

ORDINANCE NO. 28,094

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~~.

EMERGENCY ORDINANCE

AKS

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:

Part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter (NE/4); Thence South 00°13'07" West a distance of 659.85 feet; Thence South 88°44'57" West a distance of 2,631.92 feet; Thence North 00°00'07" East a distance of 659.29 feet; Thence North 88°44'18" East a distance of 2,634.42 feet to the point of beginning. LESS AND EXCEPT THE FOLLOWING 2 TRACTS: A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said NE/4; Thence south 88°44'18" West, along the North line of said NE/4, a distance of 947.72 feet; Thence south 01°15'42" East, a distance of 17.00 feet, to the Point of Beginning; Thence South 01°15'42" East, a distance of 642.45 feet; Thence South 88°44'57" West, a distance of 678.17 feet; Thence North 01°15'42" West, a distance of 642.32 feet; Thence North 88°44'18" East, a distance of 678.17 feet, to the Point of Beginning. A portion of said lands being platted as "Memorial Road" in the recorded plat of STONERIDGE FARMS SEC. 1, an Addition to the City of Oklahoma City, Canadian County, Oklahoma. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE/4); Thence South 88°44'18" West, along the North line of said Northeast Quarter (NE/4) a distance of 1,625.88 feet; Thence South 01°15'42" East a distance of 17.00 feet, to the POINT OF BEGINNING; Thence South 01°15'42" East, a distance of 642.32 feet; Thence South 88°44'57" West, a distance of 1,023.08 feet, to a point on the West line of said Northeast Quarter (NE/4); Thence North 00°00'07" East, along the West line of said Northeast Quarter (NE/4), a distance of 659.29 feet, to the Northwest corner of said Northeast Quarter (NE/4); Thence Southeasterly along a curve to the right having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 82°52'47" East and 58.31 feet, for an arc distance of 58.52 feet, to a point of reverse curvature; Thence Southeasterly along a curve to the left having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 82°52'47" East and 58.31 feet, for an arc distance of 58.52 feet, to a point of tangency; Thence North 88°44'18" East, a distance of 893.17 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 19TH day of MAY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 16TH 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. E
6/16/2026

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-2138), rezoning 9810 West Memorial Road from PUD-986 Planned Unit Development District to PUD-2138 Planned Unit Development District. Ward 1.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Todd A. McKinnis, Rubenstein & Pitts, PLLC
Ken Chambers Properties, LLC

Purpose:

The purpose of this application is to allow a senior independent residential development in Tract 1, and commercial development in Tract 2.

Background:

On April 23, 2026, the Planning Commission recommended approval of the application subject to the amended 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.

Amended Technical Evaluation:

1. Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.
2. Revise last sentence of Section 9.8 to state: Private drives shall be allowed in Tract 1 if developed on a single lot/parcel. All private access drives will be constructed in accordance with the City of Oklahoma City Standards and Specifications at the time of the construction of this PUD.
3. Modify last paragraph in Section 9.15 to read: If Tract 1 is developed as one parcel, the setback from public streets shall be 15 feet. Setbacks between internally divided parcels and buildings will be as required by International Fire Code (IFC), International Residential Code (IRC), International Building Code (IBC) and National Electric Safety Code (NESC).
4. Amend the Master Design Statement to strike references to 4-foot sidewalks. Sidewalks shall be per City code and Public Works standards.

Protests:

None

Previous Action:

The Ordinance was introduced May 19, 2026 and set for final hearing June 16, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

CASENO	OWNER	ADDRESS	CITY	ZIPCODE
PUD-2138	TODD A MCKINNIS	1503W E 19TH ST	EDMOND, OK	73013
PUD-2138	PIEDMONT SCHOOL DISTRICT, JAMES WHITE	615 EDMOND RD NW	PIEDMONT, OK	73078
PUD-2138	099 LLC	12500 KINGSBROOK RD	OKLAHOMA CITY, OK	73142
PUD-2138	ADAMS, BRETT & ERICA	13804 KORBYN DRIVE	YUKON, OK	73099
PUD-2138	BENTON, SCOTT & SHERA L LIVING TRUST	9900 NW 137TH ST	YUKON, OK	73099
PUD-2138	BURNS, E L TRUST	105 NE 44TH ST	OKLAHOMA CITY, OK	73105
PUD-2138	CHRISMAN, GARY L JR &	13401 N. MORGAN RD	YUKON, OK	73099
PUD-2138	DAVIDSON, TAYLOR & JACOB	13801 AGATE DRIVE	YUKON, OK	73099
PUD-2138	EITZEN, VINCE & SHEILA	10004 NW 137TH ST	YUKON, OK	73099
PUD-2138	FISHER, RANDY & DEBORAH	10020 NW 134TH ST	YUKON, OK	73099
PUD-2138	GUST, DONALD ROLLAND	10008 NW 137TH ST	YUKON, OK	73099
PUD-2138	INDEPENDENT SCHOOL DISTRICT #22	713 PIEDMONT RD N	PIEDMONT, OK	73078
PUD-2138	KEN CHAMBERS PROPERTIES LLC	13000 HIGH SIERRA BLVD	EDMOND, OK	73013
PUD-2138	LEBLANC INVESTMENTS LLC	PO BOX 6718	EDMOND, OK	73083
PUD-2138	MARS, JOSEPH M	13800 AGATE DR	YUKON, OK	73099
PUD-2138	NANCY WALLACE POD CATHY FOOTE	13800 KORBYN DR	YUKON, OK	73099
PUD-2138	O'CONNOR, TRISHA	9908 NW 137TH ST	YUKON, OK	73099
PUD-2138	PATTERSON, MARK E & KATE M REVOC TRUST	9920 NW 134TH ST	YUKON, OK	73099
PUD-2138	PREMIUM LAND LLC	PO BOX 6718	EDMOND, OK	73083
PUD-2138	REID, ANDREA MARIE & BRIAN GLENN	13804 AGATE DRIVE	YUKON, OK	73099
PUD-2138	RIFFEY, COURTNEY LIVING TRUST	9912 NW 137TH ST	YUKON, OK	73099
PUD-2138	SAUL, ROBERT LESTER & PODEVYN, JOYCE	7296 LONGMONT LOOP	CASTRO VALLEY, CA	94552
PUD-2138	SOLINSKI, PATRICK THOMAS & HEATHER R	13801 KORBYN DR	YUKON, OK	73099
PUD-2138	STONERIDGE LLC C/O HOA SERVICES OF OK	305 W MEMORIAL RD STE A-2	OKLAHOMA CITY, OK	73114
PUD-2138	THOMPSON, DON S & VICKI	13800 HUNTER JACKSON DRIVE	YUKON, OK	73099
PUD-2138	TRAN, PHAT ETAL, QUACH, MICHELLE	10120 NW 139TH CIRCLE	YUKON, OK	73099
PUD-2138	ZIMMERMAN, STEVEN J & MELISA L	13805 KORBYN DR	YUKON, OK	73099

APPROVED

06-16-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD – 2138

MASTER DESIGN STATEMENT
FOR

SILVER VALLEY

Memorial Road and Morgan Road

April 15, 2026
April 24, 2026

PREPARED FOR:

Ken Chambers Properties, LLC
1503 E. 19th St.
Edmond, OK 73013
(450) 340-1900

PREPARED BY:

Rubenstein & Pitts, PLLC
Todd A. McKinnis
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of SILVER VALLEY, consisting of approximately 13.07 acres is located within the NE/4 of Section 14, Township 13 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma (the “Property”). The subject property is generally located at the southwest corner of Memorial Rd and Morgan Rd (13505 N. Morgan Rd.).

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the Property comprising this PUD is described in Exhibit A-1, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of the Property is Ken Chambers Properties, LLC. Rubenstein & Pitts, PLLC prepared this PUD Design Statement.

SECTION 4.0 SITE AND SURROUNDING AREA

The Property is presently zoned as C-3, PUD and the Property is currently undeveloped. Surrounding properties are zoned and used for:

North: PUD-445 District and used for Single Family Residential homes.
East: PUD-1334 District and is currently undeveloped.
South: RA2 District and used for Single-Family Two-Acre Rural Residential homes.
West: PUD-445 District and used for a Piedmont Elementary School.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the Property is between 1173.00 feet and 1154.00 feet, and the slope analysis reveals The site slope is divided between two drainage basins. One that drains to the northwest, and one that drains to the northeast. The Property is covered by native grasses. There are no existing trees on the site. The Property is in the Deer Creek drainage basin. No portions of the site lie within existing FEMA floodplain boundaries.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing C-3 based zoning on the west nine (9) acres (“Tract 1”) to R-2 based zoning that will permit the development of residential independent senior living duplexes and amenities for the residents. The remaining four (4) acres fronting Morgan Rd. (“Tract 2”) will retain a C-3 based zoning designation to allow for development of commercial retail and services which support residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The Property has frontage to the north on Memorial Rd. which has a right-of-way width of 100 feet and is paved to Oklahoma City standards. The nearest street to the east is Morgan Rd. which has a right-of-way width of 100 feet and is paved to Oklahoma City standards.

