

SPUD-1822

Published in The Journal Record JUNE 3, 2026

ORDINANCE NO. 28,090

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED 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 SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

The North Half (N/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

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 5TH day of MAY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 2ND day of JUNE, 2026.

ATTEST:

Amy K. Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. H
6/2/2026

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) (SPUD-1822), rezoning 12200 Ecker Drive from AA Agricultural District to SPUD-1822 Simplified Planned Unit Development District. Ward 7.

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

Applicant:

Matt Stephens, Artemis Estates LLC

Purpose:

The purpose of this application is to allow residential development, specifically two single-family residential lots.

Background:

On April 23, 2026, the Planning Commission recommended approval of the 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 SPUD document has been amended accordingly.

Technical Evaluation:

1. Amend Section Access to include: Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.
2. Amend Section Sidewalks: Sidewalks shall be constructed in accordance with the Public Works requirements in effect at the time of construction of this SPUD.

Protests:

None

Previous Action:

The Ordinance was introduced May 5, 2026, and set for final hearing June 2, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

Caseno	Name	Address	City	State	ZipCode
SPUD-1822	ARTEMIS ESTATES LLC, MATT STEPHENS	4100 NW 152nd St	Edmond	OK	73013
SPUD-1822	OAKDALE SCHOOL DISTRICT, CARL JOHNSON	10901 N SOONER RD	Edmond	OK	73013
SPUD-1822	BAUMHAUS DESIGN BUILD LLC	12301 THELMAS WAY	Oklahoma City	OK	73013
SPUD-1822	BAUMHAUS DESIGN BUILD LLC	12317 THELMAS WAY	Oklahoma City	OK	73013
SPUD-1822	BYERS CRISTOFER W & JILLIAN R	12324 HUNTER DR	Oklahoma City	OK	73013
SPUD-1822	CHAPPELL DONALD C	12008 N ECKER DR	Oklahoma City	OK	73013
SPUD-1822	ECKER RICKEY L & JOANNE	12100 Ecker Dr	Oklahoma City	OK	73013
SPUD-1822	GREENFIELD DAVID GLENN, GREENFIELD ABIGAIL RENEE	12310 HUNTER DR	Oklahoma City	OK	73013
SPUD-1822	LEACH JAMES B & DANA	12308 THELMAS WAY	Oklahoma City	OK	73013
SPUD-1822	MYERS FAMILY LIV TRUST	12205 N AIR DEPOT BLVD	Oklahoma City	OK	73013
SPUD-1822	RAY MICHAEL REV TRUST	12003 ECKER DR	Oklahoma City	OK	73013
SPUD-1822	ROESLER MOODY BRENDA, MOODY ERIC S	6524 NE 122nd St	Oklahoma City	OK	73013
SPUD-1822	ROESLER MOODY BRENDA, MOODY ERIC S	12101 Ecker Dr	Oklahoma City	OK	73013
SPUD-1822	ROSS WILLIAM ROBERT, ROSS JENNIFER LYNN	12320 THELMAS WAY	Oklahoma City	OK	73013
SPUD-1822	SOPER RACHEL 2007 REV TRUST	6800 NE 122nd St	Oklahoma City	OK	73013

APPROVED
06-02-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1822
MASTER DESIGN STATEMENT

03-02-2026
04-09-2026
04-24-2026

PREPARED BY:

Artemis Estates LLC
Matt Stephens
4100 NW 152nd St
Edmond, OK 73013
(405) 568-1318
Matthew.p.stephens@gmail.com

SPUD-1822 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

All AA Agricultural District uses shall be permitted subject to conditions for approval

1.1 Minimum Lot Size:

1.1.1 Tract 1 (Ecker Drive Frontage): 2.00 acres (approximately 87,120 square feet)

1.1.2 Tract 2 (122nd Street Frontage): 3.00 acres (approximately 130,680 square feet)

1.2 Minimum Lot Width: Minimum lot width shall be 150 feet along the respective street frontage.

2. **Maximum Building Height:** Per Code.

3. **Maximum Building Size:** Per Code.
4. **Maximum Number of Buildings:** Per Code.
5. **Building Setback Lines per Lot:**

Front: 25 feet

Side: 20 feet

Rear: 25 feet

Building separation shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** Per Code.
7. **Landscaping:** Existing landscaping and natural vegetation will remain where feasible. Landscaping for new development shall be per Code.
8. **Signs:** Signage within this SPUD shall be per Code except that off-premise signs and EMD signs shall be prohibited.
9. **Access:**

9.1: Tract 1 (2.0 acres) shall have access exclusively from Ecker Drive.

9.2: Tract 2 (3.0 acres) shall have access exclusively from 122nd Street.

Cross Access between tracts shall be prohibited. Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.

10. **Sidewalks:** Sidewalks shall be constructed in accordance with the Public Works requirements in effect at the time of construction of this SPUD.

II. Other Development Regulations:

1. **Architecture:** Per Code.
2. **Open Space:** Per Code.
3. **Street Improvements:** Not required.

4. **Site Lighting:** Shall be provided and maintained in accordance with the Municipal Code, as amended, at the time of development.
5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended.
6. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with the Municipal Code, as amended, at the time of development except that garages may count toward the minimum parking provided that each space meet the minimum design standard.
7. **Maintenance:** Maintenance shall be the responsibility of the property owner.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents:

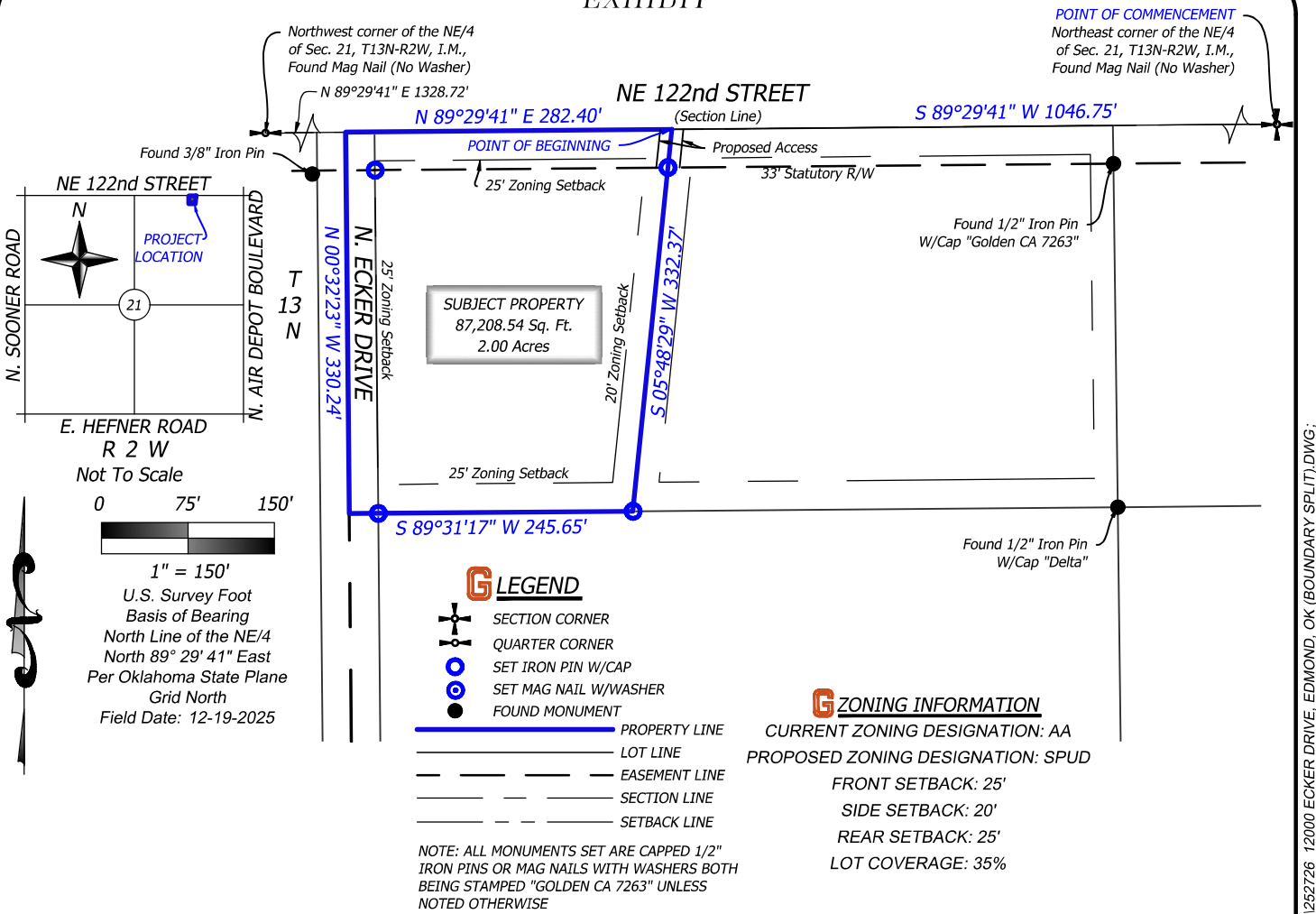
Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1822 Exhibit A – Legal Description

The North Half (N/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

EXHIBIT



LEGAL DESCRIPTION

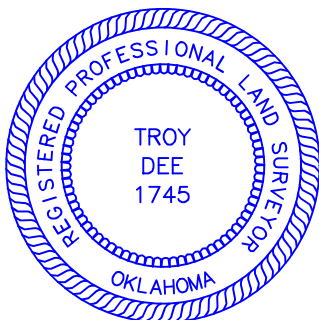
A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4) of Section Twenty-one (21); Thence S89°29'41"W along the North line of said NE/4 a distance of 1046.75 feet to the POINT OF BEGINNING; Thence S05°48'29"W a distance of 332.37 feet; Thence S89°31'17"W a distance of 245.65 feet; Thence N00°32'23"W a distance of 330.24 feet to a point on the North line of said NE/4; Thence N89°29'41"E along the North line of said NE/4 a distance of 282.40 feet to the POINT OF BEGINNING.

Containing 87,208.54 Sq. Ft. or 2.00 Acres, more or less.

Legal Description prepared on February 17, 2026 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 17 day of February, 2026.



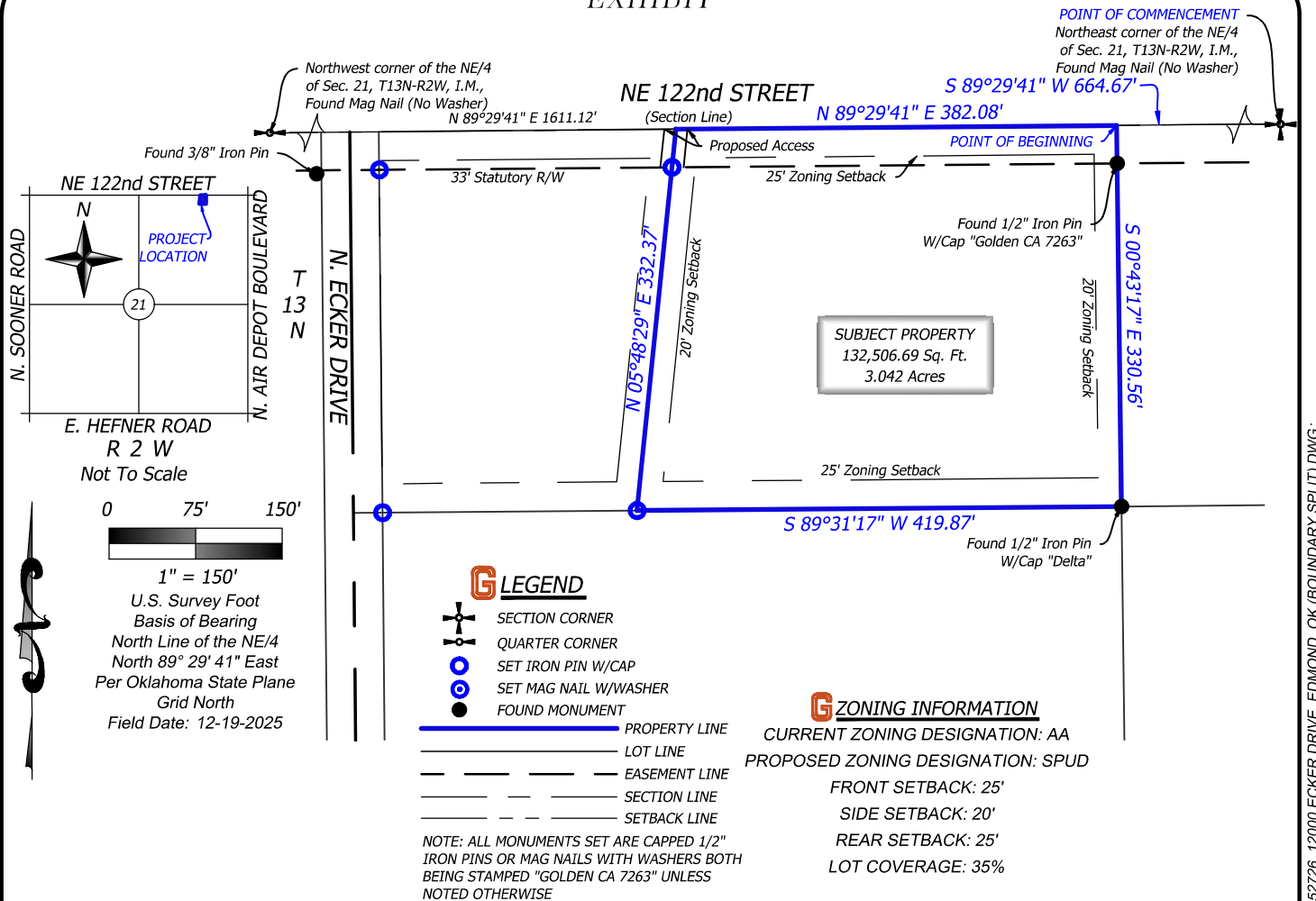
Troy Dee
Troy Dee, PLS #1745
February 17, 2026

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP GLS Job No.: 252726
Plot Date: February 17, 2026

Sheet 1 Of 1

EXHIBIT



LEGAL DESCRIPTION

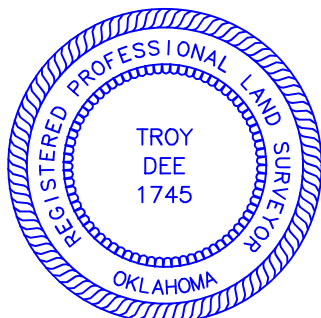
A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4) of Section Twenty-one (21); Thence S89°29'41"W along the North line of said NE/4 a distance of 664.67 feet to the POINT OF BEGINNING; Thence S00°43'17"E a distance of 330.56 feet; Thence S89°31'17"W a distance of 419.87 feet; Thence N05°48'29"E a distance of 332.37 feet to a point on the North line of said NE/4; Thence N89°29'41"E along the North line of said NE/4 a distance of 382.08 feet to the POINT OF BEGINNING.

Containing 132,506.69 Sq. Ft. or 3.042 Acres, more or less.

Legal Description prepared on February 17, 2026 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 17 day of February, 2026.



Troy Dee
Troy Dee, PLS #1745
February 17, 2026

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP GLS Job No.: 252726
Plot Date: February 17, 2026
Sheet 1 Of 1

CASE NUMBER: SPUD-1822

This notice is to inform you that **Matt Stephens, Artemis Estates LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1822 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 2, 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:

The North Half (N/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

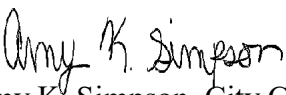
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 5th day of May 2026.

SEAL


Amy K. Simpson, City Clerk



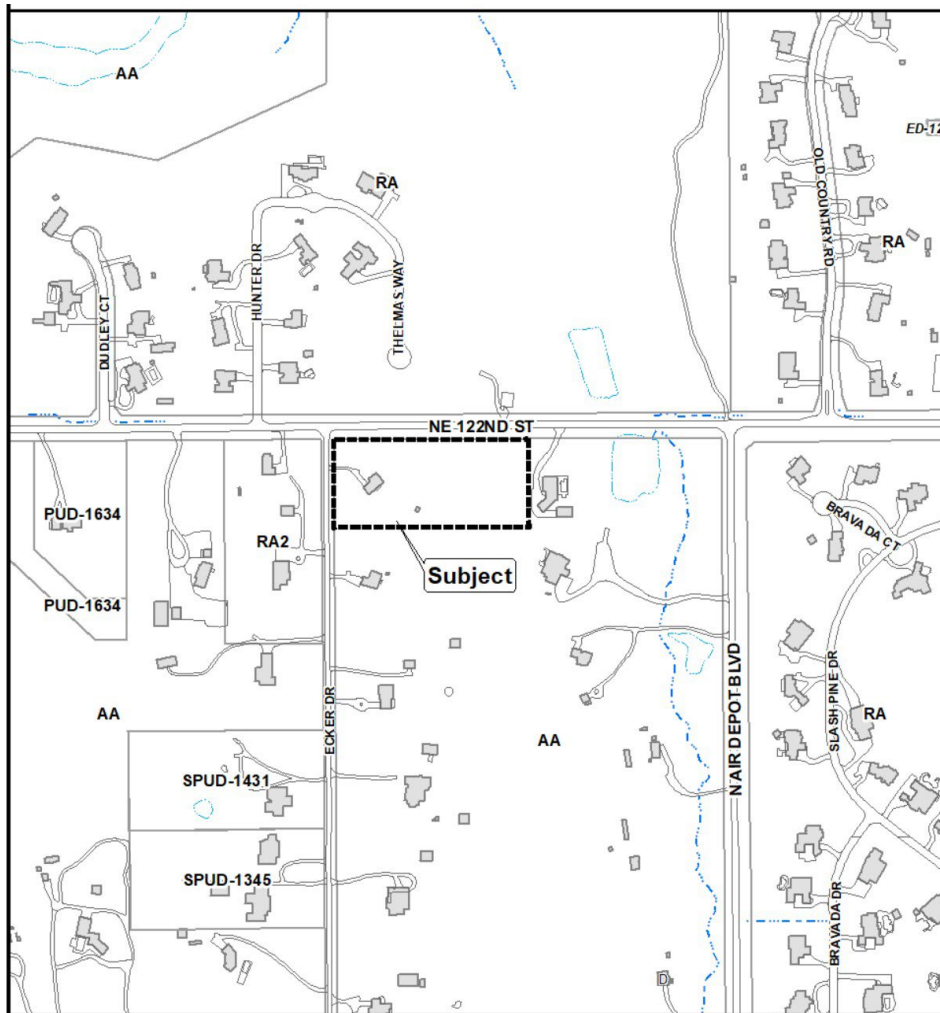
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1822

FROM: AA Agricultural District

TO: SPUD-1822 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 12200 Ecker Drive



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified AA Agricultural 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: SPUD-1822

LOCATION: 12200 Ecker Drive

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1822 Simplified Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on June 2, 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 SPUD Simplified Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

The North Half (N/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **AA Agricultural District**(OKC Zoning Ordinance, 2020).

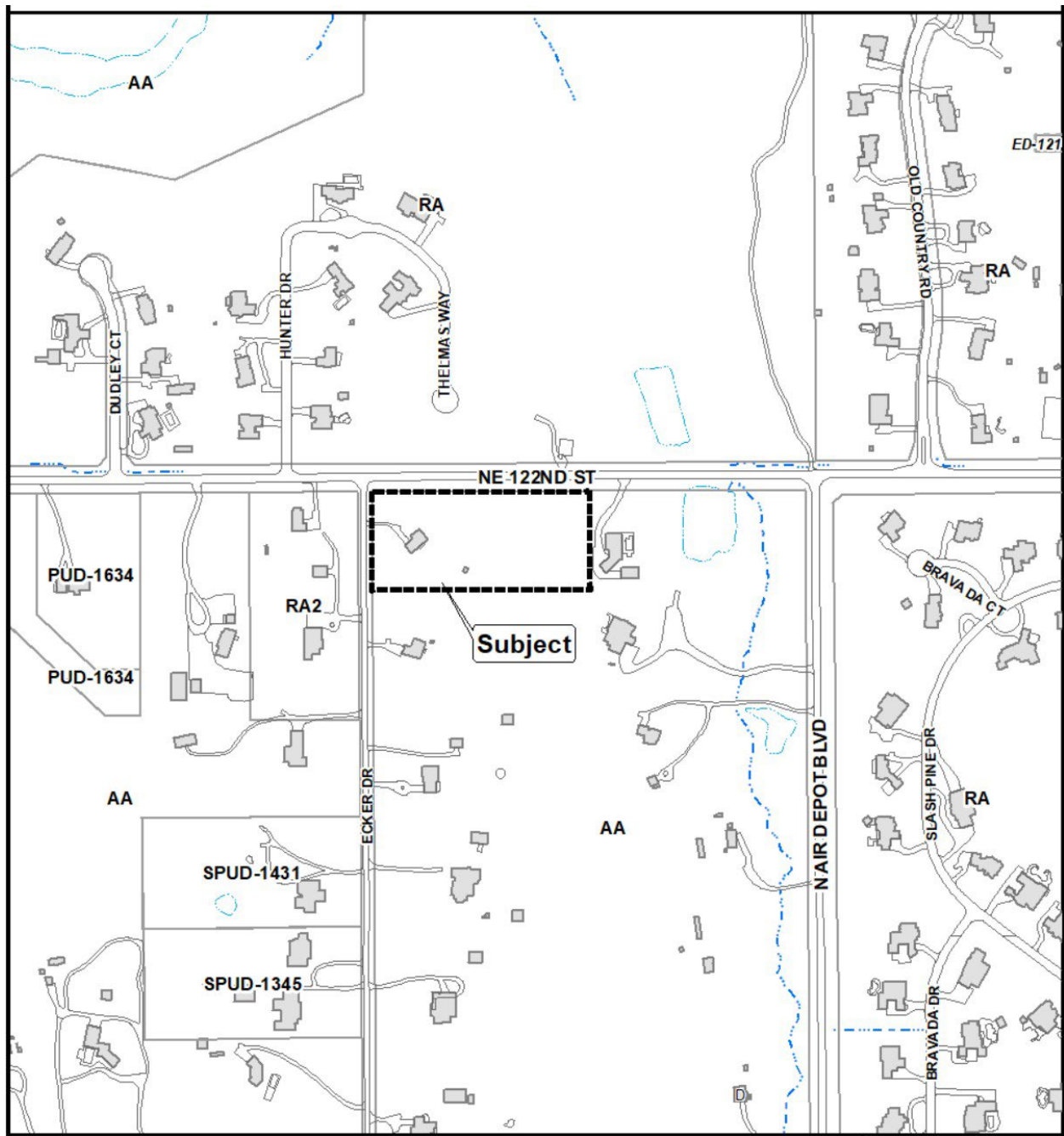
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 5th day of May 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

9. (SPUD-1822) Application by Artemis Estates, LLC to rezone 12200 Ecker Drive from AA Agricultural District to SPUD-1822 Simplified Planned Unit Development District. Ward 7.

Technical Evaluation:

1. **Amend Section Access to include:** Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.
2. **Amend Section Sidewalks:** Sidewalks shall be constructed in accordance with the Public Works requirements in effect at the time of construction of this SPUD.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY HARRISON, SECONDED BY POWERS

AYES: CLAIR, POWERS, MEEK, PRIVETT, MILNER, HARRISON, NOBLE

ABSENT: NEWMAN, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 23, 2026

Item No. IV. 9.

(SPUD-1822) Application by Artemis Estates, LLC to rezone 12200 Ecker Drive from AA Agricultural District to SPUD-1822 Simplified Planned Unit Development District. Ward 7.

A. GENERAL INFORMATION

1. Contacts

Applicant

Matthew Stephens
Artemis Estates, LLC
(405) 568-1318

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow residential development, specifically two single-family residential lots.

B. EXISTING CONDITIONS

1. Size of Site: 5 Acres

2. School District: Oakdale

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA	RA	AA	AA	RA2
Land Use	Residential	Residential	Residential	Residential	Residential

4. Comprehensive Plan Land Use Typology Area: Rural – Medium Intensity (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 SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

All AA Agricultural District uses shall be permitted subject to conditions for approval

1.1 Minimum Lot Size:

1.1.1 Tract 1 (Ecker Drive Frontage): 2.00 acres (approximately 87,120 square feet)

1.1.2 Tract 2 (122nd Street Frontage): 3.00 acres (approximately 130,680 square feet)

1.2 Minimum Lot Width: Minimum lot width shall be 150 feet along the respective street frontage.

2. **Maximum Building Height:** Per Code.

3. **Maximum Building Size:** Per Code.

4. **Maximum Number of Buildings:** Per Code.

5. **Building Setback Lines per Lot:**

Front: 25 feet

Side: 20 feet

Rear: 25 feet

Building separation shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** Per Code.

7. **Landscaping:** Existing landscaping and natural vegetation will remain where feasible. Landscaping for new development shall be per Code.

8. **Signs:** Signage within this SPUD shall be per Code except that off-premise signs and EMD signs shall be prohibited.

9. **Access:**

9.1: Tract 1 (2.0 acres) shall have access exclusively from Ecker Drive.

9.2: Tract 2 (3.0 acres) shall have access exclusively from 122nd Street.

Cross Access between tracts shall be prohibited.

10. **Sidewalks:** Sidewalks are not required.

II. Other Development Regulations:

1. **Architecture:** Per Code.
2. **Open Space:** Per Code.
3. **Street Improvements:** Not required.
4. **Site Lighting:** Shall be provided and maintained in accordance with the Municipal Code, as amended, at the time of development.
5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended.
6. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with the Municipal Code, as amended, at the time of development except that garages may count toward the minimum parking provided that each space meet the minimum design standard.
7. **Maintenance:** Maintenance shall be the responsibility of the property owner.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site 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: No objection.

2. Fire (OCFD): No objection.

3. Public Works Department:

a. Traffic Services: No objection.

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) 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.
- 5) 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.

- 6) 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.
- 7) 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.

- 8) 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.
- 9) All private roads and streets shall have a private storm sewer system.
- 10) Amend Section Access to include: Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.
- 11) Amend Section Sidewalks: Sidewalks shall be constructed in accordance with the Public Works requirements in effect at the time of construction of this SPUD.

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

1) LUTA Development Policies:

Site Design:

- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater.

National, state, and local permitting require basic best management practices for stormwater management.

Density: 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. *The SPUD requests a minimum lot size of 2 acres, aligning with the minimum outlined by the Rural Medium LUTA.*

- 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 Agriculture or Low Intensity Residential, “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 RM are less than 40% of directly adjacent residential lots, 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 subject site abuts 2.25 to 5-acre parcels. The SPUD proposes a minimum lot size of 2 acres which the comprehensive plan finds compatible adjacent to 5-acre parcels. Minimum setbacks shall measure 25 feet in*

the front yard, 20 feet in side yards and 25 feet to the rear yard. Maximum building height and building coverage will be per the existing AA District.

3) Service Efficiency:

- Water: *Not served*
- Sewer: *Not served*
- Fire Service: *Rural Response*

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

- Riparian Areas: *N/A*
- Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *Upland Forest is present on the eastern portion of the site. When 60 percent or less of the site is covered, the plan has a preservation goal of 100%. The SPUD does not address tree preservation but is requested to replace an existing home with redevelopment on the site. Plan conformance would be strengthened by retaining healthy, mature trees, especially within Upland Forest areas.*
- Vulnerable Aquifers: *N/A*

5) Transportation System: This site is located at the corner of NE 122nd Street, a Rural Arterial Street, and North Ecker Drive, a Neighborhood Street, located in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- 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)
- 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)

b. Plan Conformance Considerations

The subject site is located at the corner of NE 122nd Street and North Ecker Drive, which is west of Air Depot Boulevard, and within the Rural Medium LUTA. The subject site is 5 acres, zoned AA and developed with a single-family residence. Parcels to the east and south are zoned AA and developed with single-family residences on parcels measuring roughly 5 acres each. To the north, across NE 122nd Street, are

single-family homes zoned R-A. And to the west, across North Ecker Drive, are parcels zoned RA2 and developed with single-family homes.

The SPUD is requested to split a 5-acre parcel into two lots, each at least two acres in size with a minimum 150-foot lot width. The proposed lot size is consistent with the Rural Medium LUTA and with the regulations approved in SPUD-1345, SPUD-1431 SPUD-1458, SPUD-1706, and SPUD-1773, all located along Ecker Drive to the south, and all allowing a lot split of a 5-acre parcel into two new lots.

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.

Approval of the application subject to the following Technical Evaluation:

1. **Amend Section Access to include:** Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.
2. **Amend Section Sidewalks:** Sidewalks shall be constructed in accordance with the Public Works requirements in effect at the time of construction of this SPUD.

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

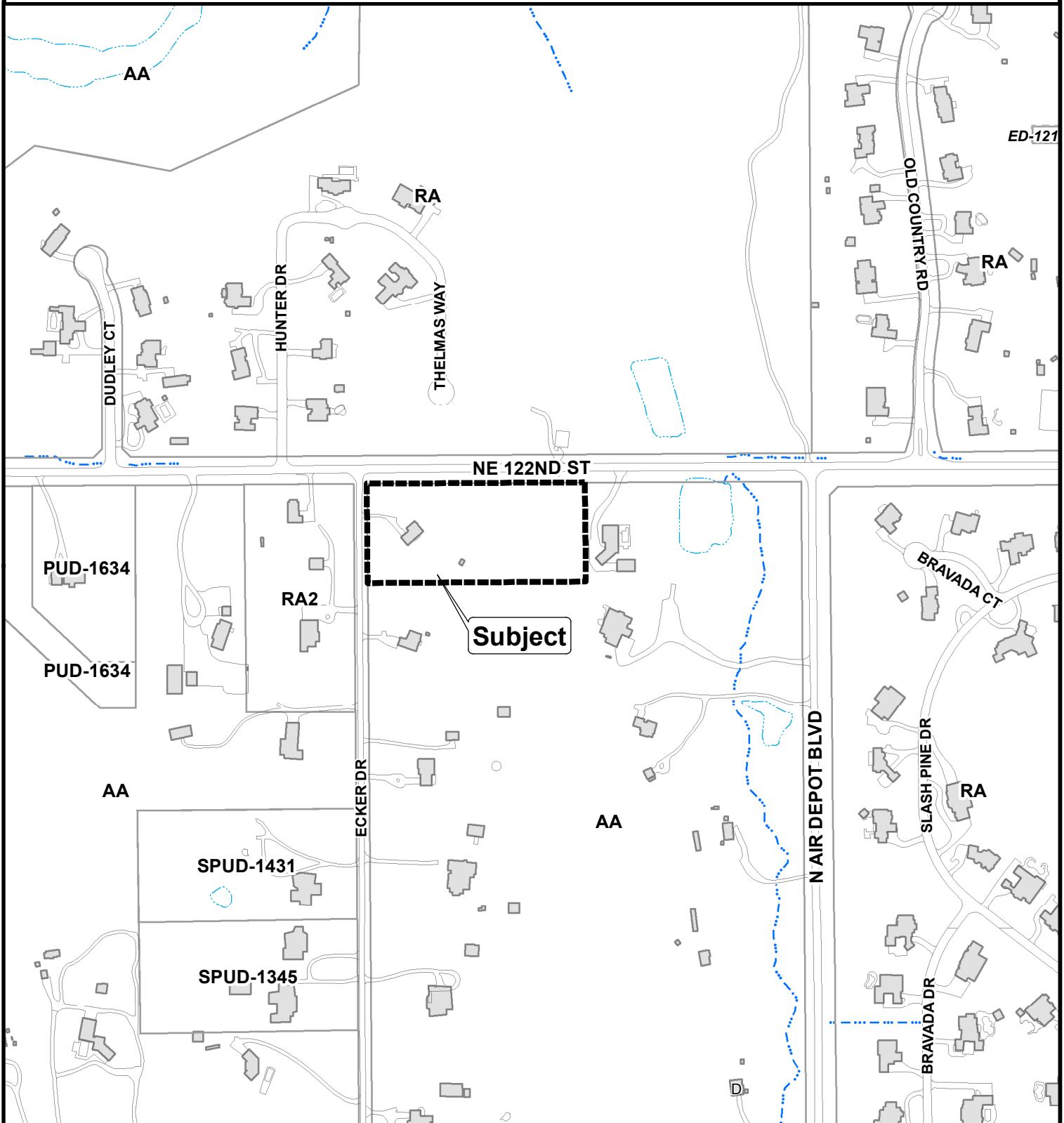
taj

Case No: SPUD-1822

Applicant: Artemis Estates, LLC

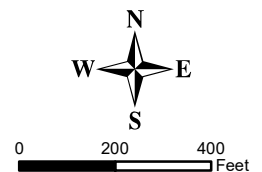
Existing Zoning: AA

Location: 12200 Ecker Dr.

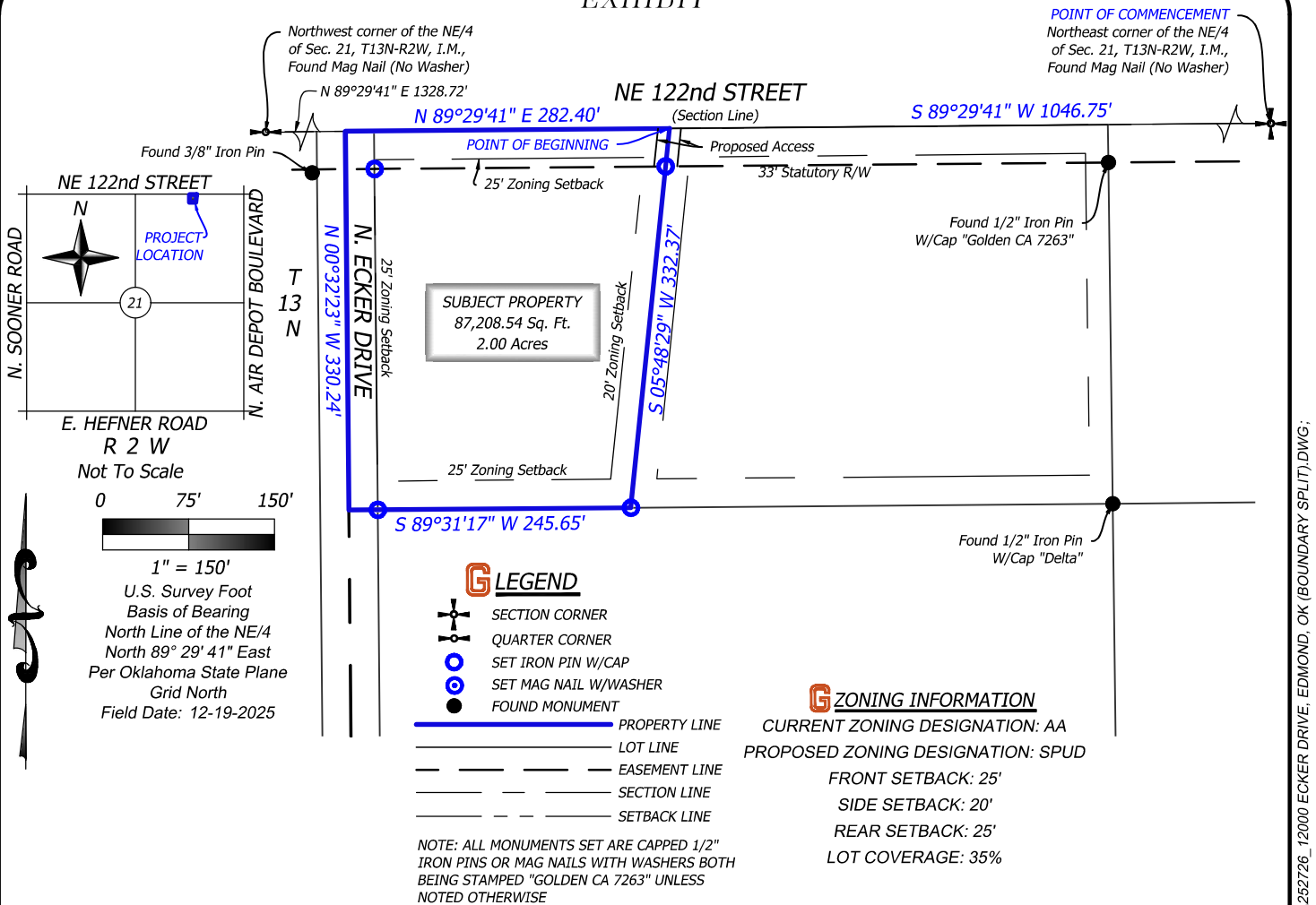


The City of
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Simplified Planned Unit Development



EXHIBIT



LEGAL DESCRIPTION

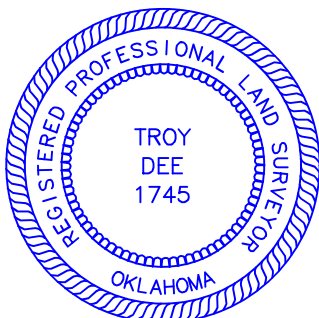
A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4) of Section Twenty-one (21); Thence S89°29'41"W along the North line of said NE/4 a distance of 1046.75 feet to the POINT OF BEGINNING; Thence S05°48'29"W a distance of 332.37 feet; Thence S89°31'17"W a distance of 245.65 feet; Thence N00°32'23"W a distance of 330.24 feet to a point on the North line of said NE/4; Thence N89°29'41"E along the North line of said NE/4 a distance of 282.40 feet to the POINT OF BEGINNING.

Containing 87,208.54 Sq. Ft. or 2.00 Acres, more or less.

Legal Description prepared on February 17, 2026 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 17 day of February, 2026.



Troy Dee
Troy Dee, PLS #1745
February 17, 2026

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date =6/30/2026

Telephone: (405) 849-6010 Email: troy@goldenls.com

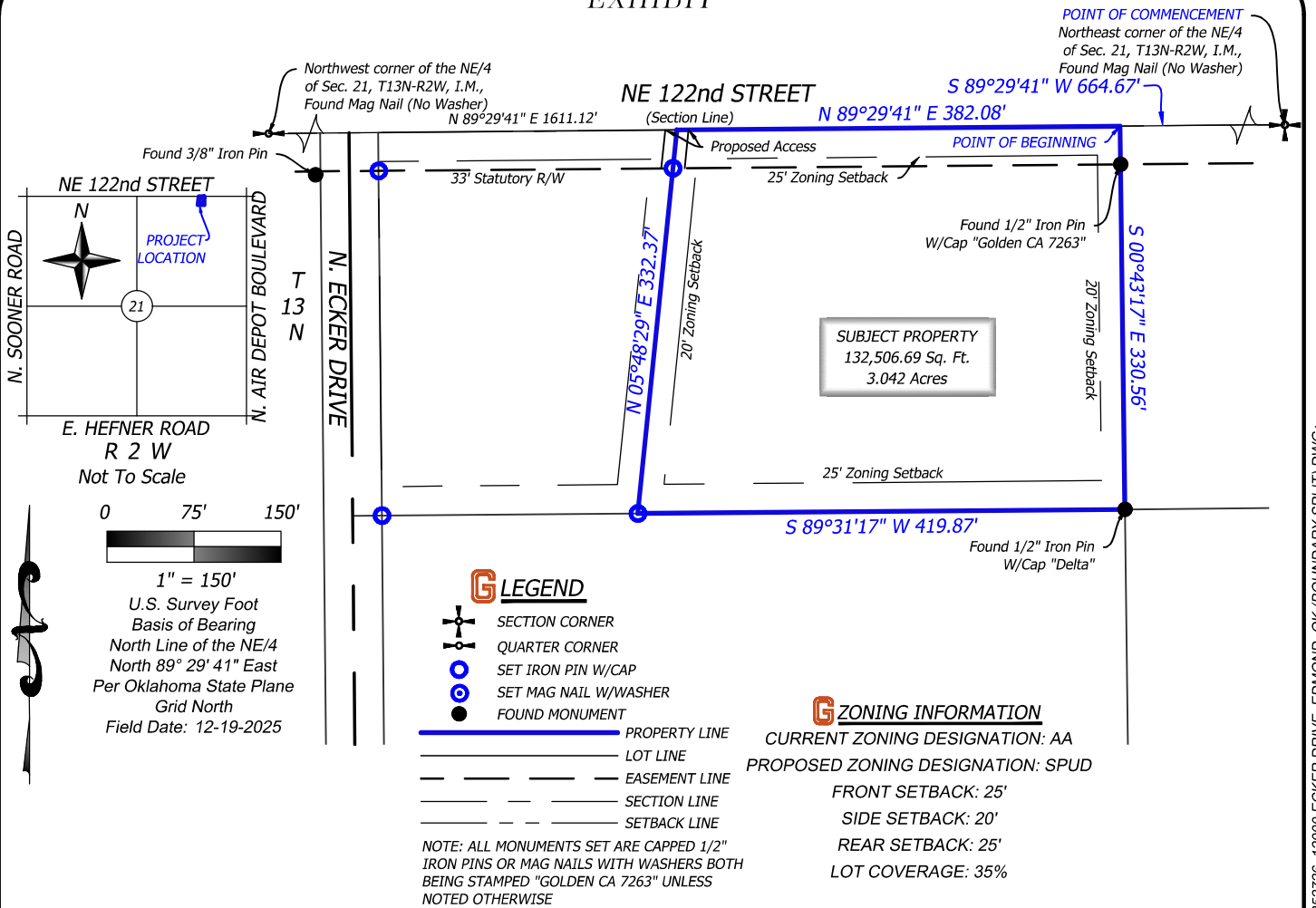
Drafted by: JP GLS Job No.: 252726

Plot Date: February 17, 2026

Sheet 1 Of 1

Filename: O:\JOBS\PROJECTS 2025\252726_12200 ECKER DR_EDMOND, OK_BOUNDARY\SPPLITDWG\252726_12000 ECKER DRIVE, EDMOND, OK (BOUNDARY SPLIT).DWG;
Last Saved: 2/17/2026 11:00:36 AM; Plot Date: 2/17/2026; Logon: James Phelps

EXHIBIT



LEGAL DESCRIPTION

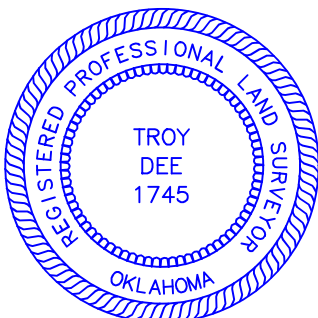
A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4) of Section Twenty-one (21); Thence S89°29'41"W along the North line of said NE/4 a distance of 664.67 feet to the POINT OF BEGINNING; Thence S00°43'17"E a distance of 330.56 feet; Thence S89°31'17"W a distance of 419.87 feet; Thence N05°48'29"E a distance of 332.37 feet to a point on the North line of said NE/4; Thence N89°29'41"E along the North line of said NE/4 a distance of 382.08 feet to the POINT OF BEGINNING.

Containing 132,506.69 Sq. Ft. or 3.042 Acres, more or less.

Legal Description prepared on February 17, 2026 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 17 day of February, 2026.



Troy Dee
Troy Dee, PLS #1745
February 17, 2026

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date =6/30/2026

Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: JP GLS Job No.: 252726

Plot Date: February 17, 2026

Sheet 1 Of 1

Filename: O:\JOBS\PROJECTS 2025\252726_12200 ECKER DR., EDMOND, OK_BOUNDARY\SPPLITDWG\252726_12000 ECKER DRIVE, EDMOND, OK (BOUNDARY SPLIT).DWG;
Last Saved: 2/17/2026 11:00:36 AM; Plot Date: 2/17/2026; Logon: James Phelps

Case No: SPUD-1822

Applicant: Artemis Estates, LLC

Existing Zoning: AA

Location: 12200 Ecker Dr.



Aerial Photo from 3/2025



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Simplified Planned Unit Development

