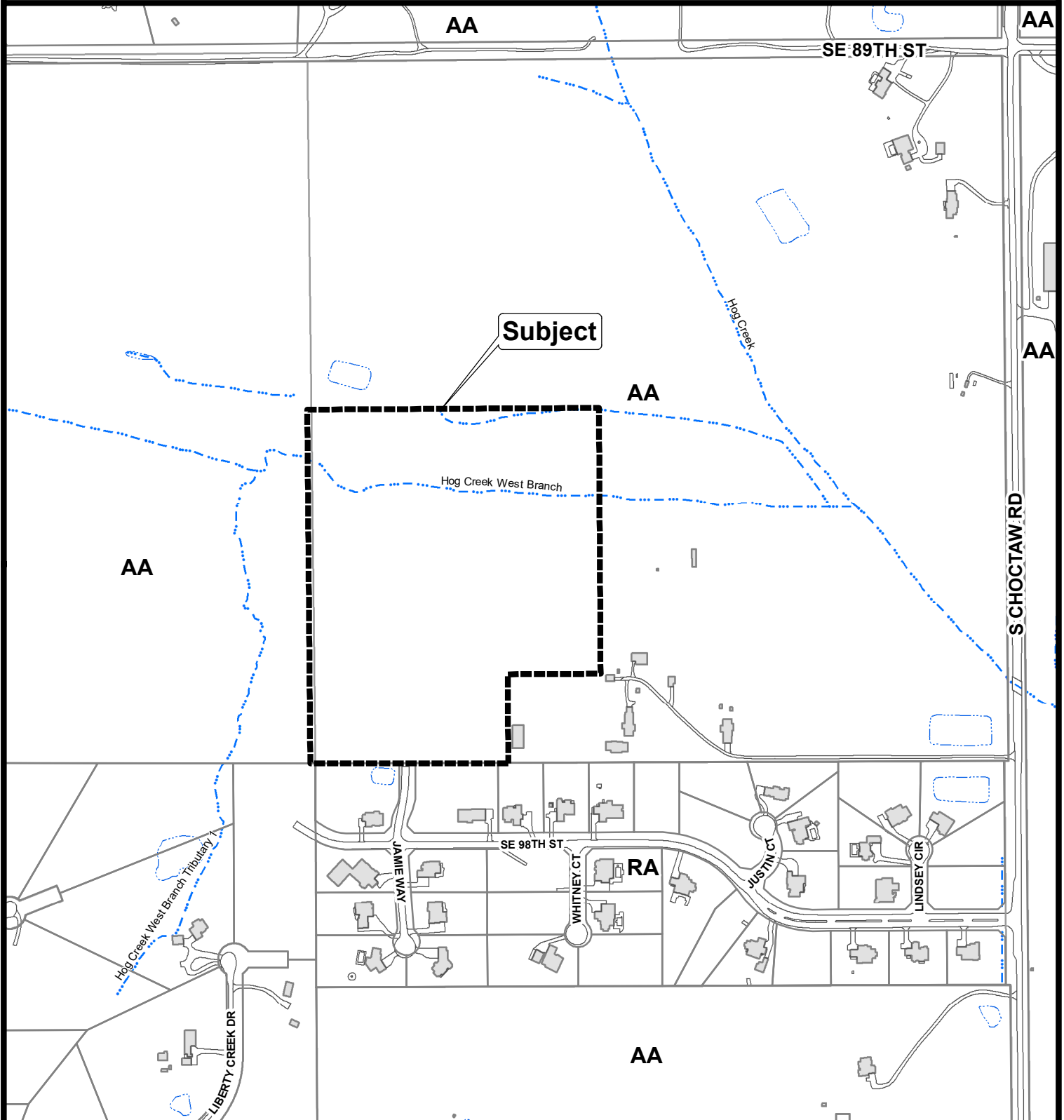
gjh

Case No: PUD-2123

Applicant: Echo Valley Development, LLC

Existing Zoning: AA

Location: 9705 S. Choctaw Rd.

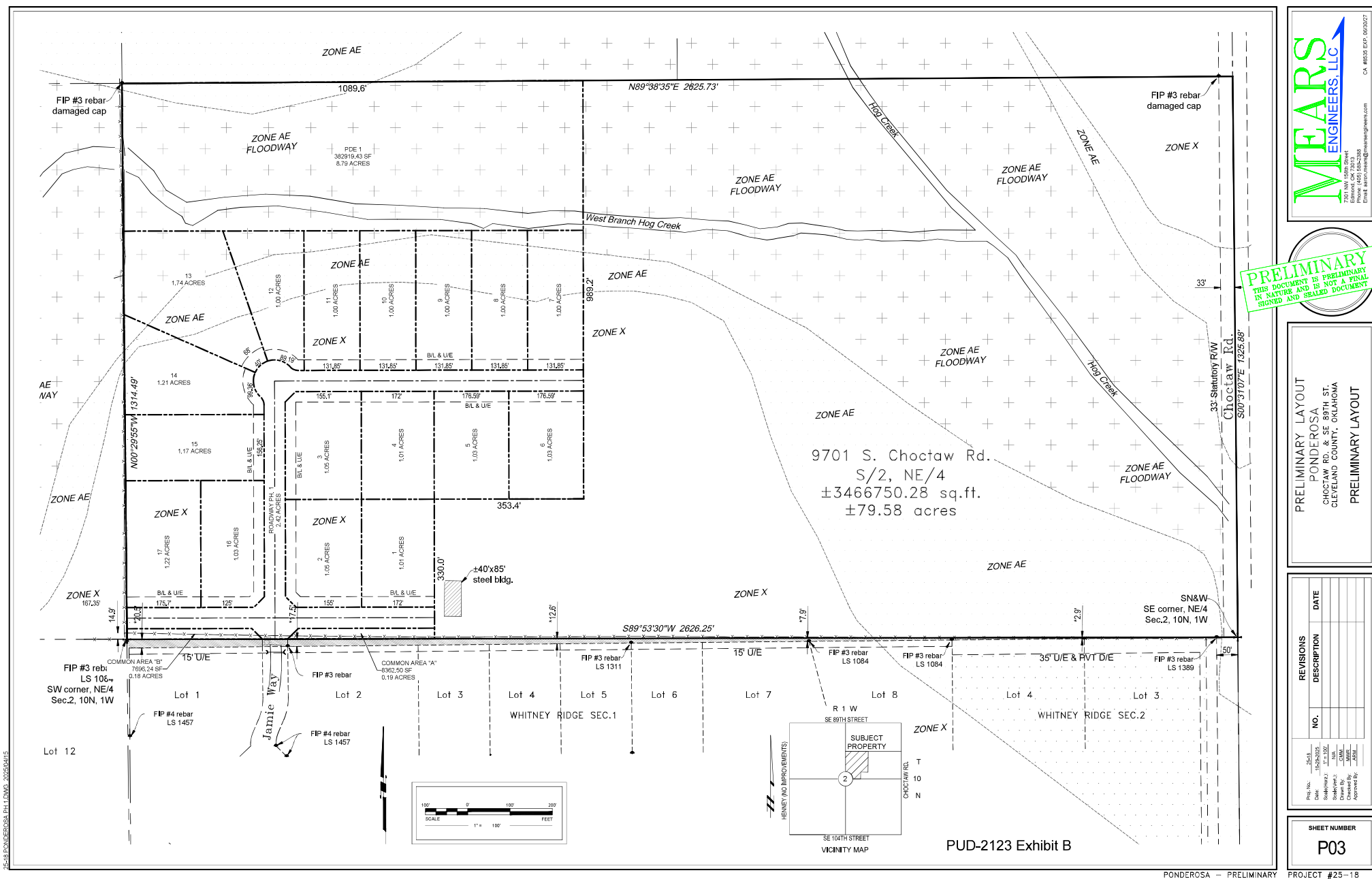


The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet

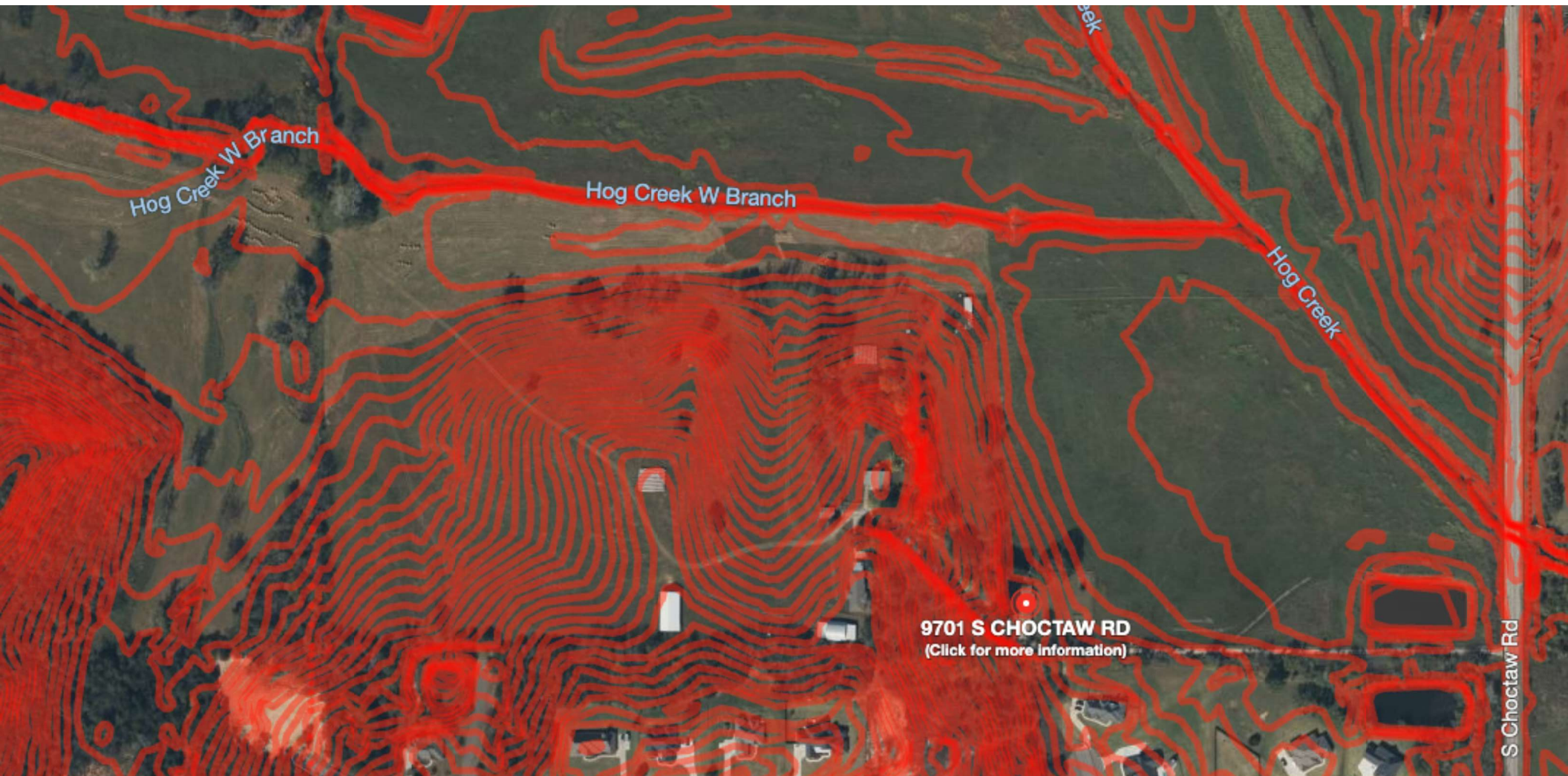


PRELIMINARY
 THIS DOCUMENT IS PRELIMINARY
 IN NATURE AND IS NOT A FINAL
 SIGNED AND SEALED DOCUMENT

PRELIMINARY LAYOUT
PONDEROSA
 CHOCTAW RD. & SE 89TH ST.
 CLEVELAND COUNTY, OKLAHOMA
PRELIMINARY LAYOUT

REVISIONS		DATE
NO.	DESCRIPTION	
1	25-18	
2	10-25-2025	
3	10-25-2025	
4	10-25-2025	
5	10-25-2025	
6	10-25-2025	
7	10-25-2025	
8	10-25-2025	
9	10-25-2025	
10	10-25-2025	
11	10-25-2025	
12	10-25-2025	
13	10-25-2025	
14	10-25-2025	
15	10-25-2025	
16	10-25-2025	
17	10-25-2025	
18	10-25-2025	
19	10-25-2025	
20	10-25-2025	

SHEET NUMBER
P03



Case No: PUD-2123

Applicant: Echo Valley Development, LLC

Existing Zoning: AA

Location: 9705 S. Choctaw Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet

Howard, Gabriel J

From: David Rohlmeier <dr12363@yahoo.com>
Sent: Wednesday, November 26, 2025 7:24 AM
To: PL, Subdivision and Zoning
Subject: Rezoning of Whitney ridge and 98th street

You don't often get email from dr12363@yahoo.com. [Learn why this is important](#)

It has come to my attention that you are part of the rezoning of our main street into our subdivision Whitney Ridge. We have a very small quiet community and that is part of the appeal and value of our property. We don't want a new subdivision added onto our outlet. This will create a issues when exiting the subdivision and safety of our kids and grandkids. During the summer the Kids are walking and riding bikes, scooters, etc. and safe. We don't need heavy vehicles damaging our roads. Why can't the other subdivision have access to another road beside our main road. It should not be our problem or we should be compensated by the new developer. Our homes will go down in value which hurts the county and the school districts. Our subdivision is almost completely built out and we finally done with the new construction. This community is an asset to Cleveland county . Why now would you want to ruin the value and change the peace setting we purchased. It send the wrong message to other nice communities within the county. Build something nice so we can change what you purchased. Wrong message to send to new home owners and new voters to your district.

I hope that you will vote no this rezoning option.

David Rohlmeier

To: OKC Planning Commission
Attn: Mike Privett Ward 4
From: Residents of Whitney Ridge
Re: PUD 2123 Rezoning Application

Re: PUD 2123 Opposition to Rezoning Request and Proposed Use of Our Private HOA Subdivision for Access

To Mike Privett,

We are writing on behalf of numerous homeowners within Whitney Ridge Subdivision, a privately governed and HOA-maintained residential community. We are respectfully requesting that the Planning & Zoning Commission deny the rezoning and development application submitted by the developer proposing to build on the parcel directly north of our subdivision and seeking to use our private infrastructure for access.

The Developer Has No Rights to Our HOA Assoc, Entrance, Common Areas or Covenants

The developer is not part of our HOA, is not associated with our original subdivision developer, and has no legal or historical connection to our roads, entrance, or common areas. Our HOA is solely responsible for the maintenance, repair, and financial upkeep of our entrance and private infrastructure.

We have never seen a case in which an unrelated developer requests to use an existing subdivision's private entrance and roads to build and access an entirely separate development. Allowing this would create a dangerous precedent and effectively open privately maintained subdivisions under HOA covenants and restrictions for public use without compensation, planning, or agreement.

The Access Problem Was Created Deliberately

The previous property owner had/has the clear ability to sell land with proper direct access. Instead, the seller intentionally sold a parcel without viable access, expecting that burden to be shifted onto our subdivision.

The City should not validate poor land planning that was created intentionally.

Floodplain Issues Were a Key Part of Our Original Development

Our subdivision was built with the clear understanding—supported by City documents—that the land directly north is restricted floodplain. Homes were purchased and constructed accordingly. Multiple residents spent considerable time and money meeting elevation, grading, and FEMA compliance to protect against flood risks. Many residents were required to meet stringent and expensive floodplain criteria before being allowed to build due to their location.

Now, the developer's proposed plan shows that more than half of the lots touch or borders this restricted floodplain, raising significant long-term concerns regarding drainage, runoff, structural safety, and emergency access.

Rezoning this land for more intensive residential use contradicts the conditions under which our homes were approved and violates the expectations upon which many families made large financial investments.

Major Floodplain and Environmental Concerns

1. Increased Density Adjacent to the Floodplain

The proposed development places multiple homes directly against the boundary of this restricted floodplain, with over half the lots physically touching the floodplain line. Adding housing density at this proximity poses serious risks:

- Altered water flow and drainage patterns
- Increased runoff into the floodplain and our subdivision
- Soil destabilization, erosion, and sediment transfer
- Reduced water storage capacity during heavy rain events
- Heightened flood risk for both developments

2. Approving This Rezoning Would Undermine the City's Own Floodplain Planning Standards

The City's floodplain management regulations are built on the principle of avoiding intensified development immediately adjacent to restricted flood zones. This proposal directly conflicts with that principle.

If this type of rezoning is approved:

- It erodes the integrity of the City's floodplain restrictions
- It creates a precedent future developers will cite
- It complicates future FEMA compliance
- It exposes the City to liability if flooding impacts downstream properties

Floodplain policies exist to protect residents, infrastructure, and the city—not to be bypassed because a landowner intentionally created a landlocked parcel.

Construction Access Through Our Neighborhood Is Unsafe and Unacceptable

The developer has no legitimate way to provide a construction entrance except through our subdivisions, something our roads were never designed for.

This would result in:

- Heavy construction equipment damaging our streets
- Noise and traffic disrupting a quiet residential community
- Safety hazards for children and pedestrians
- Long-term deterioration of our common areas and entrance that our HOA, not the developer, would have to fund

No responsible planning process should allow one development to bear the entire construction burden of another.

Our Subdivision Has Only One Entrance and One Exit

Our neighborhood was designed as a single-access subdivision with only one way in and one way out. This is already a significant emergency planning concern for:

- Fire response
- EMS access
- Law enforcement
- Evacuation in severe weather or wildfire scenarios

Adding an entirely new development that must use this same lone entrance dramatically increases life-safety risks.

No Fire Protection Infrastructure Exists for the Proposed Area

There are no fire hydrants, no fire protection infrastructure, and no water supply north of our subdivision where the developer wishes to build. Routing additional homes through our single entrance would:

- Increase response time
- Overload the existing access point
- Create potential blockages during fire/rescue incidents

This is a major code and safety violation under modern fire-access standards.

This Rezoning Does Not Harmonize with Surrounding Land Use

Our subdivision consists of high-value homes built for privacy, low traffic, and a secluded atmosphere. The proposed rezoning introduces incompatible density, increased traffic, and a significant shift in neighborhood character. Our roads, drainage systems, and emergency access routes were never designed to serve as the gateway to another development.

Our Request to Planning & Zoning

We respectfully ask the Commission and staff to:

1. Deny the rezoning request based on incompatibility with existing land use and floodplain concerns.
2. Deny any request for access through our subdivision or HOA-maintained entrance.
3. Require the developer to secure proper access through the property seller, who created this situation through intentional land partitioning.
4. Protect existing homeowners who relied on the City's original zoning, floodplain designations, and planning determinations when building their homes.

Our community asks the City to uphold responsible land-use principles and prevent the burden of an unrelated development from being placed on established private infrastructure.

Thank you for your time, consideration, and commitment to fair and responsible planning. We welcome any opportunity to meet with staff or the Commission to further discuss these concerns.

Respectfully submitted,

Residents of Whitney Ridge

Residents of Whitney Ridge

NAME	Address	Signature
• Patricia Patterson	14501 SE 98 th St	Patricia Patterson
• DAROLD PATTERSON	14501 SE 98 th St	Darold Patterson
• Brooklyn Yi	9908 Samiel Way	Brooklyn Yi
• David R. Cruz	14617 SE 98 th Street	D.R. Cruz
• KAREN T. CRUZ	14617 SE 98 th Street	Karen Cruz
• Karen Fore-Monroe	14625 SE 98 th St.	Karen K. Fore-Monroe
• Paul L. Monroe	14625 SE 98 th St	Paul L. Monroe
• Corey Churchill	14709 SE 98 th St	Corey Churchill
• Matthew Ahlers	14800 SE 98 th	Matthew Ahlers
• Matthew Ahlers	14808 SE 98 th	Matthew Ahlers
• Gia Easley	14800 SE 98 th	Gia Easley
• Justin Easley	14801 SE 98 th St	Justin Easley
• Laura Easley	9809 Justin Ct	Laura Easley
• Ashley Powell	14810 SE 98 th St	Ashley Powell
• Chris Hunt	14810 SE 98 th St	Chris Hunt
• CHRIS CRAWFORD	9901 WHITNEY CT	Chris Crawford
• Misti Crawford	9901 Whitney Ct	Misti Crawford
• David Kohlmeier	9908 Whitney Ct	David Kohlmeier
• Mandy King	9908 Whitney Ct.	Mandy King
• Pamela Guertin	9808 Justin Ct	Pamela Guertin
• Everett Guertin	9808 Justin Ct	Everett Guertin
• Zac Sanders	14832 SE 98 th St	Zac Sanders
• Cara Sanders	14832 SE 98 th St	Cara Sanders
• Zion Williams	14425 SE 98 th St	Zion Williams
• Brylee Flechner	9800 Lindsey circle	Brylee Flechner
• Heather Williams	14425 SE 98 th St	Heather Williams
• Luke Flechner	9800 Lindsey circle	Luke Flechner

Residents of Whitney Ridge

NAME	Address	Signature
• Zoe Williams	14425 SE 98th St	Zoe Williams
Lance Yi	9908 Jamie Way	Lance Yi
Tia Ellis	9909 Jamie Way	Tia Ellis
Jaci Shea	9909 Jamie Way	Jaci Shea
Roxane Phillips	14908 SE 98th St.	Roxane Phillips
Steven Phillips	14908 SE 98th St	Steven Phillips
R.L. Weaver	14908 SE 98th St.	R.L. Weaver
April Arenivar	9808 Lindsey Cir	April Arenivar
Rodrigo Arenivar	9808 Lindsey Cir	Rodrigo Arenivar
Tisha Thrig	9801 Lindsey Cir	Tisha Thrig
Blaise Thrig	9801 Lindsey Cir.	Blaise Thrig
Gabriel Thrig	9801 Lindsey Cir.	Gabriel Thrig
MEAGHAN MUSE	9813 LINDSEY CIR	Meaghan Muse
KIRSTIN MUSE	9813 Lindsey Cir	Kirstin Muse
Joseph R Randall	14900 SE 98th St	Joseph R. Randall
Soyoko Randall	14900 SE 98th St	Soyoko Randall
• Justin Steffens	14609 SE 98th St	Justin Steffens
• Colby Steffens	14609 SE 98th St	Colby Steffens
• Patricia Steffens	14609 SE 98th St	Patricia Steffens
Tammy Moore	8900 Justin Ct	Tammy Moore
Cecilia Vaughan	9800 Justin Ct	Cecilia Vaughan
Cory White	14824 S.E. 98th	Cory White
Ashlea White	14824 SE 98th St.	Ashlea White
Ali Sexton	9816 Lindsey Cir.	Ali Sexton
Ben sexton	9816 Lindsey Cir.	Ben Sexton
Tina Rackley	9900 Whit Ct	Tina Rackley
Billy Rackley	9900 Whit Ct	Billy Rackley

Residents of Whitney Ridge

NAME	Address	Signature
Darcy Budde	9901 Jamie Way, Choctaw	Darcy Budde
RYAN BUDDE	9901 JAMIE WAY, CHOCTAW	Ryan Budde
John Phing	9801 Lindsey Cir, Choctaw	~~John Phing~~ John Phing
Crystal Drake	9809 Lindsey Cir	Crystal Drake
Adam Drake	9809 Lindsey Cir	Adam S. Drake
Gabrielle Drake	9809 Lindsey Cir	Adam Drake
Melisa Churchill	14709 SE 93th Street	Melisa Churchill

Howard, Gabriel J

From: Z Williams <z@boulevardconstructionco.com>
Sent: Tuesday, November 25, 2025 6:11 PM
To: PL, Subdivision and Zoning
Subject: Re Zoning and Proposed Development PUD 2123
Attachments: doc00643220251125175833.pdf

You don't often get email from z@boulevardconstructionco.com. [Learn why this is important](#)

Please see attached

--

Z. Williams

Owner / Boulevard Construction Co.

C (405) 833-4966

z@boulevardconstructionco.com

Z. Williams
14425 SE 98th Street
Choctaw, OK, 73020
(405) 833-4966
11/25/2025

Planning Commissioner
Oklahoma City
Ward 4

Re: PUD 2123 Opposition to Rezoning Request and Proposed Use of Our Private HOA Subdivision for Access

To Mike Privett,

I am writing on behalf of numerous homeowners within Whitney Ridge Subdivision, a privately governed and HOA-maintained residential community. We are respectfully requesting that the Planning & Zoning Commission deny the rezoning and development application submitted by the developer proposing to build on the parcel directly north of our subdivision and seeking to use our private infrastructure for access.

Our Subdivision Is Private — The Developer Has No Rights to Our HOA Assoc, Entrance, Common Areas or Covenants

The developer is not part of our HOA, is not associated with our original subdivision developer, and has no legal or historical connection to our roads, entrance, or common areas. Our HOA is solely responsible for the maintenance, repair, and financial upkeep of our entrance and private infrastructure.

We have never seen a case in which an unrelated developer requests to use an existing subdivision's private entrance and roads to build and access an entirely separate development. Allowing this would create a dangerous precedent and effectively open privately maintained subdivisions under HOA covenants and restrictions for public use without compensation, planning, or agreement.

The Access Problem Was Created Deliberately

The previous property owner had the clear ability to sell land with proper direct access. Instead, the seller intentionally sold a parcel without viable access, expecting that burden to be shifted onto our subdivision.

The developer has openly acknowledged that the landowner “has a problem” with our subdivision and our builder, and that this situation is the result of personal conflict. Planning decisions should not be influenced by private disputes or spiteful actions. The City should not validate poor land planning that was created intentionally.

Floodplain Issues Were a Key Part of Our Original Development

Our subdivision was built with the clear understanding—supported by City documents—that the land directly north is restricted floodplain. Homes were purchased and constructed accordingly. Multiple residents spent considerable time and money meeting elevation, grading, and FEMA compliance to protect against flood risks. Many residents were required to meet stringent and expensive floodplain criteria before being allowed to build due to their location.

Now, the developer’s proposed plan shows that more than half of the lots touch or borders this restricted floodplain, raising significant long-term concerns regarding drainage, runoff, structural safety, and emergency access.

Rezoning this land for more intensive residential use contradicts the conditions under which our homes were approved and violates the expectations upon which many families made large financial investments.

Major Floodplain and Environmental Concerns

1. Increased Density Adjacent to the Floodplain

The proposed development places multiple homes directly against the boundary of this restricted floodplain, with over half the lots physically touching the floodplain line. Adding housing density at this proximity poses serious risks:

- Altered water flow and drainage patterns
- Increased runoff into the floodplain and our subdivision
- Soil destabilization, erosion, and sediment transfer
- Reduced water storage capacity during heavy rain events
- Heightened flood risk for both developments

2. Approving This Rezoning Would Undermine the City's Own Floodplain Planning Standards

The City's floodplain management regulations are built on the principle of avoiding intensified development immediately adjacent to restricted flood zones. This proposal directly conflicts with that principle.

If this type of rezoning is approved:

- It erodes the integrity of the City's floodplain restrictions
- It creates a precedent future developers will cite
- It complicates future FEMA compliance
- It exposes the City to liability if flooding impacts downstream properties

Floodplain policies exist to protect residents, infrastructure, and the city—not to be bypassed because a landowner intentionally created a landlocked parcel.

Construction Access Through Our Neighborhood Is Unsafe and Unacceptable

The developer has no legitimate way to provide a construction entrance except through our subdivision—something our roads were never designed for.

This would result in:

- Heavy construction equipment damaging our streets
- Noise and traffic disrupting a quiet residential community
- Safety hazards for children and pedestrians
- Long-term deterioration that our HOA, not the developer, would have to fund

No responsible planning process should allow one development to bear the entire construction burden of another.

Developer's Threatening Statements Reflect Bad Faith

During meetings with residents, the developer has stated that if we oppose his project, he will allow mobile homes to be placed on adjacent property. This was clearly intended as a threat rather than a legitimate development plan.

Such coercive, unprofessional behavior reflects poorly on the applicant's suitability to undertake development within our community.

This Rezoning Does Not Harmonize With Surrounding Land Use

Our subdivision consists of high-value homes—some exceeding \$1 million—built for privacy, low traffic, and a secluded atmosphere. The proposed rezoning introduces incompatible density, increased traffic, and a significant shift in neighborhood character.

Our roads, drainage systems, and emergency access routes were never designed to serve as the gateway to another development.

Our Request to Planning & Zoning

We respectfully ask the Commission and staff to:

1. Deny the rezoning request based on incompatibility with existing land use and floodplain concerns.
2. Deny any request for access through our subdivision or HOA-maintained entrance.
3. Require the developer to secure proper access through the property seller, who created this situation through intentional land partitioning.
4. Protect existing homeowners who relied on the City's original zoning, floodplain designations, and planning determinations when building their homes.

Our community asks the City to uphold responsible land-use principles and prevent the burden of an unrelated development from being placed on established private infrastructure.

Thank you for your time, consideration, and commitment to fair and responsible planning. We welcome any opportunity to meet with staff or the Commission to further discuss these concerns.



Respectfully submitted,
Z. Williams
Resident and Builder of Whitney Ridge

Howard, Gabriel J

From: Welch, Sarah
Sent: Thursday, December 4, 2025 7:14 PM
To: Howard, Gabriel J
Subject: Fw: Opposition to Rezoning PUD 2123
Attachments: Whitney Ridge Hearing Notice -Rezoning.pdf; Whitney Ridge -Oppose Rezoning w signatures.pdf

From: privdog@gmail.com <privdog@gmail.com>
Sent: Thursday, December 4, 2025 5:49 PM
To: Welch, Sarah <sarah.welch@okc.gov>
Subject: FW: Opposition to Rezoning PUD 2123

From: Z Williams <zwilliams@cityofdelcity.org>
Sent: Thursday, December 4, 2025 5:35 PM
To: privdog@gmail.com
Subject: Opposition to Rezoning PUD 2123

Subject: Opposition to Rezoning Application PUD 2123

Commissioner Privett

I am a current resident of Whitney Ridge and a recipient of the notice of hearing regarding rezoning application PUD 2123. I have attached the attached notification and the opposition petition with signatures for your review.

Thank you for your time and consideration. We respectfully ask that you deny this rezoning application.

If you have any questions, feel free to call me at [\(405\) 833-4966](tel:4058334966)

Sincerely,

Whitney Ridge Resident

Z. Williams | *Fire Chief*

City of Del City - Oklahoma

[\(405\) 671-2890](tel:(405)671-2890) | cityofdelcity.gov

Cindy Lee
9701 South Choctaw Road
Choctaw, OK 73020
4 December 2025
Planning Commissioner
Oklahoma City
Ward 4

Subject: PUD-2123 Echo Valley LLC Proposed Rezoning and Use of Public Road for Access

Mr. Mike Privett,

My name is Cindy Lee, previous owner of the proposed land to be rezoned and still a resident at 9701 South Choctaw Road, Choctaw OK 73020. I am sending this letter regarding the subject PUD for the purpose of establishing the factual reason for me selling the land to Echo Valley LLC, as opposed to the fabricated and speculative letter you received from Zion Williams.

Echo Valley LLC purchased my property with the intent of having it rezoned to develop approximately 17 homes utilizing public access via 98th Street and Jamie Way in a mutually beneficial transaction for my family and the City of Oklahoma City. I was approached by Echo Valley LLC who presented a proposal that included developing the area described in PUB-2123 with the intention of utilizing the closest public road rather than using my private driveway, which is not maintained by the city. Echo Valley LLC has done their research and developed a business strategy with the intent of improving my financial standing since I am a widow and do not have a current source of income. Our agreement was based on the information publicly available and on the advice of an attorney and engineer, which included utilizing 98th Street since it is a public road and provides direct access to the area. Research proves Whitney Ridge has never had an HOA nor is it a private neighborhood.

My only involvement in the process was selling the land to provide for myself and my family. Additionally, the funds gained by selling to Echo Valley Development give me the ability to repair my private drive due to damage incurred from Whitney Ridge water runoff from drainage issues and washout.

The Access Utilizing 98th Street Rather Than Utilizing my Private Road

I sold the land to Echo Valley LLC which is comprised of my son, Alan Lee and his business partner Michael Potts. Both disabled military veterans, current Federal Employees and men of faith that I trust to develop homes using the land I raised my family on. My family has lived on this land since the 1950's and during that time we raised and sold livestock as a means of income. My father-in-law was the original owner of the property and when he

passed away in December of 2013 my husband and son took over raising the cattle. I lost my husband of over 40 years in July of 2021 and my son took care of the existing cattle. The cattle were ultimately sold off due to the inability to properly care for them. The loss of income from the cattle was realized almost directly after my husband's passing and them being sold off. The land is no longer being utilized for cattle and no longer generating income. My son and his business partner started exploring ways to utilize the land for other purposes to care for me and my family, which ultimately led to selling the property and utilizing the public road which runs right up the proposed rezoning area.

I am not sure why someone would attempt to mislead the planning commission in believing Whitney Ridge and ultimately 98th street was privately maintained, but simple research easily debunks that theory. Zion Williams has consistently trespassed on my property and even though I pressed charges through the Game Warden (Zachary Paulk) in 2023, he has not been held accountable for his actions. He has gone as far as installing a large gate on his back fence leading to my property. I have even sent the laws for hunting on somebody else's land in Oklahoma to ensure he was aware that it was not legal, which includes written permission and was valid for only a year. He has never asked or received permission to hunt, yet he continues to do so with little regard for the law or my property.

I am sending this only to clarify the reasons for selling my property and in hopes that OKC Planning Commission understands that the situation is strictly a business transaction, not a personal attack on anybody or anything. I fully trust that Echo Valley LLC will be good stewards of the land and be respectful neighbors to myself and the existing residents of Whitney Ridge. Respectfully request you take all the factual information into account along with the current laws and city ordinances and approve the rezoning.

Thank you for your time,

Cindy Lee

Howard, Gabriel J

From: Mishoe, Mark W
Sent: Friday, December 5, 2025 1:18 PM
To: leecindy35@yahoo.com
Cc: Planning Admin; PL, Subdivision and Zoning
Subject: FW: Letter for OKC Planning Commissioner (Attn Mike Privett) PUD-2123
Attachments: OKC Planning Commission Letter_Cindy Lee.docx

Cindy,

Thank you for contacting the City of Oklahoma City's Planning Department. I am forwarding your Planning Commission letter to our Subdivision & Zoning Section. They will make sure it gets in the Planning Commission's Packet when this item is being considered.

Let me know if I can be of any further assistance.

Mark Mishoe
Admin Specialist
420 W. Main Suite 900
Oklahoma City, OK 73102
405-297-2406

From: Cindy Lee
Sent: Friday, December 5, 2025 12:40 PM
To: Action Center ; Planning Admin
Subject: Letter for OKC Planning Commissioner (Attn Mike Privett) PUD-2123

Some people who received this message don't often get email from leecindy35@yahoo.com. [Learn why this is important](#)

Good afternoon,

I am sending this email and attachment in regard to PUD-2123 for the OKC Planning Commission's review and consideration.

Please let me know if you have any questions or require any additional information.

Thank you and have a great day!
Cindy Lee