Proposed streets in Tract 1 of this Planned Unit Development shall be private and shall be entirely within common area that will be maintained by the property owner(s) association.

7.2 SANITARY SEWER

Public sanitary sewer facilities for the Property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 WATER

Water facilities for the Property are available. Water services will be provided from public mains located on each lot and within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to the Property is station number 32 located at 12233 N Mustang Rd, Yukon, OK 73099. Approximately 3 miles from this PUD development. Anticipated response times are of Urban Response levels.

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

There are no bus stops near this Planned Unit Development. The nearest stop is located on NW Expressway at N. Council Rd (Stop ID: 4433).

7.7 DRAINAGE

The Property within this Planned Unit Development is not within the FEMA 100-year flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low Intensity area standards.

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.

The Property is divided into two (2) tracts, as illustrated on the attached Master Development Plan Map on Exhibit B. The boundaries of said tracts may be permitted to increase or decrease by not more than 15%.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-2 (Tract 1) and C-3 (Tract 2) Districts shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD: Development of Tract 1 shall be in accordance with the use and development regulations of the **R-2 Medium-Low Density Residential District**, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

In addition to all R-2 uses the following are specifically permitted:

Community Recreation: Property Owners Association (8250.3),
Community Garden (8150.6.1)
Model Home (8200.8)
Personal Storage (8300.60)
Senior Independent Living (8200.13).

Development of Tract 2 shall be in accordance with the use and development regulations of the **C-3 Community Commercial District**, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

In addition to all C-3 uses the following are specifically permitted::

Eating Establishments; Sitdown, Alcohol Permitted (8300.38)

Prohibited Uses:

The following shall be prohibited within this PUD: marijuana facilities and related businesses, adult entertainment, bowling alleys, pawn shops, vape/tobacco stores, multi-family development, Hoop House, Residential Facilities for Drug or Alcohol Treatment Center, Forced Detention or Correction Facilities, Hazardous Waste Disposal, and Commercial Lodging.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System), vinyl or metal material shall be permitted. Exposed concrete block buildings shall not be permitted.

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, unless otherwise noted herein.

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, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use, except where pedestrian traffic is provided between Tracts 1 & 2. Said wall or fence shall be constructed entirely of masonry, metal, vinyl, or may be constructed of wood and shall be solid and opaque

9.5 PLATTING REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be per code and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from the PUD property lines adjacent to residential zoning district or use.

9.8 ACCESS REGULATIONS

There may be up to two (2) access points from Memorial Road, two (2) access points from Morgan Road and one (1) access point on NW 134th Street in this PUD.

Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Private Drives shall be allowed in Tract 1 if developed on a single lot/parcel. All private access drives will be constructed in accordance with the City of Oklahoma City Standards and Specifications at the time of the construction of this PUD.

9.9 PARKING REGULATIONS

Except as provided herein, the design 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.

The required number of parking spaces within Tract 1 of this PUD shall be 1 space per dwelling unit.

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking and garages shall be permitted in order to comply with parking requirements.

9.10 SIGNAGE REGULATIONS

Signs shall comply with the OKC Municipal Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. All sidewalks shall be subject to City Code and the policies and procedures of the Public Works Department and ADA requirements.

9.13 HEIGHT REGULATIONS

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

Any multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either upper story window(s) with opaque glass, or no upper story window(s).

9.14 DENSITY REGULATIONS

The maximum number of residential units permitted in Tract 1 of this PUD shall be 86.

9.15 SETBACK REGULATIONS

Except as modified below, yard requirements in this PUD shall be the same as the base-zoning district in a platted development.

R-2 Tract 1

Minimum Lot Size: 5,000

Minimum Lot Width: Two-Family 50 ft or 1du/30 ft

Maximum Coverage: 60%

Front: 12 feet

Interior Side Yards: 5 feet

Corner Side Yards: 13 feet

Rear: 10

Structures will be set no closer than twenty-four (24) feet from the curb.

If Tract 1 is developed as one parcel, the setback from public streets shall be 15 feet. Setbacks between internally divided parcels and buildings will be as required by International Fire Code (IFC), International Residential Code (IRC), International Building Code (IBC) and National Electric Safety Code (NESC).

9.16 PUBLIC IMPROVEMENTS

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

9.17 COMMON AREAS

Maintenance of the common areas, 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

9.19 SPECIFIC PLAN AND FINAL PLAT

A specific plan shall be required for any new development requiring commercial building permits.

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-1 - Legal Description of PUD boundaries

Exhibit A-2 - Legal Description of Tract 1 and 2 boundaries

Exhibit B – Master Development Plan Map

Exhibit C - Topography Map

PUD-2138 Exhibit A1 - Legal Description

Part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter (NE/4); Thence South 00°13'07" West a distance of 659.85 feet; Thence South 88°44'57" West a distance of 2,631.92 feet; Thence North 00°00'07" East a distance of 659.29 feet; Thence North 88°44'18" East a distance of 2,634.42 feet to the point of beginning. LESS AND EXCEPT THE FOLLOWING 2 TRACTS: A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North 1 Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said NE/4; Thence south 88°44'18" West, along the North line of said NE/4, a distance of 947.72 feet; Thence south 01°15'42" East, a distance of 17.00 feet, to the Point of Beginning; Thence South 01°15'42" East, a distance of 642.45 feet; Thence South 88°44'57" West, a distance of 678.17 feet; Thence North 01°15'42" West, a distance of 642.32 feet; Thence North 88°44'18" East, a distance of 678.17 feet, to the Point of Beginning. A portion of said lands being platted as "Memorial Road" in the recorded plat of STONERIDGE FARMS SEC. 1, an Addition to the City of Oklahoma City, Canadian County, Oklahoma. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE/4); Thence South 88°44'18" West, along the North line of said Northeast Quarter (NE/4) a distance of 1,625.88 feet; Thence South 01°15'42" East a distance of 17.00 feet, to the POINT OF BEGINNING; Thence South 01°15'42" East, a distance of 642.32 feet; Thence South 88°44'57" West, a distance of 1,023.08 feet, to a point on the West line of said Northeast Quarter (NE/4); Thence North 00°00'07" East, along the West line of said Northeast Quarter (NE/4), a distance of 659.29 feet, to the Northwest corner of said Northeast Quarter (NE/4); Thence Southeasterly along a curve to the right having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 82°52'47" East and 58.31 feet, for an arc distance of 58.52 feet, to a point of reverse curvature; Thence Southeasterly along a curve to the left having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 82°52'47" East and 58.31 feet, for an arc distance of 58.52 feet, to a point of tangency; Thence North 88°44'18" East, a distance of 893.17 feet, to the POINT OF BEGINNING. Containing 59,5023 Sq. Ft. or 13.660 Acres, more or less.

PUD-2138 Exhibit A-2 - Legal Descriptions of Tract Boundaries

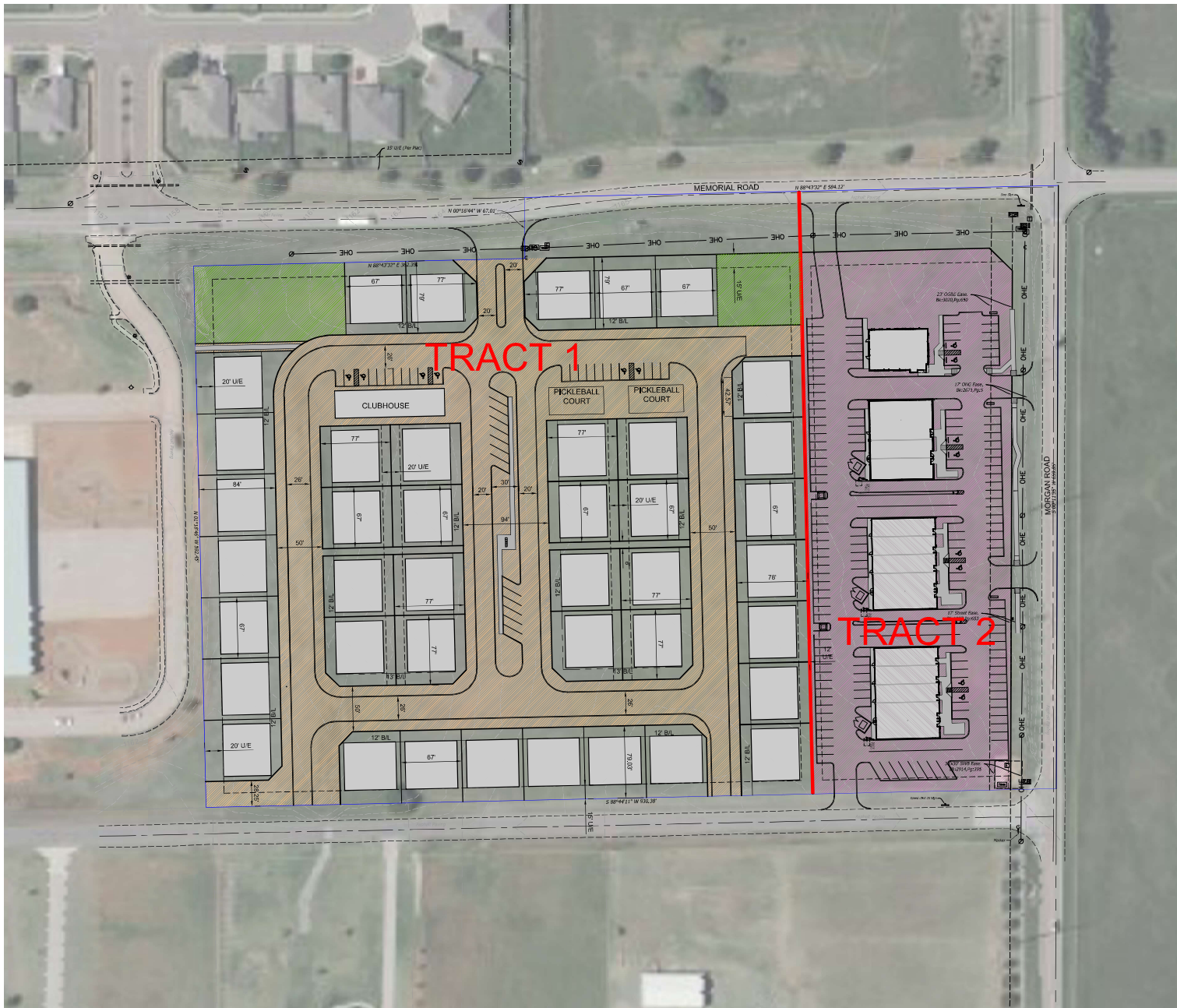
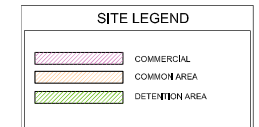
Tract 1: A tract of land lying in the Northeast Quarter (NE/4) of Section Fourteen (14), township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Northeast corner of said Northeast Quarter (NE/4) of Section Fourteen (14); Thence S88°43'32"W along the North line of said NE/4 a distance of 283.72 feet to the POINT OF BEGINNING; Thence S01°18'46"E a distance of 659.58 feet; Thence S88°44'11"W a distance of 664.00 feet to the Southeast corner of Lot 1 in Block 1 of PIEDMONT ELEMENTARY, being recorded in Book 9, Page 169; Thence N01°18'46"W along the East line of said PIEDMONT ELEMENTARY a distance of 592.45 feet to a point on the South line of STONERIDGE FARMS SEC. 1 Addition, being recorded in Book 1, Page 322; Thence N88°43'32"E along the South line of said Addition a distance of 362.39 feet to the Southeast corner of said Addition; Thence N00°16'44"W along the East line of said Addition a distance of 67.01 feet to a point on the North line of said NE/4; Thence N88°43'32"E along the North line of said NE/4 a distance of 300.40 feet to the POINT OF BEGINNING. Containing 413,598.52 Sq. Ft. or 9.495 acres, more or less.

Tract 2: A tract of land lying in the Northeast Quarter (NE/4) of Section Fourteen (14), township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: BEGINNING at the Northeast corner of said Northeast Quarter (NE/4) of Section Fourteen (14); Thence S00°11'35"W along the East line of said NE/4 a distance of 659.85 feet; Thence S88°44'11"W a distance of 266.38 feet; Thence N01°18'46"W a distance of 659.58 feet to a point on the North line of said NE/4; Thence N88°43'32"E along the North line of said NE/4 a distance of 283.72 feet to the Northeast corner of said NE/4 and to the POINT OF BEGINNING. Containing 181,424.38 Sq. Ft. or 4.165 acres, more or less

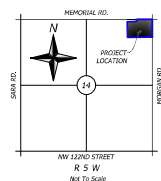
SILVER VALLEY

ZONING EXHIBIT
OKLAHOMA CITY, OK

CONCEPT ILLUSTRATION
DRAWING PREPARED MARCH 5, 2026



PUD-2138 Exhibit B



Part of the Northeast Quarter (NE4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter (NE4); Thence South 00°13'07" West a distance of 659.95 feet; Thence South 88°44'57" West a distance of 2631.92 feet; Thence North 00°00'07" East a distance of 659.29 feet; Thence North 88°44'18" East a distance of 2634.42 feet to the point of beginning.

A tract of land being a part of the Northwest Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North 1 Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said NE/4; Thence south 88°44'18" West, along the North line of said NE/4, a distance of 347.72 feet; Thence south 88°11°54'42" East, a distance of 17.00 feet, to the Point of Beginning; Thence South 15°54'42" East, a distance of 642.45 feet; Thence South 88°44'18" West, a distance of 678.17 feet, to the Point of Beginning; Thence North 01°15'42" West, a distance of 17.22 feet; Thence North 88°14°18" East, a distance of 678.17 feet, to the Point of Beginning. A portion of said lands being platted as "Memorial Road" in the recorded plat of STONEWEDGE FARMS SEC. 1, an Addition to the City of Oklahoma City, Canadian County, Oklahoma.

Meridian, Canada County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE1/4), Thence South 86°44'18" East, along the North line of said Northeast Quarter (NE1/4) a distance of 1625.86 feet; Thence South 01°15'42" East a distance of 1722.00 feet, to the POINT OF BEGINNING, Thence North 01°15'42" East, a distance of 642.02 feet; Thence South 86°44'18" West, a distance of 1520.00 feet, to a point on the West line of said Northeast Quarter (NE1/4); Thence North 00°03'07" East, along the West line of said Northeast Quarter (NE1/4), a distance of 559.29 feet, to the Northwest corner of said Northeast Quarter (NE1/4); Thence Southwesterly along a curve to the right having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 85°44'18" East and 583.31 feet, for an arc distance of 583.31 feet, to a point on the West line of said Northeast Quarter (NE1/4); Thence North 00°03'07" East, along the West line of said curve being subtended by a chord having a bearing and length of South 85°44'18" East and 583.31 feet, for an arc distance of 583.31 feet, to a point of location; Thence North 88°14'48" East, a distance of 893.17 feet, to the POINT OF BEGINNING.

Containing 58,5021 Sq. Ft. or 13.660 Acres, more or less

The property described herein is located completely within the property described in Element Title Services, LLC's Commitment No. 2511-0037-1 dated October 31, 2025.

A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North 1 Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of the NE¼ of said Section 14; thence S00°11'35"W along the West line of said NE¼ a distance of 628.85 feet; thence S08°46'11"W a distance of 930.38 feet; thence N01°18'16"W a distance of 582.45 feet to a point on the South line of STONERIDGE FARMS SEC. 1 Addition; thence N88°43'32"E along the South line of said Addition a distance of 362.39 feet to the Southeast corner of said Addition; thence N00°10'44"W along the East line of said Addition a distance of 67.01 feet to a point on the North line of said NE¼; thence N88°43'32"E along the North line of said NE¼ a distance of 584.12 feet to the POINT OF BEGINNING.

Containing 59,5023 Sq. Ft. or 13.660 Acres, more or less

The property described herein is located completely within the property described in Element Title Services, LLC's Commitment No. 2511-0037-1 dated October 31, 2025.

8. Statutory right of way along all section lines. **Affects as shown.**
9. RIGHT OF WAY, recorded in Book 183, Page 4. **Affects, blanket in nature.**
10. EASEMENT recorded in Book 850, Page 49. **Affects, blanket in nature.**
11. EASEMENT recorded in Book 1837, Page 653. **Affects as shown.**
12. EASEMENT recorded in Book 2426, Page 430. **Does not affect.**
13. EASEMENT recorded in Book 2525, Page 190. **Does not affect.**
14. RIGHT OF WAY, recorded in Book 2871, Page 565. **Affects as shown.**
15. EASEMENT recorded in Book 2114, Page 305. **Affects as shown.**
16. EASEMENT recorded in Book 3620, Page 650. **Affects as shown.**

3. Pursuant to Item 1 there is a Site described properly, by graphical depiction only, located within an active Zone Designation ("X" Unshaded by FEMA, on Flood Insurance Rate Map, 45017022001 and 4501262000).
4. The Property lies entirely across the boundary of the Zone Designation, including an undisturbed area.
5. Pursuant to Item 1 there is the total number of adjoined parking spaces on the adjoined property is 2, including a designated handicapped space.
6. Pursuant to Item 1 there is no observed evidence of current earth moving work, building construction or building additions.
7. Pursuant to Item 1 there is no proposed change in street right of way lines, to the bed of any waterway. There is no observed evidence of recent storm or adverse construction or repairs.
8. There is no observed evidence of this use as a use as waste water pump, dump or sanitary landfill.
9. A measured distance of feet 101' 43" 32" East as the West line of the subject property on Oklahoma State Plate 001 North was used as the basis for this survey.
10. All unit of measurements are US Survey Feet (GNS).
11. The surveyor provided an As-Built Leveling Data Enclosure due to the multiple Level and Easement tracks contained within the plan and subject description and to the owner's request and stated that the survey was completed on 08/08/2018 at 10:00 AM.

I, Ken Chambers Properties, LLC and Element Title Services, LLC,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, properly established and adopted by ALTA and NSPS, and includes Items 1, 6, 9, 11, and 16 of Table A thereof. The field work was completed on December 12, 2025.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary into other than those shown.



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

Plot Date: December 17, 2025 Paper Size: 24"x36"
GLS Job No: 250900

PUD-2138 Exhibit C

POSSIBLE ENCROACHMENTS

No visible improvements were observed at time of this study.

TOPOGRAPHIC SURVEY
I, the undersigned, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision, that this ground survey was performed at the 95% percent confidence level to meet the accuracy shown in the accompanying Standards, that this survey was performed to meet the requirements for a topographic-engineering survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on December 12, 2015; that the survey was completed on November 17, 2015; that the data shown in this report may not meet the stated purpose and all coordinates are based on Oklahoma State Plane Grid, NAD 83, and that all measurements are based on NAD 83.

UTILITY NOTE
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise any such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Grid 811.1/2511/17/1382992.

811 **Before You Dig**
Call 811 before you dig.

[illegible][illegible]

CASE NUMBER: PUD-2138

This notice is to inform you that **Todd A. McKinnis, Rubenstein & Pitts, PLLC, on behalf of Ken Chambers Properties, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2138 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 16, 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:

Part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter (NE/4); Thence South 00°13'07" West a distance of 659.85 feet; Thence South 88°44'57" West a distance of 2,631.92 feet; Thence North 00°00'07" East a distance of 659.29 feet; Thence North 88°44'18" East a distance of 2,634.42 feet to the point of beginning. LESS AND EXCEPT THE FOLLOWING 2 TRACTS: A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said NE/4; Thence south 88°44'18" West, along the North line of said NE/4, a distance of 947.72 feet; Thence south 01°15'42" East, a distance of 17.00 feet, to the Point of Beginning; Thence South 01°15'42" East, a distance of 642.45 feet; Thence South 88°44'57" West, a distance of 678.17 feet; Thence North 01°15'42" West, a distance of 642.32 feet; Thence North 88°44'18" East, a distance of 678.17 feet, to the Point of Beginning. A portion of said lands being platted as "Memorial Road" in the recorded plat of STONERIDGE FARMS SEC. 1, an Addition to the City of Oklahoma City, Canadian County, Oklahoma. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE/4); Thence South 88°44'18" West, along the North line of said Northeast Quarter (NE/4) a distance of 1,625.88 feet; Thence South 01°15'42" East a distance of 17.00 feet, to the POINT OF BEGINNING; Thence South 01°15'42" East, a distance of 642.32 feet; Thence South 88°44'57" West, a distance of 1,023.08 feet, to a point on the West line of said Northeast Quarter (NE/4); Thence North 00°00'07" East, along the West line of said Northeast Quarter (NE/4), a distance of 659.29 feet, to the Northwest corner of said Northeast Quarter (NE/4); Thence Southeasterly along a curve to the right having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 82°52'47" East and 58.31 feet, for an arc distance of 58.52 feet, to a point of reverse curvature; Thence Southeasterly along a curve to the left having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 82°52'47" East and 58.31 feet, for an arc distance of 58.52 feet, to a point of tangency; Thence North 88°44'18" East, a distance of 893.17 feet, to the POINT OF BEGINNING.

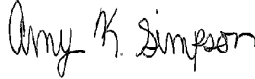
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 19th day of May 2026.

SEAL


Amy K. Simpson, City Clerk



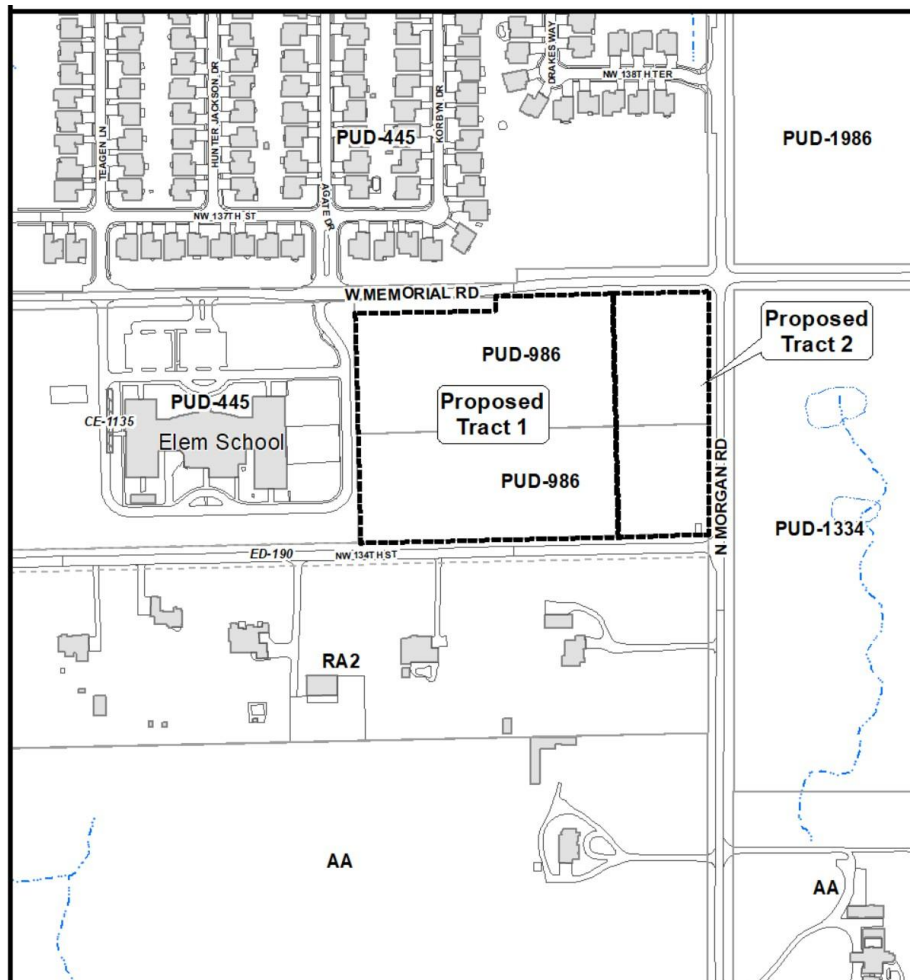
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2138

FROM: PUD-986 Planned Unit Development District

TO: PUD-2138 Planned Unit Development District

ADDRESS OF PROPERTY: 9810 West Memorial Road



PROPOSED USE: The purpose of this application is to allow a senior independent residential development in Tract 1, and commercial development in Tract 2.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **Tract 1 R-2 Medium-Low Density Residential District** and **Tract 2 C-3 Community Commercial 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-2138

LOCATION: 9810 West Memorial 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-2138 Planned Unit Development District from PUD-986 Planned Unit Development District. A public hearing will be held by the City Council on June 16, 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:

Part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter (NE/4); Thence South 00°13'07" West a distance of 659.85 feet; Thence South 88°44'57" West a distance of 2,631.92 feet; Thence North 00°00'07" East a distance of 659.29 feet; Thence North 88°44'18" East a distance of 2,634.42 feet to the point of beginning. LESS AND EXCEPT THE FOLLOWING 2 TRACTS: A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said NE/4; Thence south 88°44'18" West, along the North line of said NE/4, a distance of 947.72 feet; Thence south 01°15'42" East, a distance of 17.00 feet, to the Point of Beginning; Thence South 01°15'42" East, a distance of 642.45 feet; Thence South 88°44'57" West, a distance of 678.17 feet; Thence North 01°15'42" West, a distance of 642.32 feet; Thence North 88°44'18" East, a distance of 678.17 feet, to the Point of Beginning. A portion of said lands being platted as "Memorial Road" in the recorded plat of STONERIDGE FARMS SEC. 1, an Addition to the City of Oklahoma City, Canadian County, Oklahoma. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE/4); Thence South 88°44'18" West, along the North line of said Northeast Quarter (NE/4) a distance of 1,625.88 feet; Thence South 01°15'42" East a distance of 17.00 feet, to the POINT OF BEGINNING; Thence South 01°15'42" East, a distance of 642.32 feet; Thence South 88°44'57" West, a distance of 1,023.08 feet, to a point on the West line of said Northeast Quarter (NE/4); Thence North 00°00'07" East, along the West line of said Northeast Quarter (NE/4), a distance of 659.29 feet, to the Northwest corner of said Northeast Quarter (NE/4); Thence Southeasterly along a curve to the right having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 82°52'47" East and 58.31 feet, for an arc distance of 58.52 feet, to a point of reverse curvature; Thence Southeasterly along a curve to the left having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 82°52'47" East and 58.31 feet, for an arc distance of 58.52 feet, to a point of tangency; Thence North 88°44'18" East, a distance of 893.17 feet, to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow a senior independent residential development in Tract 1, and commercial development in Tract 2.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **Tract 1 R-2 Medium-Low Density Residential District and Tract 2 C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

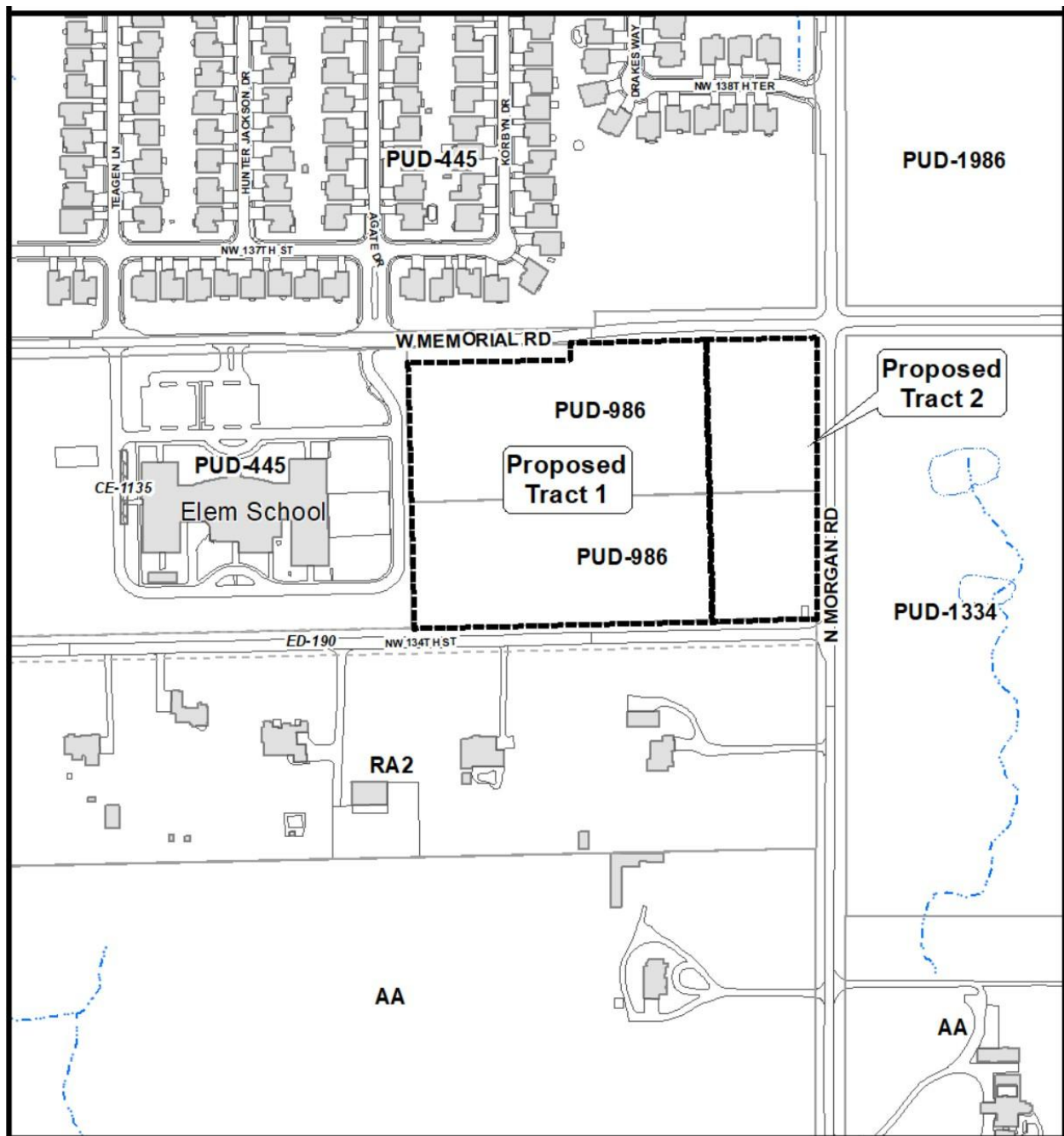
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 19th 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)

13. (PUD-2138) Application by Ken Chambers Properties, LLC, to rezone 9810 West Memorial Road from PUD-986 Planned Unit Development District to PUD-2138 Planned Unit Development District. Ward 1.

Amended Technical Evaluation:

1. Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.
2. Revise last sentence of Section 9.8 to state: Private drives shall be allowed in Tract 1 if developed on a single lot/parcel. All private access drives will be constructed in accordance with the City of Oklahoma City Standards and Specifications at the time of the construction of this PUD.
3. Modify last paragraph in Section 9.15 to read: If Tract 1 is developed as one parcel, the setback from public streets shall be 15 feet. Setbacks between internally divided parcels and buildings will be as required by International Fire Code (IFC), International Residential Code (IRC), International Building Code (IBC) and National Electric Safety Code (NESC).
4. Amend the Master Design Statement to strike references to 4-foot sidewalks. Sidewalks shall be per City code and Public Works standards.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY HARRISON

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

ABSENT: NEWMAN, MILNER, LAFORGE



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

Item No. IV. 13.

(PUD-2138) Application by Ken Chambers Properties, LLC, to rezone 9810 West Memorial Road from PUD-986 Planned Unit Development District to PUD-2138 Planned Unit Development District. Ward 1.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Todd McKinnis
Rubenstein & Pitts PLLC
405-705-1135

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow a senior independent residential development in Tract 1, and commercial development in Tract 2.

B. EXISTING CONDITIONS

1. Size of Site: 13.66 Acres

2. School District: Piedmont

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	PUD-986	PUD-445	PUD-445	RA2	PUD-1334
Land Use	\Undeveloped	Residential	School	Residential	Undeveloped

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

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

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-2 (Tract 1) and C-3 (Tract 2) Districts shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD: Development of Tract 1 shall be in accordance with the use and development regulations of the **R-2 Medium-Low Density Residential District**, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

In addition to all R-2 uses the following are specifically permitted:

Community Recreation: Property Owners Association (8250.3),
Community Garden (8150.6.1)
Model Home (8200.8)
Personal Storage (8300.60)
Senior Independent Living (8200.13).

Development of Tract 2 shall be in accordance with the use and development regulations of the **C-3 Community Commercial District**, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

In addition to all C-3 uses the following are specifically permitted:

Eating Establishments; Sitdown, Alcohol Permitted (8300.38)

Prohibited Uses:

The following shall be prohibited within this PUD: marijuana facilities and related businesses, adult entertainment, bowling alleys, pawn shops, vape/tobacco stores, multi-family development, Hoop House, Residential Facilities for Drug or Alcohol Treatment Center, Forced Detention or Correction Facilities, Hazardous Waste Disposal, and Commercial Lodging.

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System), vinyl or metal material shall be permitted. Exposed concrete block buildings shall not be permitted.

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, unless otherwise noted herein.

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, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use, except where pedestrian traffic is provided between Tracts 1 & 2. Said wall or fence shall be constructed entirely of masonry, metal, vinyl, or may be constructed of wood and shall be solid and opaque,

9.5 PLATTING REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be per code and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from the PUD property lines where adjacent to a residential zoning district or use.

9.8 ACCESS REGULATIONS

There may be up to two (2) access points from Memorial Road, two (2) access points from Morgan Road and one (1) access point on NW 134th Street in this PUD.

Driveways within and adjacent to the Property shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Private Drives shall be allowed if Tract 1 is developed on a single parcel.

9.9 PARKING REGULATIONS

Except as provided herein, the design 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.

The required number of parking spaces within Tract 1 of this PUD shall be 1 space per dwelling unit.

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking and garages shall be permitted in order to comply with parking requirements.

9.10 SIGNAGE REGULATIONS

Signs shall comply with the OKC Municipal Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. Sidewalks along the interior streets shall be four feet in width. All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.13 HEIGHT REGULATIONS

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

Any multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either upper story window(s) with opaque glass, or no upper story window(s).

9.14 DENSITY REGULATIONS

The maximum number of residential units permitted in Tract 1 of this PUD shall be 86.

9.15 SETBACK REGULATIONS

Except as modified below, yard requirements in this PUD shall be the same as the base-zoning district in a platted development.

R-2 Tract 1

Minimum Lot Size: 5,000

Minimum Lot Width: Two-Family 50 ft or 1du/30 ft

Maximum Coverage: 60%

Front: 12 feet

Interior Side Yards: 5 feet

Corner Side Yards: 13 feet

Rear:10

Structures will be set no closer than twenty-four (24) feet from the curb and a four (4) foot sidewalk will abut the curb.

If Tract 1 is developed as one parcel, there will be no minimum setbacks within the entirety of this development except for those required by International Fire Code (IFC), International Residential Code (IRC), International Building Code (IBC) and National Electric Safety Code (NESC).

9.16 PUBLIC IMPROVEMENTS

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

9.17 COMMON AREAS

Maintenance of the common areas, 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

9.19 SPECIFIC PLAN AND FINAL PLAT

A specific plan shall be required for any new development requiring commercial building permits.

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-1 - Legal Description of PUD boundaries
Exhibit A-2 - Legal Description of Tract 1 and 2 boundaries
Exhibit B – Master Development Plan Map
Exhibit C - Topography Map

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 but additional drive access to the South (134th) would improve safety.
- 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 9.8 Access Regulations to include: The proposed private access drives will be constructed in accordance with the City of Oklahoma City Standards and Specifications at the time of the construction of this PUD.

Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.

Revise pavement widths for two-way drives (streets) to 26' minimum.

- 11) Amend Section 9.17 Common Areas: Maintenance of the common areas, private drainage easements, and islands/median in the development shall be the responsibility of the property owner_ _ _
- 12) NOTE: Private Streets, instead of Private Drives, should be required within Tract 1. Such Private Streets must be constructed in accordance with the City of OKC Public Street Standards.

4. Utilities Department:

a. Solid Waste Management

b. Water Availability:

- 1) An existing 8-inch/16-inch/24-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An

approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.

c. Wastewater Availability:

- 1) An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit

must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on or adjacent to the site.

Location:

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

The subject site is located along the west side of North Morgan Road, between West Memorial Road and NW 134th Street. North Morgan Road and West Memorial Road are classified as arterial streets.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential development. *The PUD proposes a mixed-use development across two tracts. Tract 1, on the west, allows development in accordance with the R-2 District. Tract 2 is proposed to allow development in accordance with the C-3 District. The PUD regulations could provide for a FAR within the Urban Low Intensity LUTA range. The conceptual plan for the development illustrates senior independent duplexes within Tract 1 and four commercial buildings as a part of Tract 2. The PUD proposes a maximum of 86 dwelling units on the 13.66-acre site, or 6.30 du/acre.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.

- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located along the west side of North Morgan Road, between West Memorial Road and NW 134th Street. North Morgan Road and West Memorial Road are classified as Minor Arterial Streets. NW 134th Street is classified as a Neighborhood Street. The Master Design Statement proposes a maximum of two access points each along West Memorial Road and North Morgan Road, and one access point along NW 134th Street. The conceptual plan for the development illustrates one access point along West Memorial Road and two potential access points along NW 134th Street within Tract 1. Tract 2 is illustrated as containing one access point along West Memorial Road, two access points along North Morgan Road, and one access point along NW 134th Street. The potential for a connection between the tracts is shown on the conceptual plan. The PUD regulations propose the allowance of private drives within Tract 1, only if developed on a single parcel.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are not currently available on the subject site. The PUD requires sidewalks along arterial and internal streets.

- 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 or proposed residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues 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 UL are less than 60% 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 PUD proposes a mixed-use development across two tracts. Tract 1, on the west, allows development in accordance with the R-2 District. Tract 2 is proposed to allow development in accordance with the C-3 District. The conceptual plan for the development illustrates senior independent duplexes within Tract 1 and four commercial buildings as a part of Tract 2. The PUD proposes a minimum lot*

size of 5,000 square feet within Tract 1, matching the base R-2 District requirement for single-family residential development. Maximum lot coverage is proposed at 60%, an increase from the 50% required by the R-2 District. The PUD proposes the following setbacks for Tract 1: 12 feet on the front, 5 feet for interior side yards, 13 feet for corner side yards, and 10 feet on the rear. Bulk regulations for Tract 2 do not vary from the base C-3 District. The PUD regulations utilize the respective base district requirements for maximum building height, with additional language added that any multi-story commercial building adjacent to residential uses shall be designed so that the wall facing residential properties contains either no upper story window(s) or upper story window(s) with opaque glass.

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the west side of North Morgan Road, between West Memorial Road and NW 134th Street. North Morgan Road and West Memorial Road are classified as Minor Arterial Streets. NW 134th Street is classified as a Neighborhood Street.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The subject site is already zoned for most commercial uses. No new compatibility issues were identified with the reduction of 9 acres of commercial development for a senior housing community that will be developed under one PUD. The new PUD regulations remove several uses permitted by the base C-3 District, require a sight-proof fence or wall between tracts, and direct outdoor lights within any office, commercial, or industrial tracts away from residential uses. The proposed wall or fence is proposed to be designed in a manner to allow pedestrian traffic between the tracts. Dumpsters are required to be located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from public streets and residences and placed no closer than 50 feet from the PUD property lines adjacent to residential uses or zoning. The PUD places a restriction on second story windows that face residences.*

3) Service Efficiency:

- Water: Served
- Sewer: Open Sewer Sheds or Served
- Fire Service: Rural Response

4) Environmentally Sensitive Areas: No ESAs were identified on the subject site.

5) Transportation System: The subject site is located along the west side of North Morgan Road, between West Memorial Road and NW 134th Street. North Morgan Road and West Memorial Road are classified as Minor Arterial Streets. NW 134th

Street is classified as a Neighborhood Street. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, North Morgan Road had 2,685 average daily trips, with a capacity of 10,000 and West Memorial Road had 1,025 average daily trips, with a capacity of 10,000.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)

- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)

b. Plan Conformance Considerations

The subject site is located along the west side of North Morgan Road, between West Memorial Road and NW 134th Street. The site is currently undeveloped and zoned as part of PUD-986, which was approved in 2004 for commercial uses in accordance with a modified C-3 District. The existing PUD contemplated a “big box” anchor on the west side of the property oriented toward Morgan Road, an expansive parking lot, and commercial buildings lining Morgan Road. A 100-foot greenbelt was required along the west boundary. Prior to PUD-986, the site was zoned as part of PUD-445, which included land to the north, south, and west. Stone Ridge Elementary School (Piedmont) now abuts the site on the west, and remains zoned as part of PUD-445. Land to the north, across West Memorial Road, is a single-family residential neighborhood and undeveloped land zoned for commercial uses that also remains part of PUD-445. Across North Morgan Road, to the east, is undeveloped and zoned as a mixed-use PUD-1334, which allows commercial uses in at the arterial intersection and residential development on the remainder of the site. Land to the south, across NW 134th Street, was rezoned from PUD-445 to the RA-2 District and has been developed with single-family homes on 4.4- to 4.7 acre.

The new PUD proposes reducing the area allowed for commercial uses to a new Tract 2, located along N Morgan Road, and proposes a senior independent duplex community on the rest of the site, within Tract 1. The PUD proposes up to 86 dwelling units on Tract 1, with options to sell individually or manage as one property. Streets/drives are proposed to be private. The PUD regulations prohibit some commercial uses, require screening between tracts except where tracts connect, and include language that any multi-story commercial building adjacent to residential uses shall be designed so that the wall facing residential properties contains either no upper story windows or upper story windows with opaque glass.

No new compatibility issues were identified with the reduction of 9+ acres of commercial development from the 13.66-acre site in order to allow a senior housing community that will be developed with the remaining commercial tract under one PUD. The new private housing community will be located between an elementary school and have access to retail/restaurants along Morgan Road. Minor modifications to the Master Design Statement are requested by staff to standardize/clarify setbacks and driveway requirements.

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. Driveway spacing shall be in accordance with the requirements of the Functional Classification Plan.
2. Revise last sentence of Section 9.8 to state: Private drives shall be allowed in Tract 1 if developed on a single lot/parcel. All private access drives will be constructed in accordance with the City of Oklahoma City Standards and Specifications at the time of the construction of this PUD.
3. Modify last paragraph in Section 9.15 to read: If Tract 1 is developed as one parcel, the setback from public streets shall be 15 feet. Setbacks between internally divided parcels and buildings will be as required by International Fire Code (IFC), International Residential Code (IRC), International Building Code (IBC) and National Electric Safety Code (NESC).

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.

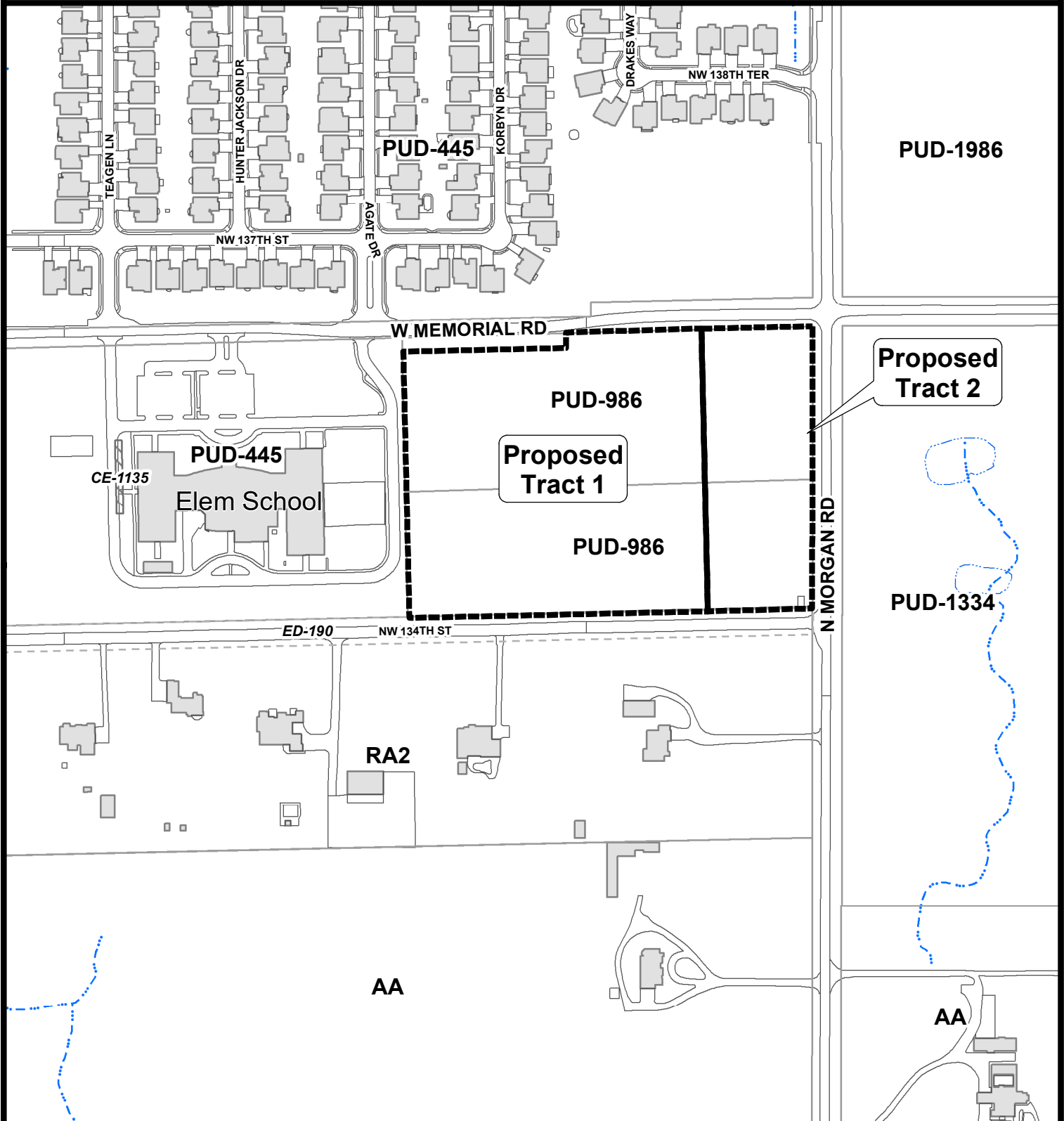
gjh

Case No: PUD-2138

Applicant: Ken Chambers Properties, LLC

Existing Zoning: PUD-986

Location: 9810 W. Memorial Rd.



The City of
OKLAHOMA CITY

Planned Unit Development

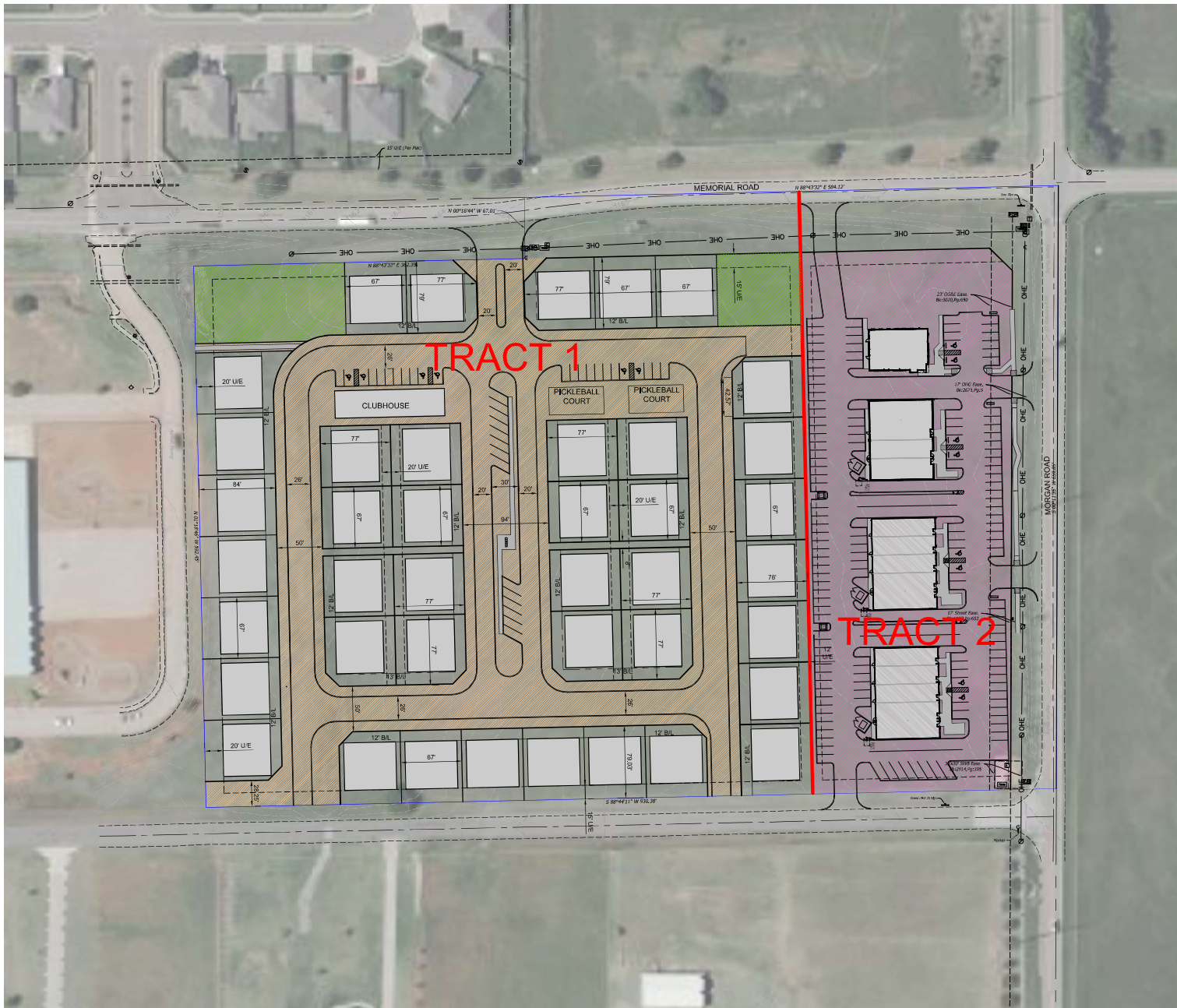
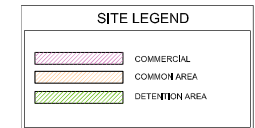


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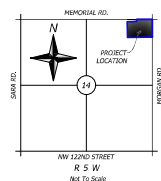
SILVER VALLEY

ZONING EXHIBIT
OKLAHOMA CITY, OK

CONCEPT ILLUSTRATION
DRAWING PREPARED MARCH 5, 2026



PUD-2138 Exhibit B



Part of the Northeast Quarter (NE4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter (NE4); Thence South 00°13'07" West a distance of 659.95 feet; Thence South 88°44'57" West a distance of 2631.92 feet; Thence North 00°00'07" East a distance of 659.29 feet; Thence North 88°44'18" East a distance of 2634.42 feet to the point of beginning.

A tract of land being a part of the Northwest Quarter (NE¼) of Section Fourteen (14), Township Thirteen (13) North Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said NE¼; Thence south 88°44'18" West, along the North line of said NE¼, a distance of 947.72 feet; Thence south 80°11'54" East, a distance of 17.00 feet, to the Point of Beginning; Thence South 15°54' East, a distance of 642.45 feet; Thence South 88°44'18" West, a distance of 678.17 feet, to the Point of Beginning; Thence North 01°15'42" West, a distance of 17.22 feet; Thence North 80°14'18" East, a distance of 678.17 feet, to the Point of Beginning. A portion of said lands being platted as "Memorial Road" in the recorded plat of STONEWEDGE FARMS SEC. 1, an Addition to the City of Oklahoma City, Canadian County, Oklahoma.

Meridian, Canada County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE1/4), Thence South 86°44'18" East, along the North line of said Northeast Quarter (NE1/4) a distance of 1625.86 feet; Thence South 01°15'42" East a distance of 1722.00 feet, to the POINT OF BEGINNING, Thence North 01°15'42" East, a distance of 642.02 feet; Thence South 86°44'18" West, a distance of 1520.00 feet, to a point on the West line of said Northeast Quarter (NE1/4); Thence North 00°03'07" East, along the West line of said Northeast Quarter (NE1/4), a distance of 559.29 feet, to the Northwest corner of said Northeast Quarter (NE1/4); Thence Southwesterly along a curve to the right having a radius of 200.00 feet, said curve being subtended by a chord having a bearing and length of South 85°44'18" East and 58.31 feet, for an arc distance of 58.32 feet, to a point on the West line of said Northeast Quarter (NE1/4); Thence North 00°03'07" East, along the West line of said curve being subtended by a chord having a bearing and length of South 85°44'18" East and 58.31 feet, for an arc distance of 58.32 feet, to a point of location; Thence North 88°14'48" East, a distance of 893.17 feet, to the POINT OF BEGINNING.

Containing 58,5021 Sq. Ft. or 13.660 Acres, more or less

The property described herein is located completely within the property described in Element Title Services, LLC's Commitment No. 2511-0037-1 dated October 31, 2025.

A tract of land being a part of the Northeast Quarter (NE¼) of Section Fourteen (14), Township Thirteen (13) North 1 Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of the NE¼ of said Section 14; thence S00°11'35"W along the West line of said NE¼ a distance of 620.85 feet; thence S08°46'11"W a distance of 930.38 feet; thence N01°18'16"W a distance of 582.45 feet to a point on the South line of STONERIDGE FARMS SEC. 1 Addition; thence N88°43'32"E along the South line of said Addition a distance of 362.39 feet to the Southeast corner of said Addition; thence N00°10'44"W along the East line of said Addition a distance of 67.01 feet to a point on the North line of said NE¼; thence N88°43'32"E along the North line of said NE¼ a distance of 584.12 feet to the POINT OF BEGINNING.

Containing 59,5023 Sq. Ft. or 13.660 Acres, more or less

The property described herein is located completely within the property described in Element Title Services, LLC's Commitment No. 2511-0037-1 dated October 31, 2025.

8. Statutory right of way along all section lines. **Affects as shown.**
9. RIGHT OF WAY, recorded in Book 183, Page 4. **Affects, blanket in nature.**
10. EASEMENT recorded in Book 850, Page 49. **Affects, blanket in nature.**
11. EASEMENT recorded in Book 1837, Page 653. **Affects as shown.**
12. EASEMENT recorded in Book 2426, Page 430. **Does not affect.**
13. EASEMENT recorded in Book 2525, Page 190. **Does not affect.**
14. RIGHT OF WAY, recorded in Book 2871, Page 565. **Affects as shown.**
15. EASEMENT recorded in Book 2114, Page 305. **Affects as shown.**
16. EASEMENT recorded in Book 3620, Page 650. **Affects as shown.**

1. Pursuant to Item 1.5, I described property in my geophysical plot(s) located within an area having a Zone Designation "X" Uninhabited by FEMA on Flood Insurance Rate Map No. 40067-0101.
2. The Property has been owned by the Plaintiff and his late wife, and is located on the intersection of Highway 100 and Highway 101.
3. Pursuant to Item 1.6, The total number of airport parking spaces on the subject property is 1 including 2 designated handicapped spaces.
4. Pursuant to Item 1.6, There are no observed evidence of current earth moving work, building construction or building additions.
5. Pursuant to Item 1.6, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent shift or adjustment construction or repairs.
6. There is no observed evidence of the use as a waste storage dump, dump or landfill landfill.
7. A measured bearing of 180° 43' 32" East as the West end of the subject property per Oklahoma State Plane GCS North with used as the basis of bearing for this report.
8. All unit of measurements are US Survey Feet (GNS).
9. The surveyor provided an AS-LEVELING Log, Description also to the multiple Lines and Expect tracks contained within the plan and joint description.

I, Ken Chambers Properties, LLC and Element Title Services, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, previously established and adopted by ALTA and NSPS, and includes Items 1, 6, 9, 11, and 16 of Table A thereof. The field work was completed on December 12, 2025.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary (in other than those shown).



Prepared By
GOLDEN
LAND SURVEYING

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

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

Sheet 1 Of 1

Sheet 1 Of 1

PUD-2138 Exhibit C

SE Cor. of NE/4
Sec. 14, T13N-R5W
Erd. Map 1491

December 17, 2025

POSSIBLE ENCROACHMENTS

 No visible encrustations were observed at time of this survey.

TOPOGRAPHIC SURVEY

They also certify that the project was completed under the direct and responsible charge from an actual surveyor who, at the time this ground survey was performed at the 85% percent confidence level to meet Federal Designated Data Collection Standards, that this survey was performed to meet the requirements for a topographic engineering survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on December 12, 2025; that the survey was completed on December 17, 2025; that the data shows an elevation level that is 19' over the stated standard; and all coordinates are based on Oklahoma State Plane Grid NAD 83 and realization as elevations are based on NAVD 83.

UTILITY NOTE
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise any such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Grid 811.1/251171/382992.

[illegible][illegible]

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS

Diagnosis: (1) 1000AM 08/01/2018 000000 N MORGAN AND W. HARRISMAN. CWD. CW. AL 747000000 (TRANSPOSED) N MORGAN AND W. HARRISMAN. CWD. CW. AL 747000000 (IT CALD). Last Saved: 13/15/2018 15:45:00 AM. Exp Date: 13/17/2018. Login: Tye.D...

Case No: PUD-2138

Applicant: Ken Chambers Properties, LLC

Existing Zoning: PUD-986

Location: 9810 W. Memorial Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet