

ORDINANCE NO. 28,109

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

EMERGENCY ORDINANCE

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

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

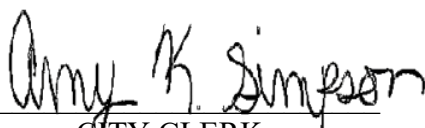
A tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, Being more particularly described as follows: Commencing at the Northeast (NE) Corner of the Northwest Quarter (NW/4) of Section Thirty-Four (34); Thence South 89°55'22" West, along the north line of the Northwest Quarter (NW/4), a distance of 350.00' to the Point of Beginning; Thence South 89°55'22" West, along the north line of the Northwest Quarter (NW/4), a distance of 1,263.37'; Thence South 00°00'10" East, a distance of 593.65'; Thence North 89°59'17" East, a distance of 1,263.17'; Thence North 00°00'58" East, a distance of 595.08' to a point on the north line of the Northwest Quarter (NW/4) which is 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.

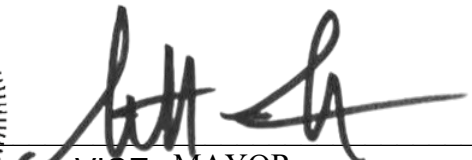
INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 16TH day of JUNE, 2026.

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

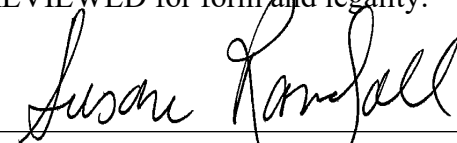
ATTEST:


CITY CLERK




VICE- MAYOR

REVIEWED for form and legality.


ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. A
7/21/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2139), rezoning 7300 SE 164th Street from AA Agricultural District to PUD-2139 Planned Unit Development District.

Ward 4.

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

Applicant:

David M. Box, Box Law Group, PLLC
Jonathan C. Staley and Heather L. Staley

Purpose:

The purpose of this application is to allow residential development, specifically up to five 2-acre lots.

Background:

On May 28, 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 this condition. No changes to the PUD document were necessary.

Amended Technical Evaluation:

- ~~1. Amend Section 9.12: Sidewalks requirements shall be in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.~~

Protests:

None

Previous Action:

The Ordinance was introduced June 16, 2026 and set for final hearing July 21, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

SE 164th St. & S Air Depot Blvd.

Name of Development or Applicant

~~7200X~~ 7300 SE 164th Street

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

Single Family Residential Development

Summary Purpose Statement / Proposed Development

Staff Use Only:

2139

Case No.: PUD

4-3-26

File Date:

4

Ward No.:

Nbhd. Assoc.:

Moore

School District:

AA

Extg Zoning:

Overlay:

17.23 acres more or less

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box

Signature of Applicant

Box Law Group, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St. Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-1411

Phone

mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com david@boxlawgroup.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Tax I.D. No.: 186642

Mail Tax Statement To:

MR. & MRS. JONATHAN STALEY
7200 S.E. 164TH ST.
NORMAN, OK 73071

After Recording Return To:

American Eagle Title Group, LLC
301 24th Ave Northwest
Norman, OK 73069

Rec. & Ret. to:

American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

DOC# R2022-27085 BT: RB B: 6454 P: 410 WD
07/26/2022 11:21:23 AM Pages: 2
Tammy Belinson - Cleveland County Clerk, OK
Fee: \$20.00 Doc Stamp: \$399.00 nb
Electronically Filed



WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That JAMEY MARIE ALLEN, SUCCESSOR TRUSTEE OF THE NOVELLA J. LORE TRUST DATED 9TH DAY OF JANUARY, 2003, ,

party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

JONATHAN C. STALEY and HEATHER L. STALEY, HUSBAND AND WIFE

Whose address is: 7300 SE 164TH STREET
OKLAHOMA CITY, OK 73165

party of the second part, the following described real property and premises situated in CLEVELAND County, State of Oklahoma, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same,

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

NOVELLA J. LORE TRUST DATED 9TH DAY OF JANUARY, 2003

BY: Jamey Marie Allen
Jamey Marie Allen, SUCCESSOR TRUSTEE

ACKNOWLEDGMENT

State of Oklahoma

County of CLEVELAND

ss:

The foregoing instrument was acknowledged before me on this 18th day of July, 2022 by JAMEY MARIE ALLEN as SUCCESSOR TRUSTEE of NOVELLA J. LORE TRUST DATED 9TH DAY OF JANUARY, 2003.

My Commission Expires:
April 13, 2024



[Signature]
Notary Public,
KELLY K. CLARK

Closing Agent: American Eagle Title Group, LLC
File Number: 2206-0002-75
Underwriter: American Eagle Title Insurance Company

2/80

EXHIBIT "A"

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Ten (10) North, Range Two (2) West, of the Indian Meridian, Cleveland County, Oklahoma, and more particularly described as follows:
Beginning at a Point 350 feet West of the Northeast Corner of said Northwest Quarter (NW/4); Thence West 823.22 feet; Thence South 594 feet; Thence East 823.22 feet; Thence North 594 feet to Point of Beginning.

Take ①

Return To:
Jonathan C. Staley and Heather L. Staley
P.O. Box 6512
Moore, OK 73153-0512

Doc#: R 2016 39935
Bk&Pg: RB 5621 0015 - 0016
Filed: 11-29-2016 JRB
02:09:46 PM WD
Cleveland County, OK

**WARRANTY DEED
JOINT TENANCY**
(Trustee Form)

State of Oklahoma
Cleveland County
Documentary Stamps
\$345.00



File No.: **2176100-MO01 (RAN)**
Doc Stamps: **\$345.00**

Tax ID#: **105201**

That **Gary D. Allen, Co-Trustee** and **Jamey M. Allen, Co-Trustee** of **The Gary D. Allen and Jamey M. Allen 2016 Revocable Trust, U/A dated January 22, 2016** and **Gary D. Allen and Jamey M. Allen*, husband and wife**, party(ies) of the first part, in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Jonathan C. Staley and Heather L. Staley, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Cleveland County, State of Oklahoma**, to wit: *** aka Jamey Marie Allen**

TRACT 1

Part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at a point 1246.67 feet West of the Northeast corner of said NW/4; thence South 594 feet; thence West 366.58 feet; thence North 594 feet;

Thence East 366.58 feet to the point or place of BEGINNING. Also described as a tract of land beginning at a point 1320 feet West of the Northeast corner of said Northwest Quarter (NW/4); thence South 594 feet; thence West 366 feet 7 inches; thence North 594 feet;

thence East 366 feet 7 inches to the point of beginning, LESS AND EXCEPT 1 acre beginning at a point 953 feet 5 inches East of the Northwest corner of said Northwest Quarter (NW/4); thence South 594 feet; thence East 73 feet 5 inches; thence North 594 feet; thence West 73 feet 5 inches to the point of beginning; AND beginning at a point 1246 feet 5 inches West of the Northeast corner of said Northwest Quarter (NW/4); thence South 594 feet; thence West 73 feet 5 inches; thence North 594 feet; thence East 73 feet 5 inches to the point of beginning.

AND**TRACT 2**

A part of the North Half (N/2) of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: BEGINNING at a point 1246.6 feet West from the Northeast corner of said N/2 NW/4; thence South 594 feet; thence East 73.3 feet; thence North 594 feet; thence West 73.3 feet to the point of BEGINNING.

Property Address: **7200 SE 164th Street, Norman, OK 73071**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

12176100 GT 2/15 Doc 345.00

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **November 17, 2016**.

Gary D. Allen and Jamey M. Allen, as co-Trustees of The Gary D. Allen and Jamey M. Allen 2016 Revocable Trust, U/A dated January 22, 2016 and Gary D Allen and Jamey M Allen aka Jamey Marie Allen Husband and Wife

Gary D. Allen

Gary D. Allen, Co-Trustee

Jamey M. Allen

Jamey M. Allen, Co-Trustee

Gary Dale Allen

Gary Dale Allen

Jamey Marie Allen

Jamey Marie Allen

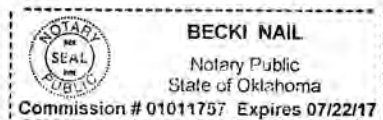
ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }
 } ss.
 COUNTY OF **CLEVELAND** }

This instrument was acknowledged before me on **November 17, 2016**, by **Gary D. Allen and Jamey M. Allen, as co-Trustees of The Gary D. Allen and Jamey M. Allen 2016 Revocable Trust, U/A dated January 22, 2016 as to TRACT 1**

and **Gary Dale Allen and Jamey Marie Allen,* husband and wife as to TRACT 2.**

* aka Jamey M Allen



Becki Nail

NOTARY PUBLIC Becki Nail

My Commission Expires: **7/22/2017**

Mail Tax Statements To:
 BOKF, N.A. dba Bank of Oklahoma
 4005 Northwest Expressway
 Oklahoma City, OK 73116

Exhibit A – Legal Description

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, Being more particularly described as follows:

Beginning at a point 350 feet West of the Northeast Corner of said Northwest Quarter (NW/4);
Thence West 823.22 feet;
Thence South 594 feet;
Thence East 823.22 feet;
Thence North 594 feet to the Point of Beginning.
Said tract contains 11.22 acres more or less.

Tract A (Book 5510 Page 349)

Part of Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, Being more particularly described as follows:

Beginning at a point 1246.67 feet West of the Northeast Corner of said Quarter;
Thence South 594 feet;
Thence West 366.58 feet;
Thence North 594 feet;
Thence East 366.58 feet to the Point of Beginning.
Said tract contains 5.0 acres more or less.

Tract B (Book 3253 Page 145)

Part of the North Half of the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, Being more particularly described as follows;

Beginning at a point 1246.6 feet West of the Northeast Corner of said N/2 NW/4;
Thence South 594 feet;
Thence East 73.3 feet;
Thence North 594 feet;
Thence West 73.3 feet to the Point of Beginning.
Said tract contains 1.0 acre more or less.

LETTER OF AUTHORIZATION

I, JONATHAN C STALEY or,
Property Owner of Record
N/A authorize,
Agent of the Property Owner of Record and Title
Box Law Group, P.L.L.C.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: [Signature]
Signature
JONATHAN C STALEY
Type/Print Name

Title: OWNER
Manager / Proprietor

Date: 03/12/2026
MM/DD/YYYY

LETTER OF AUTHORIZATION

I, Heather Staley or,
Property Owner of Record

_____ authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: Heather Staley
Signature

Title: _____
Manager / Proprietor

Date: 04/02/2026
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

The undersigned bonded abstractor in and for Cleveland County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

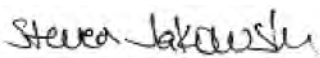
See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: March 24, 2026 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0052
File No. 2984336-MO99

Jonathan & Heather Staley
7300 SE 164th
Norman, OK 73071

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34),
Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma,
Being more particularly described as follows:
Beginning at a point 350 feet West of the Northeast Corner of said Northwest Quarter (NW/4);
Thence West 823.22 feet;
Thence South 594 feet;
Thence East 823.22 feet;
Thence North 594 feet to the Point of Beginning.
Said tract contains 11.22 acres more or less.

Jonathan & Heather Staley
7200 SE 164th
Norman, OK 73071

Tract A (Book 5510 Page 349)

Part of Northwest Quarter (NW/4) of Section Thirty-Four (34),
Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma,
Being more particularly described as follows:
Beginning at a point 1246.67 feet West of the Northeast Corner of said Quarter;
Thence South 594 feet;
Thence West 366.58 feet;
Thence North 594 feet;
Thence East 366.58 feet to the Point of Beginning.
Said tract contains 5.0 acres more or less.

Tract B (Book 3253 Page 145)

Part of the North Half of the Northwest Quarter (NW/4) of Section Thirty-Four (34),
Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma,
Being more particularly described as follows;
Beginning at a point 1246.6 feet West of the Northeast Corner of said N/2 NW/4;
Thence South 594 feet;
Thence East 73.3 feet;
Thence North 594 feet;
Thence West 73.3 feet to the Point of Beginning.
Said tract contains 1.0 acre more or less.

OWNERSHIP REPORT
ORDER 2984336-MO99

EFFECTIVE DATE: MARCH 24, 2026 AT 7:30 AM

ACCOUNT NO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
34056	STALEY JONATHAN C & HEATHER L	7300 SE 164TH ST	NORMAN	OK	73026	34-10-2W 12.225 AC PRT NW/4 BEG 350` W NE/C NW/4 W823.22` S594` E823.22` N594` POB (PART OF SUBJECT PROPERTY)	7300 SE 164TH ST
34018	STALEY JONATHAN C & HEATHER L	PO BOX 6512	MOORE	OK	73153	34-10-2W 6AC PRT NW/4 BEG 1173.30` W NE/C W440` S594` E440` N594` POB (PART OF SUBJECT PROPERTY)	7200 SE 164TH ST
53865	WESTERN FARMERS ELECTRIC CORP	PO BOX 429	ANADARKO	OK	73005	34-10-2W 10.61 AC PRT NW/4 BEG NE/C W 350' S1320' E350' N1320' POB	UNKNOWN
53873	LORE FAMILY TRUST	1766 SUMMERGLOW LN	MONUMENT	CO	80132	34-10-2W 4AC PRT N/2 NW/4 BEG 350' W SE/C N/2 NW/4 N508' W300' S508' E300' BEG 350' W & 653.20' N SE/C N/2 NW/4 N72.8' W300'	1 SE 164TH ST
53874	PERRY LARRY	7320 SE 164TH ST	NORMAN	OK	73071	34-10-2W 1 AC PRT N/2 NW/4 BEG 350' W & 508' N SE/C N/2 NW/4 N145.2' W300' S145.2' E300' POB	7320 SE 164TH ST
53871	LORE FAMILY TRUST	1766 SUMMERGLOW LN	MONUMENT	CO	80132	34-10-2W 5 AC PRT N/2 NW/4 BEG 650' W SE/C N726' W300' S726' E300' POB	1 SE 164TH ST
34017	LORE CASEY S	27936 E 108TH PL S	COWETTA	OK	74429	34-10-2W 5 AC PRT NW/4 BEG 1320' S & 1390' E NW/C N/2 NW/4 N726' E300' S726' W300' POB	UNKNOWN

OWNERSHIP REPORT
ORDER 2984336-MO99

EFFECTIVE DATE: MARCH 24, 2026 AT 7:30 AM

34055	LORE CASEY S	27936 E 108TH PL S	COWETTA	OK	74429	34-10-2W 7.766 AC PRT NW/4 BEG 297.88` S 594` E 366.7` S 330` E 70.76` N NW/C NW/4 E466` S726` W466` N726` POB	UNKNOWN
34018	LORE CASEY S	27936 E 108TH PL S	COWETTA	OK	74429	34-10-2W 5 AC PRT NW/4 BEG 594' E SW/C N/2 NW/4 N660' E330' S660' W330' POB	UNKNOWN
34054	BREWER DAVID A	3820 TAYPORT ST	NORMAN	OK	73072	34-10-2W 10.5540 AC PRT NW/4 BEG NW/C NW/4 E1030.94` S594` W106.94` S70.46` W330` N366.58` W594` N297.88` POB	UNKNOWN
77229	FOWLE EVAN	7125 SE 164TH ST	NORMAN	OK	73071	27-10-2W 6.374 AC TR 13 RUSTIC CRK SUR AKA PRT SW/4 BEG 852'E SW/C N310' N 20 D W355.34' E92' N252.71' E310' S895.67' W278' POB	7125 SE 164TH ST
27048	NORLIN COREY & ADRIENNE	7101 SE 164TH ST	NORMAN	OK	73026	27-10-2W 5.08 AC TR 12 RUSTIC CREEK SURVEY AKA PRT SW/4 BEG 458.52` E SW/C N479.76` N 40D E214.36` E130.44` S 20D E355.34` S310` W393.48` POB	7101 SE 164TH ST
77224	SEGREST MORGAN L & MATTHEW W	7201 SE 164TH ST	NORMAN	OK	73071	27-10-2W 5.028AC TR 14 RUSTIC CREEK SUR AKA PRT SW/4 BEG 1130` E SW/C N365` E600` S365` W600` POB	7201 SE 164TH ST

OWNERSHIP REPORT
ORDER 2984336-MO99

EFFECTIVE DATE: MARCH 24, 2026 AT 7:30 AM

77225	PRESLEY AARON TODD	7301 SE 164TH ST	NORMAN	OK	73071	27-10-2W 5.04AC TR 15 RUSTIC CREEK SUR AKA PRT SW/4 BEG 1730` E SW/C N720` E305` S720` W305` POB	7301 SE 164TH ST
87513	ALEXANDER VIRGINIA LOUISE REV TRUST	16441 WILLOW BEND AVE	OKLAHOMA CITY	OK	73165	27-10-2W 5.04AC TR 16 RUSTIC CREEK SURVEY AKA PRT SW/4 BEG 2035` E SW/C N720` E305` S720` W305` POB	16441 WILLOW BEND AVE
87512	JOHNSON DONALD RAY & DIANNE O	16440 WILLOW BEND AVE	OKLAHOMA CITY	OK	73165	27-10-2W 5.02 AC TR 17 RUSTIC CREEK SURVEY AKA PRT SW/4 BEG SE/C W304.21` N720` E303.74` S720` POB	16440 WILLOW BEND AVE

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

SE 164th St. & S Air Depot Blvd.

April 2, 2026

PREPARED FOR:

Jonathan and Heather Staley
7300 SE 164th St.
Oklahoma City, OK 73165
(405) 693-9377
digitaltakeoff@att.net

PREPARED BY:

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

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PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

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

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of SE 164th St. & S Air Depot Blvd., consisting of 17.23 acres, is located within the Northwest Quarter (NW/4) of Section 34, Township 10 N, Range 2 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Jonathan C. Staley and Heather L. Staley.

SECTION 4.0 SITE AND SURROUNDING AREA

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

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

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

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently developed with existing dwellings and an existing shop. The property is heavily landscaped. The property generally slopes to the west and the south.

SECTION 6.0 CONCEPT

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

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SE 164th St. The nearest street to the east is Midwest Blvd. The nearest street to the south is E Indian Hills Rd. The nearest street to the west is S Air Depot Blvd.

7.2 SANITARY SEWER

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

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 29 located at 8400 SE 164th St. It is approximately 1 mile from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

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

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the AA Agricultural District shall govern this PUD, except as herein modified.

All uses within the AA District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

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

The minimum lot size shall be two (2) acres.

There shall be a maximum of five (5) lots.

The minimum lot width shall be 140 feet.

Accessory structures shall be permitted in accordance with the base zoning district.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) 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.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

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

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 ACCESS REGULATIONS

Access to each lot shall be taken from SE 164th St.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for

the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

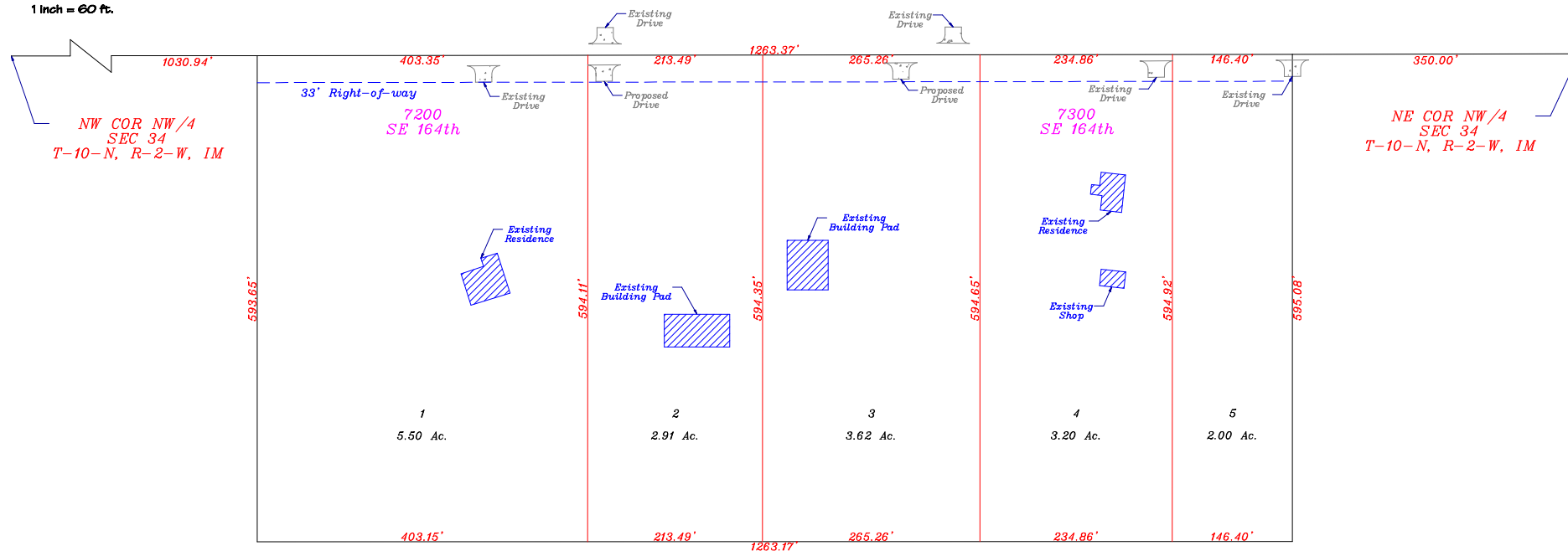
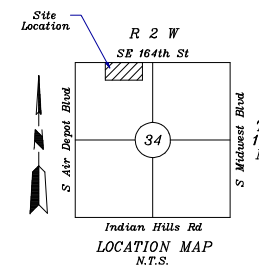
11.0 EXHIBITS

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

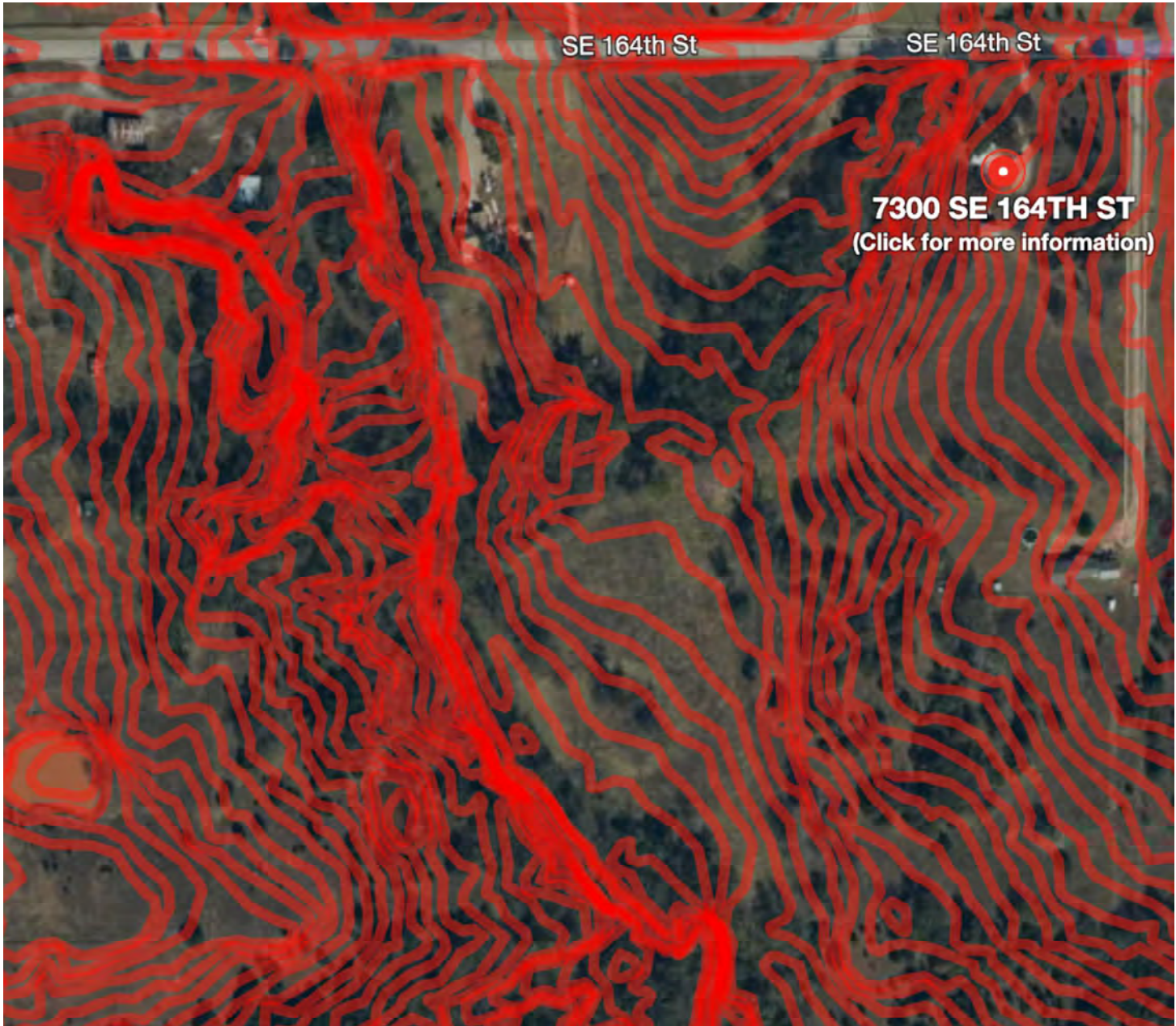
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- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

(IN FEET)

1 inch = 60 ft.



Preliminary Lot Layout Red J Ranch Norman, OK			
Digital Takeoff & Modeling Co., LLC			
P.O. Box 6512 • Moore, OK 73153-0512 PH: 405-938-8377 • e-mail: digitaltakeoff@att.net Ca. No. 864 • exp. 06/30/2025			
Revisions			
No.	Date	Description	By
Date: 10-30-25 Drawn By: JCS Project No: 00000		Scale: 1" = 60'	SHEET 1 of 1
JONATHAN C. STALEY, P.L.S. #1794			



CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIPCODE
PUD-2139	BOX LAW GROUP, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
PUD-2139	MOORE SCHOOL DISTRICT, JEFF HORN	1500 SE 4TH	MOORE	OK	73160
PUD-2139	ALEXANDER VIRGINIA LOUISE REV TRUST	16441 WILLOW BEND AVE	OKLAHOMA CITY	OK	73165
PUD-2139	BREWER DAVID A	3820 TAYPORT ST	NORMAN	OK	73072
PUD-2139	FOWLE EVAN	7125 SE 164TH ST	NORMAN	OK	73071
PUD-2139	JOHNSON DONALD RAY & DIANNE O	16440 WILLOW BEND AVE	OKLAHOMA CITY	OK	73165
PUD-2139	LORE CASEY S	27936 E 108TH PL S	COWETTA	OK	74429
PUD-2139	LORE FAMILY TRUST	1766 SUMMERGLOW LN	MONUMENT	CO	80132
PUD-2139	NORLIN COREY & ADRIENNE	7101 SE 164TH ST	NORMAN	OK	73026
PUD-2139	PERRY LARRY	7320 SE 164TH ST	NORMAN	OK	73071
PUD-2139	PRESLEY AARON TODD	7301 SE 164TH ST	NORMAN	OK	73071
PUD-2139	SEGREST MORGAN L & MATTHEW W	7201 SE 164TH ST	NORMAN	OK	73071
PUD-2139	STALEY JONATHAN C & HEATHER L	7300 SE 164TH ST	NORMAN	OK	73026
PUD-2139	STALEY JONATHAN C & HEATHER L	PO BOX 6512	MOORE	OK	73153
PUD-2139	WESTERN FARMERS ELECTRIC CORP	PO BOX 429	ANADARKO	OK	73005

APPROVED

July 21, 2026

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2139

MASTER DESIGN STATEMENT FOR
SE 164th St. & S Air Depot Blvd.

April 2, 2026
May 11, 2026

PREPARED FOR:

Jonathan and Heather Staley
7300 SE 164th St.
Oklahoma City, OK 73165
(405) 693-9377
digitaltakeoff@att.net

PREPARED BY:

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

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SUBDIVISION REGULATIONS	9.5
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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.

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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.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

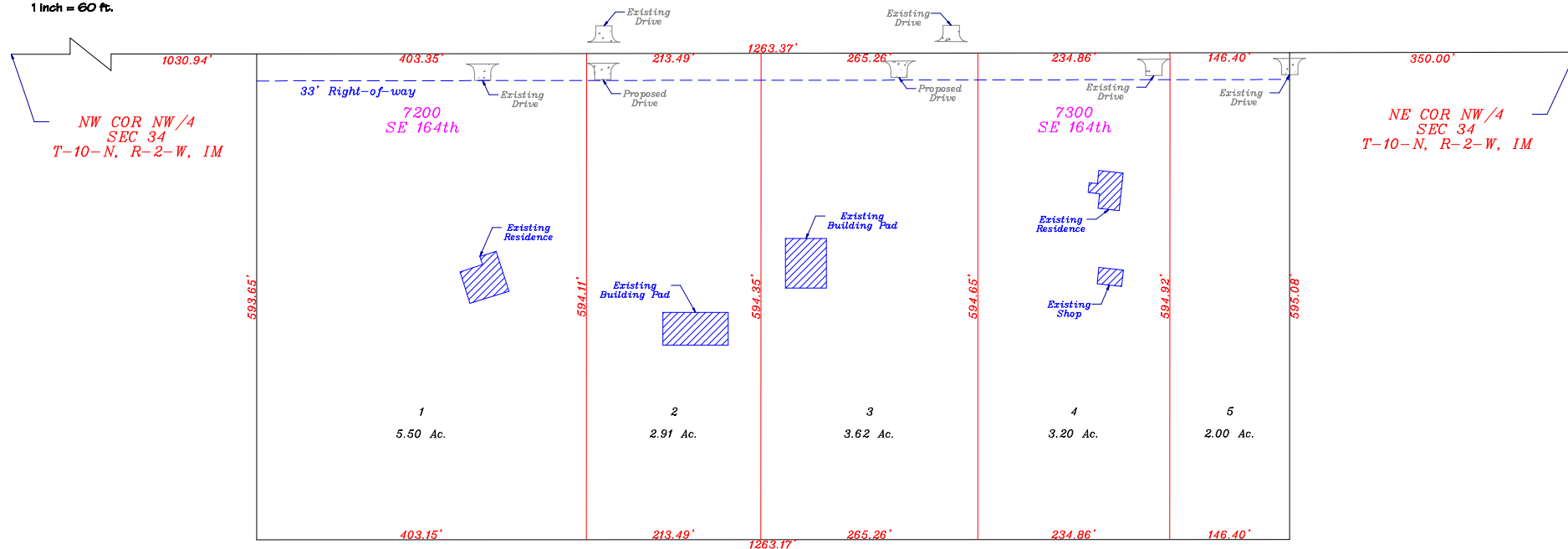
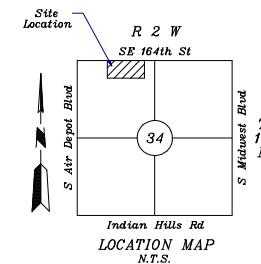
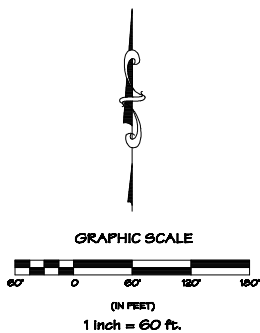
11.0 EXHIBITS

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

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

PUD-2139 Exhibit A - Legal Description

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, Being more particularly described as follows: Commencing at the Northeast (NE) Corner of the Northwest Quarter (NW/4) of Section Thirty-Four (34); Thence South $89^{\circ}55'22''$ West, along the north line of the Northwest Quarter (NW/4), a distance of 350.00' to the Point of Beginning; Thence South $89^{\circ}55'22''$ West, along the north line of the Northwest Quarter (NW/4), a distance of 1,263.37'; Thence South $00^{\circ}00'10''$ East, a distance of 593.65'; Thence North $89^{\circ}59'17''$ East, a distance of 1,263.17'; Thence North $00^{\circ}00'58''$ East, a distance of 595.08' to a point on the north line of the Northwest Quarter (NW/4) which is the Point of Beginning.



PUD-2139 Exhibit B

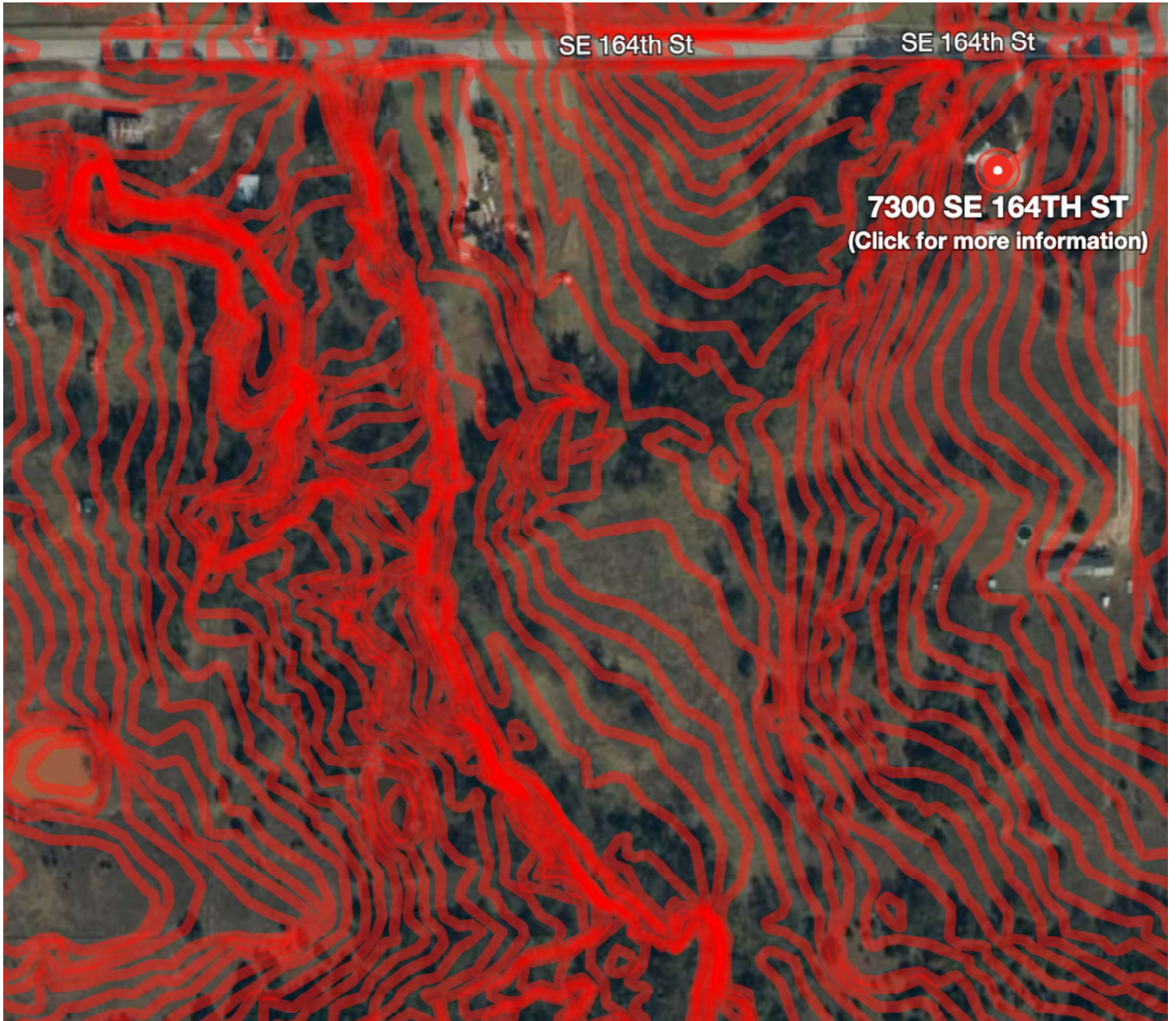


Preliminary Lot Layout
Red J Ranch
Norman, OK

Digital Takeoff & Modeling Co., LLC
 P.O. Box 6512 - Moore, OK 73153-0512
 PH: 405-693-9377 e-mail: digitaltakeoff@att.net
 CA No. 8544 exp. 08/30/2028

No.	Date	Description	By

Date: 10-30-25 Scale: 1" = 60' SHEET 1 of 1
 Drawn By: JCS
 Project No.: 00000
 JONATHAN C. STALLEY, P.L.S. #1794



CASE NUMBER: PUD-2139

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Jonathan C. Staley and Heather L. Staley**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2139 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 21, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, Being more particularly described as follows: Commencing at the Northeast (NE) Corner of the Northwest Quarter (NW/4) of Section Thirty-Four (34); Thence South 89°55'22" West, along the north line of the Northwest Quarter (NW/4), a distance of 350.00' to the Point of Beginning; Thence South 89°55'22" West, along the north line of the Northwest Quarter (NW/4), a distance of 1,263.37'; Thence South 00°00'10" East, a distance of 593.65'; Thence North 89°59'17" East, a distance of 1,263.17'; Thence North 00°00'58" East, a distance of 595.08' to a point on the north line of the Northwest Quarter (NW/4) which is the Point of Beginning.

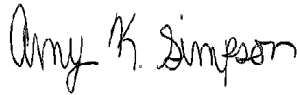
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 16th day of June 2026.

SEAL


Amy K. Simpson, City Clerk



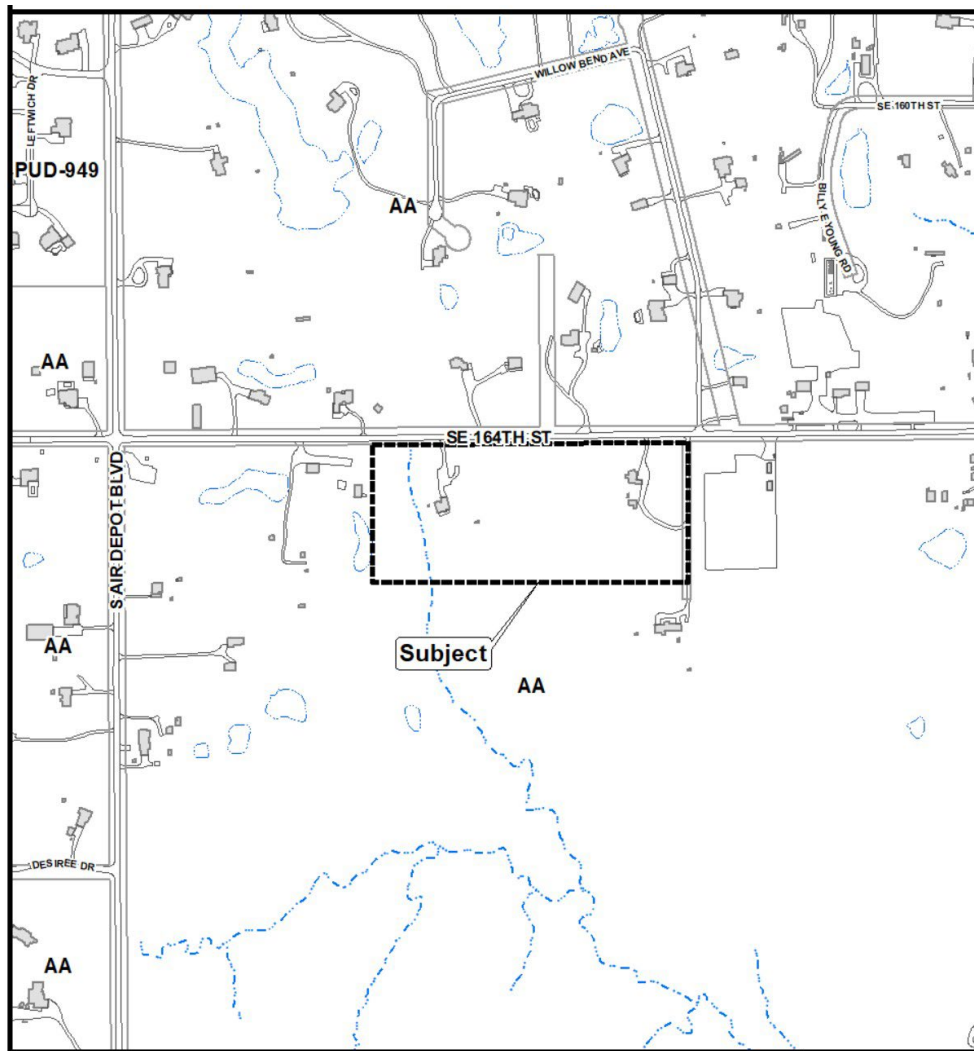
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2139

FROM: AA Agricultural District

TO: PUD-2139 Planned Unit Development District

ADDRESS OF PROPERTY: 7300 SE 164th Street



PROPOSED USE: The purpose of this application is to allow residential development, specifically up to five 2-acre lots.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

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

**The City of Oklahoma City
Planning Department
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102**

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2139

LOCATION: 7300 SE 164th Street

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-2139 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on July 21, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

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

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, Being more particularly described as follows: Commencing at the Northeast (NE) Corner of the Northwest Quarter (NW/4) of Section Thirty-Four (34); Thence South 89°55'22" West, along the north line of the Northwest Quarter (NW/4), a distance of 350.00' to the Point of Beginning; Thence South 89°55'22" West, along the north line of the Northwest Quarter (NW/4), a distance of 1,263.37'; Thence South 00°00'10" East, a distance of 593.65'; Thence North 89°59'17" East, a distance of 1,263.17'; Thence North 00°00'58" East, a distance of 595.08' to a point on the north line of the Northwest Quarter (NW/4) which is the Point of Beginning.

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

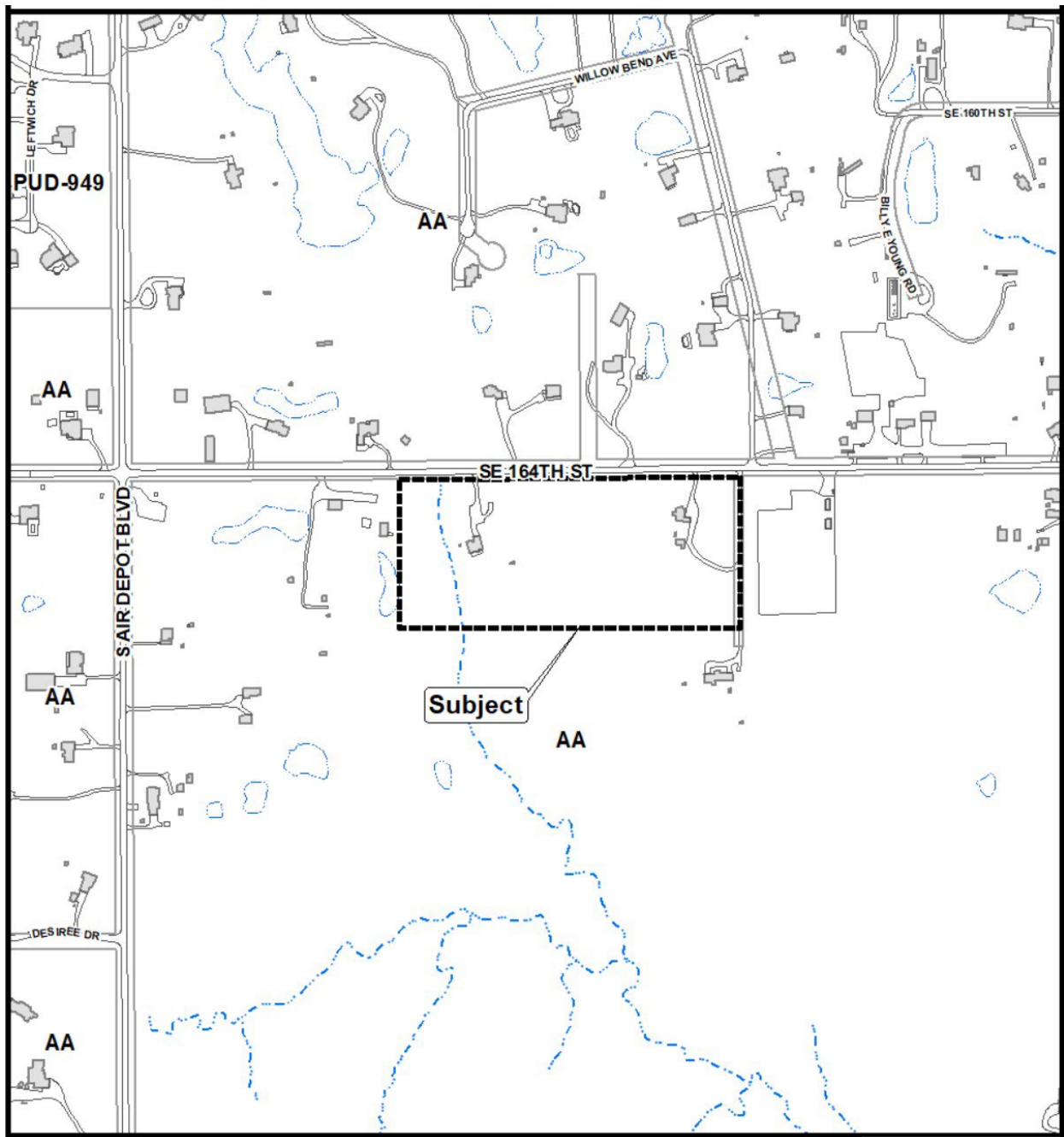
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

For further information call (405) 297-2623.

Dated this 16th day of June 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
May 28, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on May 26, 2026)

12. (PUD-2139) Application by Jonathan C. Staley and Heather L. Staley , to rezone 7300 SE 164th Street from AA Agricultural District to PUD-2139 Planned Unit Development District. Ward 4.

Amended Technical Evaluation:

1. ~~Amend Section 9.12: Sidewalks requirements shall be in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.~~

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED .

MOVED BY PRIVETT, SECONDED BY NEWMAN

AYES: CLAIR, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE, LAFORGE

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 28, 2026

Item No. IV. 12.

(PUD-2139) Application by Jonathan C. Staley and Heather L. Staley, to rezone 7300 SE 164th Street from AA Agricultural District to PUD-2139 Planned Unit Development District. Ward 4.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
405-652-1411

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow residential development, specifically up to five 2-acre lots.

B. EXISTING CONDITIONS

1. Size of Site: 17.23 Acres

2. School District: Moore

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	AA	AA
Land Use	Residential	Residential	Substation	Residential	Residential

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

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

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

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

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **AA Agricultural District** shall govern this PUD, except as herein modified.

All uses within the AA District shall be permitted within this PUD.

9.0 SPECIAL CONDITIONS

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

The minimum lot size shall be two (2) acres.

There shall be a maximum of five (5) lots.

The minimum lot width shall be 140 feet.

Accessory structures shall be permitted in accordance with the base zoning district.

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) 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.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

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

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 ACCESS REGULATIONS

Access to each lot shall be taken from SE 164th St.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, 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.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

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

D. REVIEW COMMENTS

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

1. **Fire (OCFD):** No objection provided water is extended with Fire Hydrant coverage.
2. **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) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
 - 5) 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.
 - 6) 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.*
 - 7) 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.

- 8) 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.

- 9) 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.

- 10) All private roads and streets shall have a private storm sewer system.

- 11) Amend Section 9.12 Sidewalks: ~~No sidewalks shall be required in this SPUD.~~ Sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

3. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

- 1) An existing 12-inch/48-inch/72-inch water main(s) is located adjacent to the subject site(s).
- 2) 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.
- 3) 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.
- 4) 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.

- 5) 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.
- 6) 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.
- 7) 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).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.
- 10) Connection must be made to the 12-inch line only.

c. Wastewater Availability:

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

4. Planning Department:

a. Comprehensive Plan Considerations

The subject site is within the Rural Low Intensity (RL) Land Use Typology Area (LUTA). The application is associated with CPA-2026-00005, a request to amend the LUTA to Rural Medium (RM). Policies for each are listed below.

1) LUTA Development Policies:

Site Design:

- Design new buildings to compliment the character of surrounding areas and not detract from the open character of the landscape. (RL / RM)
- Utilize Best Management Practices (BMP) for stormwater. (RL / RM)

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

Density:

The Rural Low LUTA (RL) outlines a minimum lot size of 5 acres (gross density of 0.2 du/acre) for residential. *The existing AA District requires a 5-acre minimum, consistent with the existing RL LUTA.*

The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained. *If the LUTA is changed to Rural Medium, the comprehensive plan would support a maximum density of 0.5 du/acre. The PUD proposes a minimum lot size of two (2) acres, with a maximum of five (5) lots. Five lots on the 17.23-acre subject site would be a density of 0.29 du/acre.*

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

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 regulations maintain the base AA District regulations for setbacks, maximum building height, screening, and landscaping. The base AA district has a maximum lot coverage of 5% for residential uses.*

- 3) **Service Efficiency:**

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

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

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *planokc identifies riparian area on the western portion of the site where already developed. National, state, and local permitting require basic best management practices for stormwater management.*
- Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be

planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *planokc identifies upland forest on portions of the site. The PUD proposes maintaining the base AA District requirements for landscaping but does not otherwise address tree preservation or upland forest areas. When 60 percent or less of the site is covered, the plan has a preservation goal of 100%. The maximum lot coverage allowed within AA Districts is 5% for residential uses.*

- 5) **Transportation System:** The subject site is located along the south side of SE 164th Street, a Minor Arterial Street. Transit (bus) service is not available nearby.
- 6) **Other Development Related Policies**
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
 - Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
 - Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
 - Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)

b. Plan Conformance Considerations

The subject site is located along the south side of SE 164th Street, between South Air Depot Boulevard and South Midwest Boulevard. The site is currently zoned AA and developed with two single-family residences. All surrounding land is zoned AA. Land to the north, across SE 164th Street, and to the south is developed with single-family residences. Abutting land to the east is developed with an electric substation and abutting land to the west is utilized for agricultural purposes.

The subject site is within the Rural Low Intensity (RL) Land Use Typology Area (LUTA). The existing AA District requires a 5-acre minimum, consistent with the RL LUTA. The application is associated with CPA-26-00005, a request to amend the LUTA to Rural Medium (RM). If the LUTA is changed to Rural Medium, the comprehensive plan would support a maximum density of 0.5 du/acre. The PUD proposes a minimum lot size of two (2) acres, with a maximum of five (5) lots, for a density of 0.29 du/acre. The PUD regulations maintain the base AA District regulations for setbacks, maximum building height, screening, and landscaping. The minimum lot width proposed for the development is 140 feet. The base AA district has a maximum lot coverage of 5% for residential uses.

If the change to the LUTA is approved, the proposed density would be in conformance with the Rural Medium LUTA.

E. STAFF RECOMMENDATION

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

If CPA-26-00005 is denied, denial of the application.

If CPA-26-00005 is approved, approval of the application subject to the following Technical Evaluations:

1. Amend Section 9.12: Sidewalks requirements shall be in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

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.

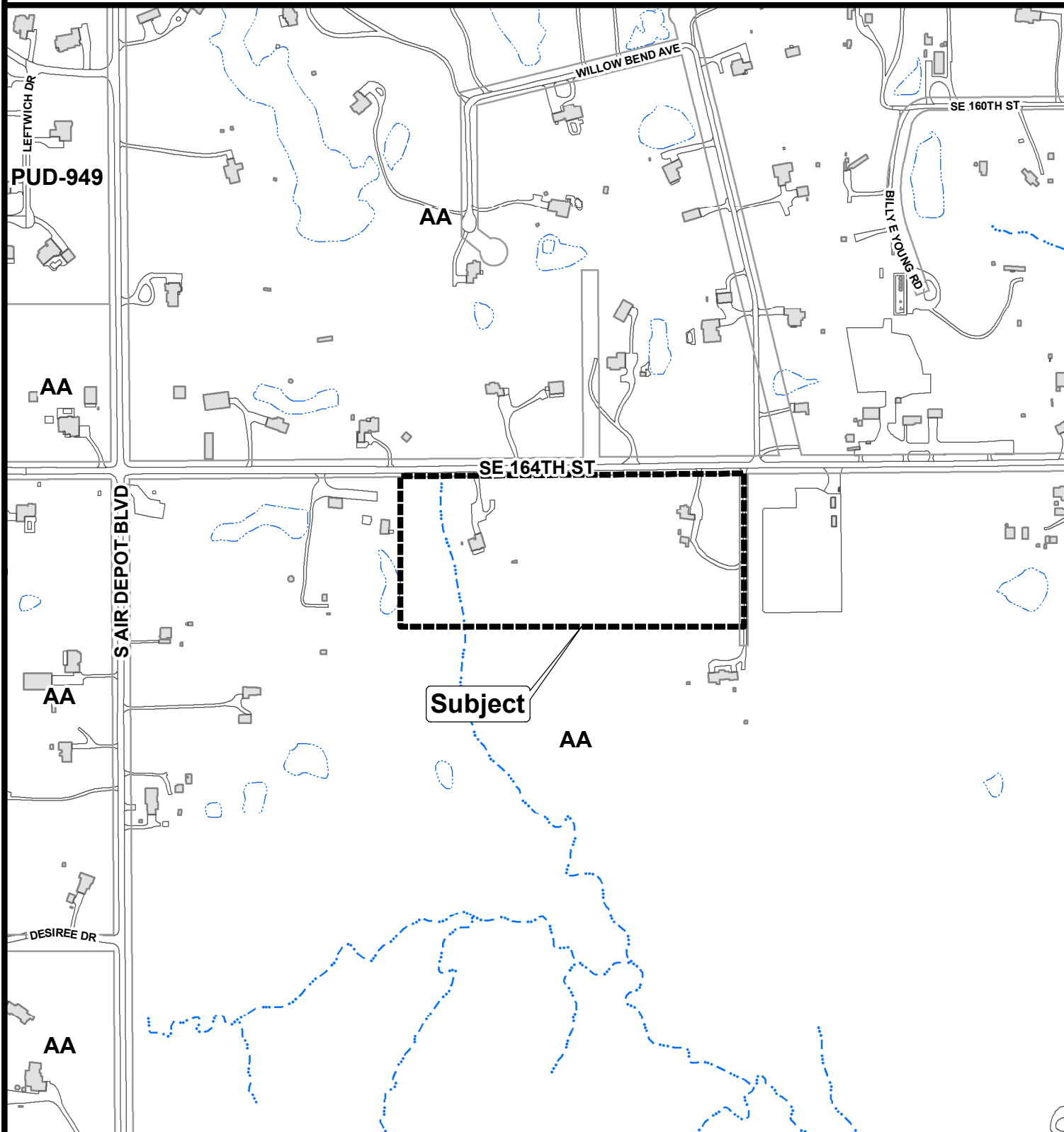
gjh

Case No: PUD-2139

Applicant: Jonathan C. Staley and Heather L. Staley

Existing Zoning: AA

Location: 7300 SE 164th St.



The City of
OKLAHOMA CITY

Planned Unit Development

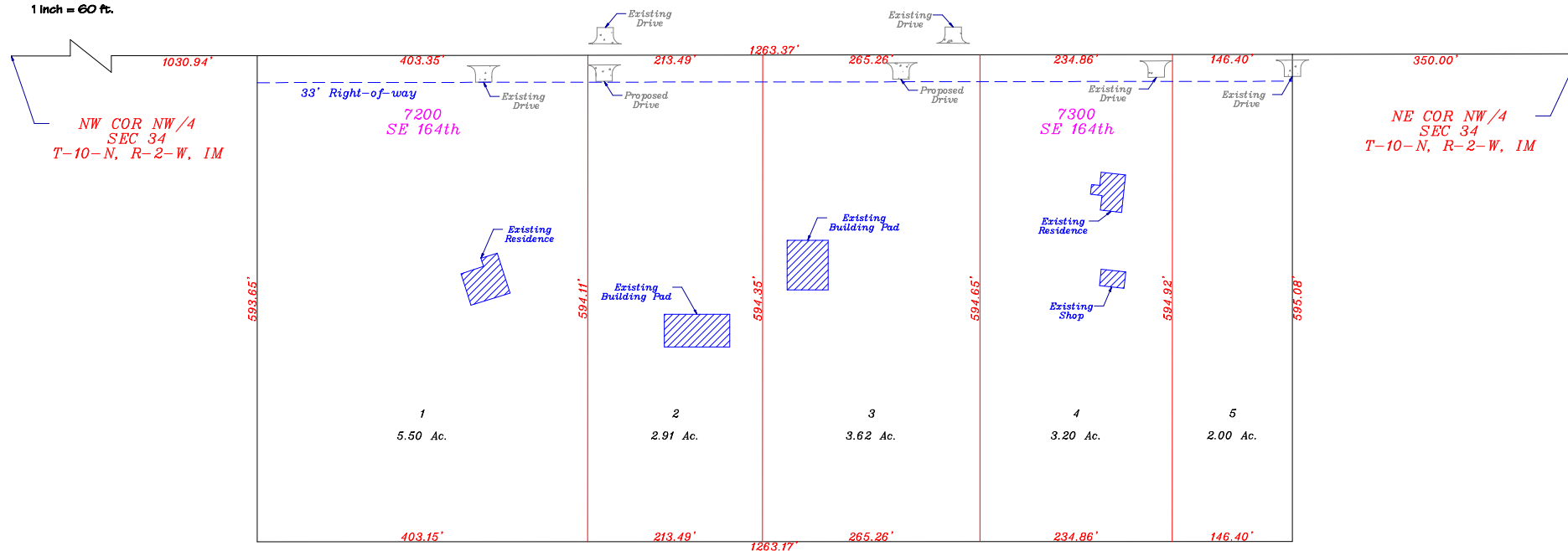
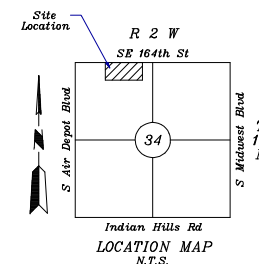


0 250 500
Feet

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.



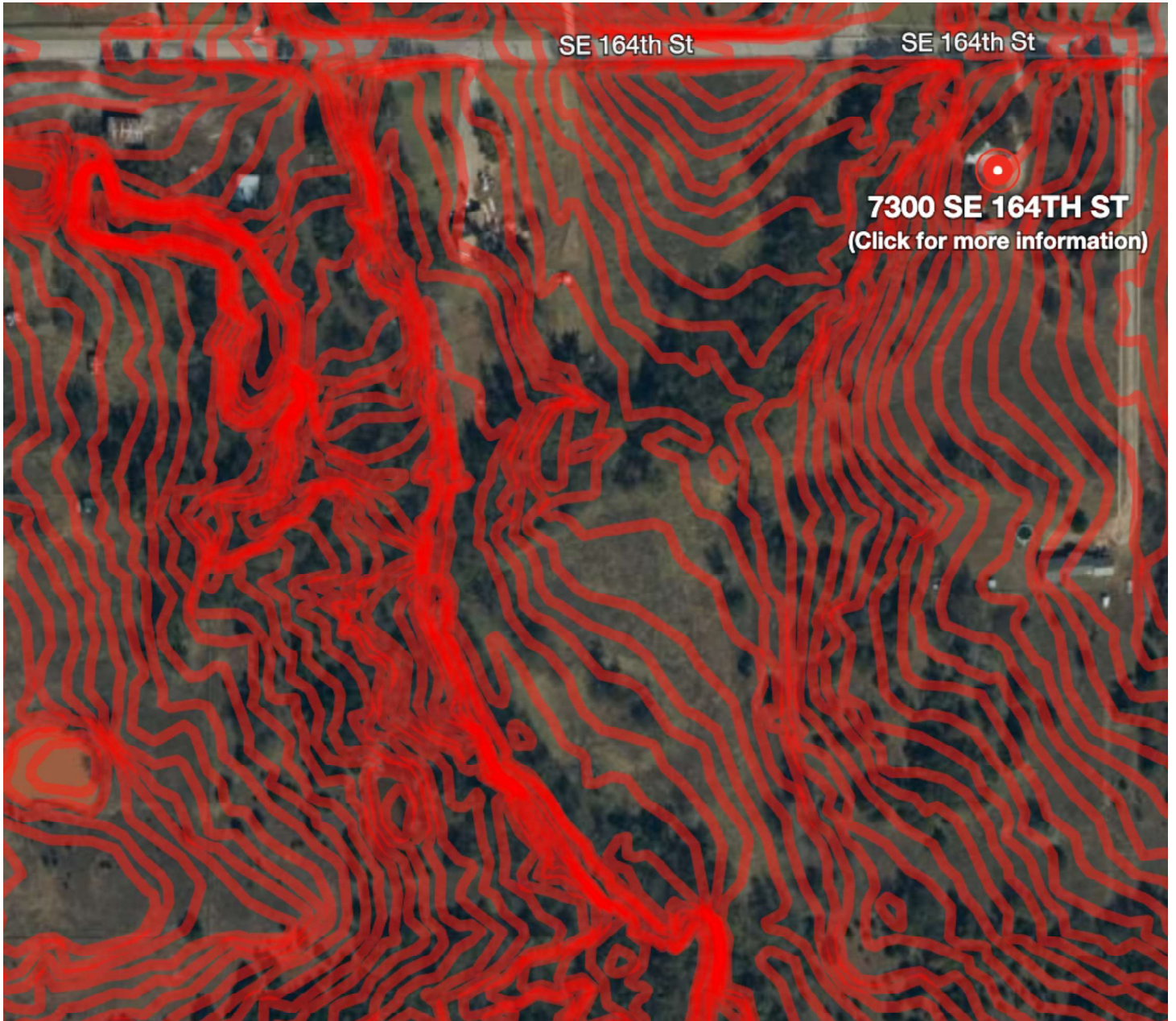
PUD-2139 Exhibit B

Preliminary Lot Layout Red J Ranch Norman, OK	
	Digital Takeoff & Modeling Co., LLC P.O. Box 6512 - Moore, OK 73153-0512 PH: 405-933-9377 e-mail: digitaltakeoff@att.net CA NO. 6544 exp. 06/30/2026

Revisions			
No.	Date	Description	By

Date: 10-30-25	Scale:	SHEET
Drawn By: JCS	1" = 60'	1 of 1
Project No.: 00000		
JONATHAN C. STALEY, P.L.S. #1794		



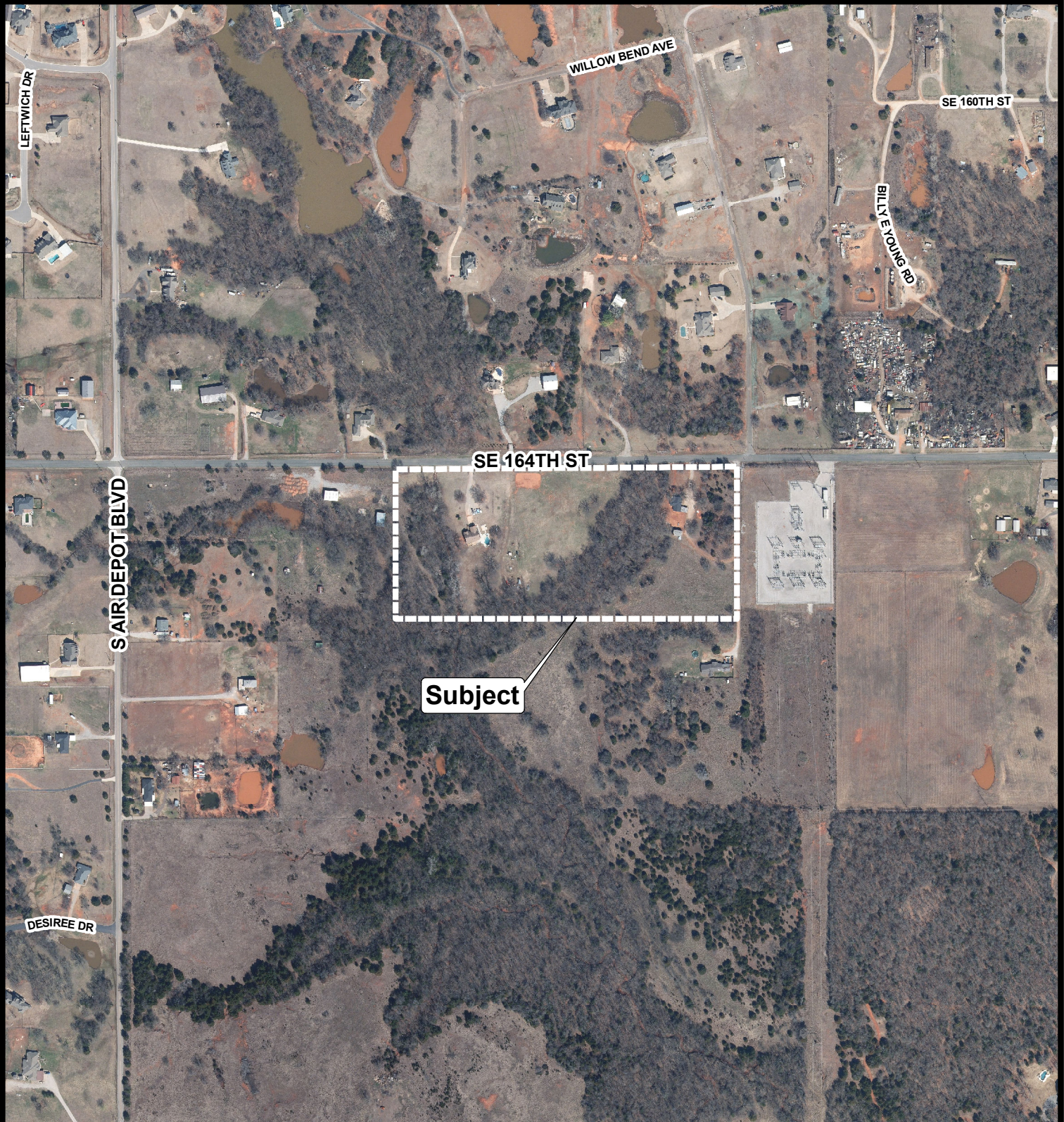


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Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet