

ORDINANCE NO. 28,126

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 situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: The SE/4 of Section 9, T13N, R5W, I.M., Less & Except the West 346.50 feet.

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 the 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 21st day of July, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 18TH day of AUGUST, 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. D
8/18/2026

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-2141), rezoning 13701 North Mustang Road from AA Agricultural District to PUD-2141 Planned Unit Development District. Ward 1.

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

Applicant:

Kendall W. Dillon, PE, Crafton Tull and associates
Nancy Stutsman Lamb and Albert C. Stutsman, Jr.

Purpose:

The purpose of this application is to allow single-family residential development on 4,400 square foot lots within Tract 1, and two-family (duplex) residential within Tract 2.

Background:

On June 25, 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. A street stub easement shall be provided to West Memorial Road ~~shall be provided within in~~ the southwest corner of the PUD.
2. A minimum of 40% of the Single-Family Residential lots shall be 50-foot in width mixed throughout.
3. The brick columns shall be on each lot line along Mustang Road and Memorial Road.
4. Section 9.2 Façade Regulations: Move the fiber cement board to the 40% and strike EIFS from the allowable materials.

Protests:

05 Protests, 1 Legal, 0.43%

Previous Action:

The Ordinance was introduced July 21, 2026 and set for final hearing August 18, 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

Indigo Trace

Name of Development or Applicant 13701 N Mustang Rd

located North of Memorial Road and West of N. Mustang Road

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

139±

ReZoning Area (Acres or Square Feet)

Rezone from (AA) Agricultural District, to PUD with Single-Family, & Two-Family Residential Use

Summary Purpose Statement / Proposed Development

Staff Use Only	2141
Case No.: PUD	
File Date:	4-14-26
Ward No.:	1
Nbhd. Assoc.:	----
School District:	Piedmont
Extg Zoning:	AA
Overlay:	

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.
- ☒ 9.) 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):

Premium Land, LLC.- Taber LeBlanc

Name

PO BOX 6718

Mailing Address

Edmond, OK 73050

City, State, Zip Code

(405) 397-3855

Phone

Zach@premiumlandok.com

Email

Signature of Applicant

Kendall W. Dillon, PE, Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

(405) 787-6270

Phone

Kendall.Dillon@craftontull.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.

100
3

QUIT CLAIM DEED

THIS INDENTURE, made this 8TH day of FEBRUARY, A.D. 2001,

between Albert C. Stutsman, Jr. and Nancy Stutsman Lamb, co-trustees of the Helen Eades Stutsman Oklahoma Trust U/A dated 6/25/92, parties of the first part, and Nancy Stutsman Lamb, party of the second part, of 21 Grant Street, Cambridge, Massachusetts, 02138.

WITNESSETH, that said parties of the first part, in consideration of the sum of ten and more dollars in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part, all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Canadian County, State of Oklahoma, to-wit:

The South 2079.71223 feet of the Southeast Quarter (SE/4) Section Nine (9), Township Thirteen (13) North, Range Five (5) West, less and except the West 346.5 feet of said Southeast Quarter, Canadian County, Oklahoma. LESS AND EXCEPT any oil, gas and other minerals in and under and that may be produced therefrom (containing 109.5 acres more or less)

An undivided 1/16 interest in and to all of the oil, gas, and other minerals in and under and that may be produced from the Southeast Quarter (SE/4), the East Half of the Southwest Quarter (E/2 SW/4), and Southwest Quarter of the Southwest Quarter (SW/4 SW/4), LESS AND EXCEPT a tract described as beginning at the southwest corner of the Southwest Quarter (SW/4), thence North 300 feet, thence East 300 feet, thence South 300 feet, thence West 300 feet to POB, all in Section Nine (9), Township Thirteen (13) North, Range Five (5) West, I.M. Canadian County, Oklahoma.



Together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and her heirs and assigns forever, so that neither the said parties of the first part or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and everyone of them shall be these presents be excluded and forever barred.

Mun. Index _____
B & P.N. Index _____
Margin _____

Doc # 2001003037
BOOK 2407 PAGE 233
DATE 02/15/01 11:14:19
Filing Fee \$10.00
Documentary Tax \$0.00
State of Oklahoma
County of CANADIAN
CANADIAN County Clerk
MARK MISHOE

Ret.to: Albert C. Stutsman, Jr., P.O. Box 21806, St. Louis, Missouri 63109

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.



CAROL SUE FALA
Notary Public - State of Missouri
County of St. Louis
My Commission Expires 12/06/02

Albert C. Stutsman, Jr.

Albert C. Stutsman, Jr., Trustee of the
Helen Eades Stutsman Oklahoma Trust U/A
Dated 6/25/92

Nancy Stutsman Lamb

Nancy Stutsman Lamb, Trustee of the
Helen Eades Stutsman Oklahoma Trust U/A
Dated 6/25/92

STATE OF Missouri

COUNTY OF St. Louis ss:

Before me, the undersigned, a Notary Public in and for said County and State on this 6 day of February, 2001, personally appeared Albert C. Stutsman, Jr. trustee of the Helen Eades Stutsman Oklahoma Trust U/A dated 6/25/92, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Carol Sue Fala
NOTARY PUBLIC

My commission expires 12-06-02.

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX ss:

Before me, the undersigned, a Notary Public in and for said County and State on this 31st day of January, 2001, personally appeared Nancy Stutsman Lamb, trustee of the Helen Eades Stutsman Oklahoma Trust U/A dated 6/25/92, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

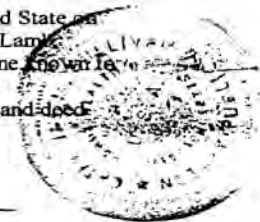
Catherine M. Sullivan
NOTARY PUBLIC

CATHERINE M. SULLIVAN

Notary Public

My Commission Expires 3/22/2002

My commission expires 3/22/02.



QUIT CLAIM DEED

THIS INDENTURE, made this 8th day of FEBRUARY, A.D. 2001,

between Albert C. Stutsman, Jr. and Nancy Stutsman Lamb, co-trustees of the Helen Eades Stutsman Oklahoma Trust U/A dated 6/25/92, parties of the first part, and Albert C. Stutsman, Jr., party of the second part, of 19 Kingsbury Place, St. Louis, Missouri, 63112.

WITNESSETH, that said parties of the first part, in consideration of the sum of ten and more dollars in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part, all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Canadian County, State of Oklahoma, to-wit:

The North 560.28777 feet of the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen (13) North, Range Five (5) West, LESS AND EXCEPT the West 346.5 feet of said Southeast Quarter, Canadian County, Oklahoma, LESS AND EXCEPT any oil, gas and other minerals in and under and that may be produced therefrom (containing 29.5 acres more or less)

An undivided 1/16 interest in and to all of the oil, gas, and other minerals in and under and that may be produced from the Southeast Quarter (SE/4), the East Half of the Southwest Quarter (E/2 SW/4), and Southwest Quarter of the Southwest Quarter (SW/4 SW/4), LESS AND EXCEPT a tract described as beginning at the southwest corner of the Southwest Quarter (SW/4), thence North 300 feet, thence East 300 feet, thence South 300 feet, thence West 300 feet to POB, all in Section Nine (9), Township Thirteen (13) North, Range Five (5) West, I.M. Canadian County, Oklahoma.



Together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and to his heirs and assigns forever, so that neither the said parties of the first part or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall be these presents be excluded and forever barred.

Num. Index _____
B & P.N. Index _____
Margin _____

Doc # 2001003036
Bk 2407
Pg 230-231
DATE 02/15/01 11:14:19
Filing Fee \$10.00
Documentary Tax \$0.00
State of Oklahoma
County of CANADIAN
CANADIAN County Clerk
MARK NISHOE

Ret to: Albert C. Stutsman, Jr., PO Box 21806, St. Louis, Missouri 63109

IN WITNESS WHEREOF, the said parties of the first part have hereunto set
their hands the day and year first above written.



Albert C. Stutsman, Jr.
Albert C. Stutsman, Jr., Trustee of the
Helen Eades Stutsman Oklahoma Trust U/A
Dated 6/25/92

Nancy Stutsman Lamb
Nancy Stutsman Lamb, Trustee of the
Helen Eades Stutsman Oklahoma Trust U/A
Dated 6/25/92

STATE OF Missouri
COUNTY OF St. Louis ss:

Before me, the undersigned, a Notary Public in and for said County and State on
this 6 day of Feb., 2001, personally appeared Albert C. Stutsman, Jr.
trustee of the Helen Eades Stutsman Oklahoma Trust U/A dated 6/25/92, to me known to
be the identical person who executed the within and foregoing instrument and
acknowledged to me that he executed the same as his free and voluntary act and deed for
the uses and purposes therein set forth.

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

Carol Sue Fiala
NOTARY PUBLIC

My commission expires 12-06-02.

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX ss:

Before me, the undersigned, a Notary Public in and for said County and State on
this 27th day of February, 2001, personally appeared Nancy Stutsman Lamb,
trustee of the Helen Eades Stutsman Oklahoma Trust U/A dated 6/25/92, to me known to
be the identical person who executed the within and foregoing instrument and
acknowledged to me that she executed the same as her free and voluntary act and deed
for the uses and purposes therein set forth.

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

Catherine M. Sullivan
NOTARY PUBLIC

My commission expires 3/22/02.

CATHERINE M. SULLIVAN
Notary Public
My Commission Expires 3/22/2002



**PROPERTY
LEGAL DESCRIPTION**

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

The SE/4 of Section 9, T13N, R5W, I.M., Less & Except the West 346.50 feet.

TRACT 1

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence
N00°00'00"W with the East line of said SE/4 a distance of 813.17 feet to the POINT OF
BEGINNING; thence

N90°00'00"W a distance of 340.00 feet; thence
N00°00'00"E a distance of 435.00 feet; thence
N90°00'00"W a distance of 195.80 feet; thence
N29°29'55"W a distance of 397.42 feet; thence
N60°11'58"W a distance of 259.18 feet; thence
N15°30'44"W a distance of 535.91 feet; thence
N59°06'06"E a distance of 780.35 feet to the North line of said SE/4; thence
N90°00'00"E with the North line of said SE/4 a distance of 430.12 feet to the East line of
said SE/4; thence
S00°00'00"E with said East line a distance of 1826.83 feet to the POINT OF BEGINNING.

Said tract contains 1,313,184 Sq Ft or 30.15 Acres, more or less.

TRACT 2

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southeast corner of said SE/4; thence

N90°00'00"W with the South line of said SE/4 a distance of 2293.50 feet; thence
N00°00'00"E a distance of 2640.00 feet to the North line of said SE/4; thence
N90°00'00"E with said North line a distance of 1863.38 feet; thence
S59°06'06"W a distance of 780.35 feet; thence

S15°30'44"E a distance of 535.91 feet; thence
S60°11'58"E a distance of 259.18 feet; thence
S29°29'55"E a distance of 397.42 feet; thence
S90°00'00"E a distance of 195.80 feet; thence
S00°00'00"W a distance of 435.00 feet; thence
S90°00'00"E a distance of 340.00 feet to the East line of said SE/4; thence
S00°00'00"E with said East line a distance of 813.17 feet to the POINT OF BEGINNING.

Said tract contains 4,741,656 Sq Ft or 108.85 Acres, more or less.

Owner: Nancy Stutsman Lamb

Address: PO Box 97

Barnstable, MA 02630

April 6, 2026

Oklahoma City Planning & Zoning

420 W Main #900

Oklahoma City, OK 73102

RE: Proposed Indigo Trace

To Whom it May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on my behalf in the matter of zoning, platting and planning of 110± acres being a part of the SE/4 of Sec 9, T-13-N, R-5-W, I.M. and generally located N. of Memorial Road and W. of N. Mustang Road, Canadian County, Oklahoma City, OK.

Nancy Stutsman Lamb

Signature: Nancy Stutsman Lamb

Title: Owner

CTA Project #2660-

Owner: Albert C. Stutsman, Jr.

Address: PO Box 21806

Saint Louis, MO 63109

April 6, 2026

Oklahoma City Planning & Zoning

420 W Main #900

Oklahoma City, OK 73102

RE: Proposed Indigo Trace

To Whom it May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matter of zoning, platting and planning of 30± acres being a part of the SE/4 of Sec 9, T-13-N, R-5-W, I.M. and generally located N. of Memorial Road and W. of N. Mustang Road, Canadian County, Oklahoma City, OK.

Albert C. Stutsman Jr.

Signature: Albert C. Stutsman Jr.

Title: Owner

CTA Project #2660-

PREMIUM LAND, LLC.
PO BOX 6718
EDMOND, OK 73083
(405) 285-5105

April 6, 2026

Oklahoma City Planning & Zoning
420 W Main #900
Oklahoma City, OK 73102

RE: Proposed Indigo Trace

To Whom it May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matter of zoning, platting and planning of 139± acres being a part of the SE/4 of Sec 9, T-13-N, R-5-W, I.M. and generally located N. of Memorial Road and W. of N. Mustang Road, Canadian County, Oklahoma City, OK.



Taber LeBlanc, Manager

CTA Project #2660-

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

The North 560.28777 feet of the Southeast Quarter (SE/4) of Section NINE (9), Township THIRTEEN (13) North, Range FIVE (5) West, LESS AND EXCEPT the West 346.50 feet of said Southeast Quarter, Canadian County, Oklahoma

AND

The South 2079.71223 feet of the Southeast Quarter (SE/4) Section NINE (9), Township THIRTEEN (13) North, Range FIVE (5) West, LESS AND EXCEPT the West 346.50 feet of said Southeast Quarter, Canadian County, Oklahoma.

OWNER OF RECORD: ALBERT C STUTSMAN JR, and NANCY STUTSMAN LAMB

That the addresses that are listed have been taken from the Treasurer's records of Canadian County, Oklahoma.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

090130918

BLOUIN, JESSE R & KASEY M
11701 NW 136TH TER PIEDMONT, OK 73078

COLONY POINTE PHASE 5 LOT 7 BLOCK 20

090128621

BOWERSOX, JAMES D & PATRICIA A REV LIV TRST
11413 NW 136TH TER PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 11 BLOCK 7

090128623

BOX, BRANDON JOE
13609 FRONT PORCH DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 13 BLOCK 7

090130978

COLONY POINTE PROP OWNERS ASSOC INC
1326 FRETZ DR EDMOND, OK 73003

MULTIPLE PROPERTIES

090032030

COMMISSIONERS OF THE LAND OFFICE
120 N ROBINSON SUITE 1000W, OKLAHOMA CITY, OK 73102

MULTIPLE PROPERTIES

090128633

COOK, JEFFREY L
13609 FIRETHORN PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 6 BLOCK 8

090138613

CROOM, DAVID
13608 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 14 BLOCK 2

090128630

DICKSON, MARQUIS O & HOGNER, JESSICA N
13509 FIRETHORN DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 3 BLOCK 8

090138594

DOZIER, BRYCE K & KUSTER, NATALIE N
13605 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 20 BLOCK 1

090130919

EDIE, NGWESE M & NICOLINE
11657 NW 136TH TER PIEDMONT, OK 73078

COLONY POINTE PHASE 5 LOT 8 BLOCK 20

090128626

FRANKS, DOROTHY ELIZABETH
1359 FRONT PORCH DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 16 BLOCK 7

090138595

FUNDAMENTAL INVESTMENTS LLC
1320 N PORTER NORMAN, OK 73071

MULTIPLE PROPERTIES

090031972

FUNK, NEDRA R TRUST
PO BOX 179 PIEDMONT, OK 73078

MULTIPLE PROPERTIES

090128620

GATEWOOD, TRACEY LEE & KARI MARIE
11409 NW 136TH TER PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 10 BLOCK 7

090128619

GILLIAM, MARY LAN LE & WILLIAM L
11405 NW 136TH TER PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 9 BLOCK 7

090128616

GRASSO, SEAN C & SARA R
13608 FIRETHORN DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 6 BLOCK 7

090138612

GUIDI, LORILEI
13604 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 13 BLOCK 2

090138597

HALL, SHELLY ANN & DEREK
13617 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 23 BLOCK 1

090138610

HALL, THOMAS R
13520 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 11 BLOCK 2

090154824

HANSON, CONNIE L LIVING TRUST
11525 NW 136TH CIR PIEDMONT, OK 73078

VILLAGE VERDE SEC 4A LOT 10 BLOCK 20

090128617

HARRINGTON, THOMAS J & ERIN MICHELE
13612 FIRETHOR DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 7 BLOCK 7

090128631

HENDRIX, MARY DENISE & SEAY, KELLIE JO &
13601 FIRETHORN DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 4 BLOCK 8

090128624

HUBBLE, KYLE P & EMILY B
13605 FRONT PORCH DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 14 BLOCK 7

090138593

JENKINS, THOMAS & MOLLY
13601 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 19 BLOCK 1

090128622

JOBE, V PAUL TRUST
11417 NW 136TH TER PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 12 BLOCK 7

090096539

LAMB, NANCY STUTSMAN
PO BOX 97 BARNSTABLE, MA 02630

T13N R05W S09 SE4 A#3 PT SE4 BEING S2,079.71223' LESS W346.5'

090128637

LEE, COREY R & KARA A
13508 FRONT PORCH DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 10 BLOCK 8

090128634

LEE, JAMES K & ASHLEY K
13608 FRONT PORCH DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 7 BLOCK 8

090128625

MALLEY, CLINT & ANDREA TRUST
13601 FRONT PORCH DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 15 BLOCK 7

090154819

MARTIN FAMILY LIVING TRUST
13616 NATURES WAY PIEDMONT, OK 73078

VILLAGE VERDE SEC 4A LOT 5 BLOCK 20

090138611

MCCOLL, TANNER A
13600 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 12 BLOCK 2

090128632

MORRISETT, ROSS PHILIP & CARLI JILL
13605 FIRETHORN DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 5 BLOCK 8

090031979

MSJ FARMS LLC

11101 W MEMORIAL RD YUKON, OK 73099

T13N R05W S10 SW4 A#1 - BEING ALL SW4 LESS BEG 1661.47'E OF SW/C, TH E200', N128.68' NW927.86' NW237.53' NW564.82' N938.65' W650' S1038.42' E477.51', SE549.24' SE222.98' SE887.79' S91.81' TPB

090031978

NORTON, CHARLES FLETCHER ETAL &

22839 HOPE DALE AVE PARKER, CO 80138

T13N R05W S10 NW4 A#1 - BEING ALL NW4

090138592

OLSON, MICHAELA & TYLER

13521 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 18 BLOCK 1

090128618

PARKER TRUST DTD 04-02-1998

11401 NW 136TH TER PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 8 BLOCK 7

090138598

PETZ, AUTUMN P

13621 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 24 BLOCK 1

090138647

REMINGTON LAND DEVELOPMENT INC

PO BOX 13540 OKLAHOMA CITY, OK 73113

BISON CREEK SECTION 1 COMMON AREA "A-1", LESS "A-A2" - BEG MOST SW/C OF COMMON AREA A, TH N250.40' E173.45' SE123.86', SW231.32' W247.27' TPB & LESS "A-A3' BEG 1782.9'S & 112.62'E OF NW/C OF NW4, TH, NE26.36' NE135' NW100' SW120' SW75' W20' N160.40' E173.

090138596

SANDERS, MICHELLE LEE

13613 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 22 BLOCK 1

090128614

SANDERS, SCOTT H & VALERIE CAMILE

13600 FIRETHORN DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 4 BLOCK 7

090154826

SCOTT, MORGAN ELIZABETH
11520 NW 136TH CIR PIEDMONT, OK 73078

VILLAGE VERDE SEC 4A LOT 12 BLOCK 20

090128636

STEINER, KEVIN C & PATRICIA A
13600 FRONT PORCH DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 9 BLOCK 8

090031975

STUTSMAN, ALBERT C JR*
19 KINGSBURY PL ST LOUIS, MO 63112

T13N R05W S09 SE4 A#1 PT SE4 - BEING THE N560.28777' OF THE SE4 LESS THE W346.5'

090154815

TABER BUILT HOMES LLC
PO BOX 6718 EDMOND, OK 73083

MULTIPLE PROPERTIES

090128613

THOMPSON, JESSICA A & MATTHEW K
13508 FIRETHORN DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 3 BLOCK 7

090128615

TOURVILLE, PATRICK & BRITTANY
13604 FIRETHORN DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 5 BLOCK 7

090154846

VILLAGE VERDE DEVELOPERS LLC
PO BOX 22921, OKLAHOMA CITY, OK 73123

VILLAGE VERDE SEC 4A COMMON AREA "K"

090138599

WHITE, BRADLEY & ANITA
13616 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 25 BLOCK 1

090128635

WHITLEY, JOHN
13604 FRONT PORCH DR PIEDMONT, OK 73078

VILLAGE VERDE ADDN SEC 2 LOT 8 BLOCK 8

090138591

WILLIAMS, CANDACE L

13517 WATSON DR PIEDMONT, OK 73078

BISON CREEK SECTION 1 LOT 17 BLOCK 1

090031965

WLW PROPERTIES LLC

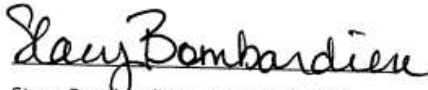
C/O SHARON BUMGARDNER 14408 N PIEDMONT RD PIEDMONT, OK 730780000

MULTIPLE PROPERTIES

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: March 30, 2026 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor


Stacy Bombardiere, License # 7018

COMPLETED: April 8, 2026

Order No. 26320611

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-
MASTER DESIGN STATEMENT FOR

Indigo Trace

4/06/2026

PREPARED FOR:

Premium Land, LLC
P.O. Box 6718
Edmond, OK 73083
(405)397-3855
Zach@premiumlandok.com

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
Yukon, OK 73099
(405) 787-6270
Kendall.dillon@craftontull.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Indigo Trace, consisting of 139 acres is located within the SE/4 of Section 9, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located north of Memorial Road and west of N. Mustang Road.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Premium Land LLC, P.O. Box 6718, Edmond OK 73083.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: (AA) Agricultural District and is currently vacant.
East: (AA) Agricultural District with one residence.
South: (PUD-1418) Developed as the Village Verde single-family residential addition.
West: (R-1) Single-Family Residential District, currently vacant.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation is generally, elevation 1152, near the southwest property line. The lowest elevation of 1102 is along the blue line stream at the north property line. The slope of the site is approximately 1-5% throughout. The subject property is predominately silty-loam characteristics. Bethany and Norge silt loam being the largest areas. The property is predominantly used for agriculture while there are wooded portions in the drainage areas. This property drains into Spring Creek which is a tributary of Deer Creek. Portions of the subject property are located within a FEMA 100-year flood plain.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for a quality residential neighborhood allowing for both single family and two-family housing.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is N.W. 150th Street, which has a right-of-way width of 66 feet and is currently an unpaved gravel road. The nearest street to the east is N. Mustang Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is Memorial Road, which has a right-of-way width of 66 feet and is currently closed. The

nearest street to the west is N. Piedmont Road / State Highway 4, which has a right-of-way width of 120 feet and is paved to 4 lane rural highway standard

Proposed streets shall be public and shall have right-of-way widths of 50 feet and shall be paved to the urban local street standards. Ingress and Egress for this Planned Unit Development shall be from public streets.

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

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. A public, 27” sanitary sewer line is currently located along the north property line. This sanitary sewer line will provide service to this Planned Unit Development.

7.3 WATER

Water facilities for this property are available. There is a 16” waterline located at along the east side of N. Mustang Road that will provide service to this PUD.

7.4 FIRE PROTECTION

The nearest fire station to this property is Oklahoma City Fire Department Station 32 located at 12233 N. Mustang Road, Oklahoma City, approximately 1.0 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development, and each will be provided with a pedestrian path and shown on the Master Development Plan.

7.7 DRAINAGE

This property drains into the Spring Creek drainage basin, which is a tributary of Deer Creek. Portions of the subject property are located within a FEMA 100-year flood plain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban Low Intensity. The Urban – Low Intensity is applicable to the least intensely developed areas of the City that still receive water, sewer, police, park and fire services.

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, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this 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

Tract 1

The use and development regulations of the **"R-2" Medium-Low Density Residential District** shall govern this tract, 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. This tract allows for both single family and two-family residential.

Tract 2

The use and development regulations of the **"R-1" Single-Family Residential District** shall govern this tract, 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. This tract allows for only single family residential.

9.0.....SPECIAL CONDITIONS

9.1 MODIFIED LOT REQUIREMENTS

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

Tract 1

Lots that are Single-Family are allowed the following conditions:

Minimum lot size: 4,400 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Lot Coverage: Main and accessory buildings shall not cover more than 65% of the lot area.

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

Lots that are Two-Family are allowed the following conditions:

Minimum lot size: 6,000 square feet

Minimum lot width from the platted front building line: 60 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Lot Coverage: Main and accessory buildings shall not cover more than 75% of the lot area

The tract boundaries for Tract 1 shall be allowed to change up to 15%

Tract 2

Lots that are Single-Family are allowed the following conditions:

Minimum lot size: 4,400 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Lot Coverage: Main and accessory buildings shall not cover more than 65% of the lot area

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

The tract boundaries for Tract 2 shall be allowed to change up to 15%

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, cement fiber board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except there shall be one tree planted between the street curb and sidewalk, and one tree planted between the sidewalk and residence.

9.4 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.

9.5 SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended.

A minimum 6-foot-tall cedar capped fence with masonry columns on maximum 80-foot centers and located at property lines shall be required along the frontage of N. Mustang Road.

9.6 SUBDIVISION REGULATIONS

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

9.7 DRAINAGE REGULATIONS

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

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations, as amended. This PUD shall have a minimum of two access from N. Mustang Road. Entrances from N. Mustang may be allowed to have a right of way width of 80 feet to accommodate a divided entry with 20-foot-wide drives and a landscaped island. The local streets within this PUD shall have a minimum right-of-way width of fifty-feet and a twenty-six foot street cross-section. Individual lots shall not be permitted to take access from the arterial/section line road and a “limits of no access” shall be established.

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

9.9 PARKING REGULATIONS

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

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.11 ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

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.

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16..... COMMON AREAS

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

9.17..... SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

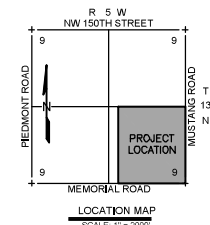
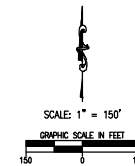
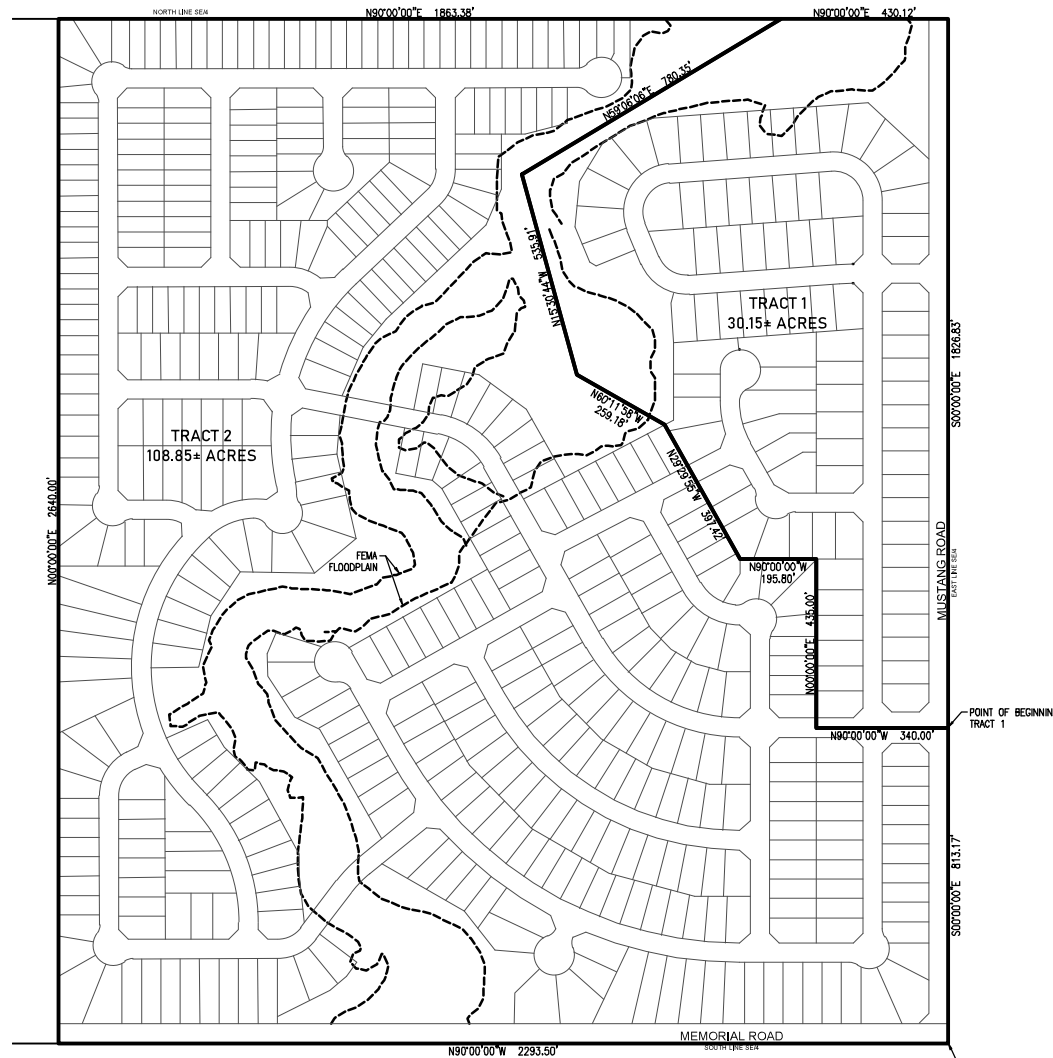
Exhibit A – Legal Description, Overall, Tract 1, and Tract 2

Exhibit B – Master Development Plan

Exhibit C – Topographic Map

MASTER DEVELOPMENT PLAN OF MUSTANG ROAD & MEMORIAL ROAD

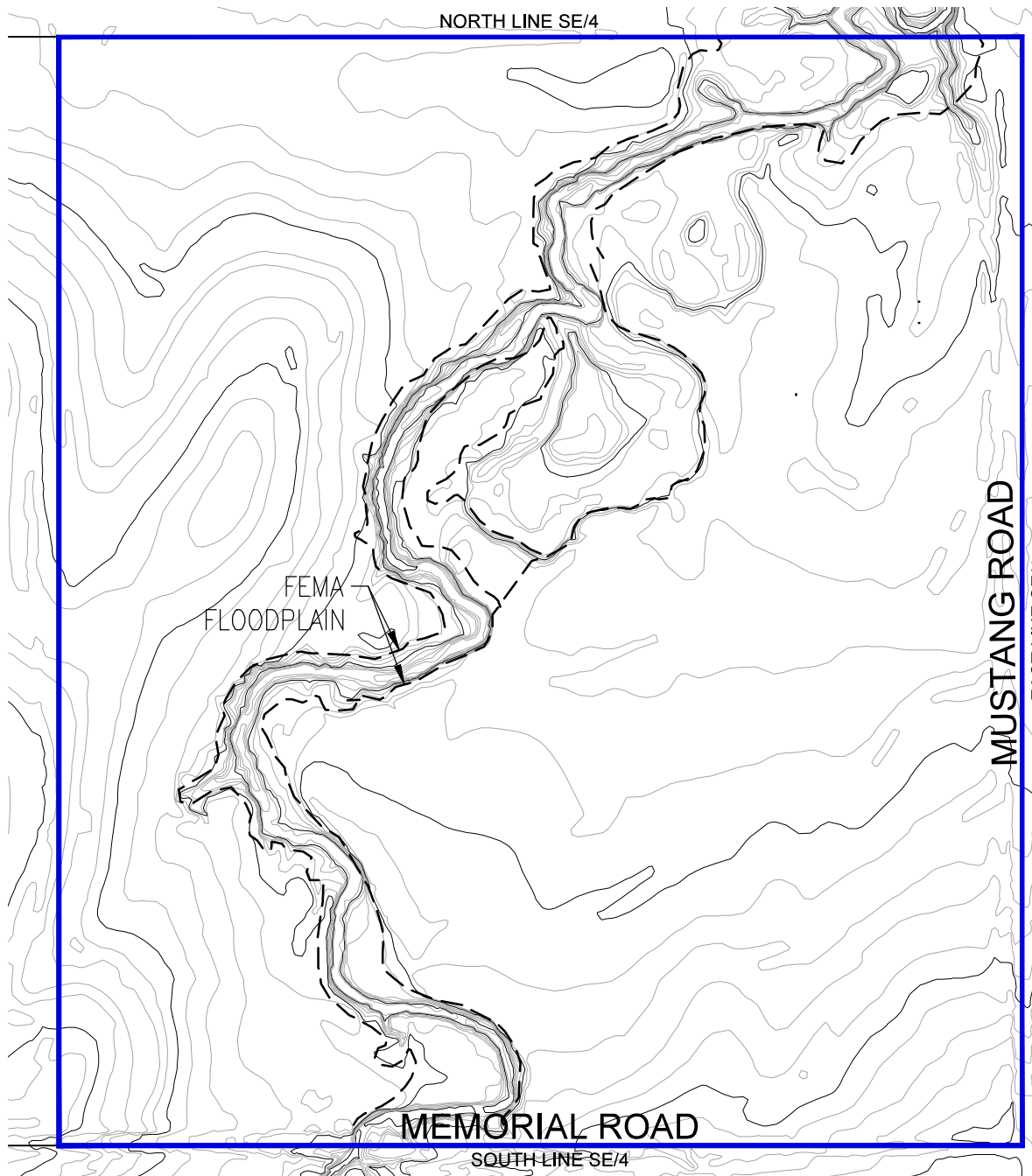
A PART OF THE SE/4 OF SECTION 9, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



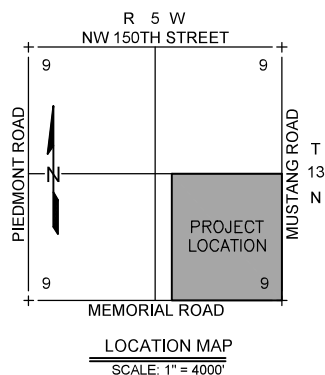
LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:
The SE/4 of Section 9, T13N, R5W, I.M. Less & Except the West 346.50 feet.

MASTER DEVELOPMENT PLAN MUSTANG ROAD & MEMORIAL ROAD 333 North Broadway, Suite 100 Tulsa, Oklahoma 74101 Crafton Tull Civil/Architectural Engineering 405.787.4278 • 405.787.4275 • 1 www.craftontull.com		SHEET NO.: 1 OF 1 DATE: 03/30/26 PROJECT NO.: 1111100
--	--	--



SCALE: 1" = 400'



ATTACHMENT C

TOPOGRAPHIC MAP - MUSTANG ROAD & MEMORIAL ROAD	
300 Pointe Parkway Blvd. Yukon, Oklahoma 73099 Crafton Tull architecture engineering surveying 405.787.6270 f 405.787.6276 f www.craftontull.com CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2026	
SHEET NO.:	1 of 1
DATE:	03/27/26
PROJECT NO.:	1111100

Caseno	Owner	Mailing Address	City	Zipcode
PUD-2141	KENDALL W DILLON, PE, CRAFTON TULL	300 POINTE PARKWAY BLVD	YUKON, OK	73099
PUD-2141	PREMIUM LAND, LLC, TABER LEBLANC	PO BOX 6718	EDMOND, OK	73083
PUD-2141	PIEDMONT SCHOOL DISTRICT, JAMES WHITE	615 EDMOND RD NW	PIEDMONT, OK	73078
PUD-2141	BLOUIN, JESSE R & KASEY M	11701 NW 136TH TER	PIEDMONT, OK	73078
PUD-2141	BOWERSOX, JAMES D & PATRICIA A REV LIV TRST	11413 NW 136TH TER	PIEDMONT, OK	73078
PUD-2141	BOX, BRANDON JOE	13609 FRONT PORCH DR	PIEDMONT, OK	73078
PUD-2141	COLONY POINTE PROP OWNERS ASSOC INC	1326 FRETZ DR	EDMOND, OK	73003
PUD-2141	COMMISSIONERS OF THE LAND OFFICE	120 N ROBINSON SUITE 100	OKLAHOMA CITY, OK	73102
PUD-2141	COOK, JEFFREY L	13609 FIRETHORN	PIEDMONT, OK	73078
PUD-2141	CROOM, DAVID	13608 WATSON DR	PIEDMONT, OK	73078
PUD-2141	DICKSON, MARQUIS O & HOGNER, JESSICA N	13509 FIRETHORN DR	PIEDMONT, OK	73078
PUD-2141	DOZIER, BRYCE K & KUSTER, NATALIE N	13605 WATSON DR	PIEDMONT, OK	73078
PUD-2141	EDIE, NGWESE M & NICOLINE	11657 NW 136TH TER	PIEDMONT, OK	73078
PUD-2141	FRANKS, DOROTHY ELIZABETH	1359 FRONT PORCH DR	PIEDMONT, OK	73078
PUD-2141	FUNDAMENTAL INVESTMENTS LLC	1320 N PORTER	NORMAN, OK	73071
PUD-2141	FUNK, NEDRA R TRUST	PO BOX 179	PIEDMONT, OK	73078
PUD-2141	GATEWOOD, TRACEY LEE & KARI MARIE	11409 NW 136TH TER	PIEDMONT, OK	73078
PUD-2141	GILLIAM, MARY LAN LE & WILLIAM L	11405 NW 136TH TER	PIEDMONT, OK	73078
PUD-2141	GRASSO, SEAN C & SARA R	13608 FIRETHORN DR	PIEDMONT, OK	73078
PUD-2141	GUIDI, LORILEI	13604 WATSON DR	PIEDMONT, OK	73078
PUD-2141	HALL, SHELLY ANN & DEREK	13617 WATSON DR	PIEDMONT, OK	73078
PUD-2141	HALL, THOMAS R	13520 WATSON DR	PIEDMONT, OK	73078
PUD-2141	HANSON, CONNIE L LIVING TRUST	11525 NW 136TH CIR	PIEDMONT, OK	73078
PUD-2141	HARRINGTON, THOMAS J & ERIN MICHELE	13612 FIRETHOR DR	PIEDMONT, OK	73078
PUD-2141	HENDRIX, MARY DENISE & SEAY, KELLIE JO &	13601 FIRETHORN DR	PIEDMONT, OK	73078
PUD-2141	HUBBLE, KYLE P & EMILY B	13605 FRONT PORCH DR	PIEDMONT, OK	73078
PUD-2141	JENKINS, THOMAS & MOLLY	13601 WATSON DR	PIEDMONT, OK	73078
PUD-2141	JOBE, V PAUL TRUST	11417 NW 136TH TER	PIEDMONT, OK	73078
PUD-2141	LAMB, NANCY STUTSMAN	PO BOX 97	BARNSTABLE, MA	02630
PUD-2141	LEE, COREY R & KARA A	13508 FRONT PORCH DR	PIEDMONT, OK	73078
PUD-2141	LEE, JAMES K & ASHLEY K	13608 FRONT PORCH DR	PIEDMONT, OK	73078
PUD-2141	MALLEY, CLINT & ANDREA TRUST	13601 FRONT PORCH DR	PIEDMONT, OK	73078

PUD-2141	MARTIN FAMILY LIVING TRUST	13616 NATURES WAY	PIEDMONT, OK	73078
PUD-2141	MCCOLL, TANNER A	13600 WATSON DR	PIEDMONT, OK	73078
PUD-2141	MORRISETT, ROSS PHILIP & CARLI JILL	13605 FIRETHORN DR	PIEDMONT, OK	73078
PUD-2141	MSJ FARMS LLC	11101 W MEMORIAL RD	YUKON, OK	73099
PUD-2141	NORTON, CHARLES FLETCHER ETAL &	22839 HOPE DALE AVE	PARKER, CO	80138
PUD-2141	OLSON, MICHAELA & TYLER	13521 WATSON DR	PIEDMONT, OK	73078
PUD-2141	PARKER TRUST DTD 04-02-1998	11401 NW 136TH TER	PIEDMONT, OK	73078
PUD-2141	PETZ, AUTUMN P	13621 WATSON DR	PIEDMONT, OK	73078
PUD-2141	REMINGTON LAND DEVELOPMENT INC	PO BOX 13540	OKLAHOMA CITY, OK	73113
PUD-2141	SANDERS, MICHELLE LEE	13613 WATSON DR	PIEDMONT, OK	73078
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PUD-2141	SCOTT, MORGAN ELIZABETH	11520 NW 136TH CIR	PIEDMONT, OK	73078
PUD-2141	STEINER, KEVIN C & PATRICIA A	13600 FRONT PORCH DR	PIEDMONT, OK	73078
PUD-2141	STUTSMAN, ALBERT C JR*	19 KINGSBURY PL	ST LOUIS, MO	63112
PUD-2141	TABER BUILT HOMES LLC	PO BOX 6718	EDMOND, OK	73083
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PUD-2141	VILLAGE VERDE DEVELOPERS LLC	PO BOX 22921	OKLAHOMA CITY, OK	73123
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PUD-2141	WHITLEY, JOHN	13604 FRONT PORCH DR	PIEDMONT, OK	73078
PUD-2141	WILLIAMS, CANDACE L	13517 WATSON DR	PIEDMONT, OK	73078
PUD-2141	WLW PROPERTIES LLC C/O SHARON BUMGARDNER	14408 N PIEDMONT RD	PIEDMONT, OK	73078

APPROVED

08-18-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2141

MASTER DESIGN STATEMENT FOR

Indigo Trace

4/06/2026

5/27/2026

07/01/26

PREPARED FOR:

Premium Land, LLC
P.O. Box 6718
Edmond, OK 73083
(405)397-3855
Zach@premiumlandok.com

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
Yukon, OK 73099
(405) 787-6270
Kendall.dillon@craftontull.com

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SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Premium Land LLC, P.O. Box 6718, Edmond OK 73083.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: (AA) Agricultural District and is currently vacant.
East: (AA) Agricultural District with one residence.
South: (PUD-1418) Developed as the Village Verde single-family residential addition.
West: (R-1) Single-Family Residential District, currently vacant.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation is generally, elevation 1152, near the southwest property line. The lowest elevation of 1102 is along the blue line stream at the north property line. The slope of the site is approximately 1-5% throughout. The subject property is predominately silty-loam characteristics. Bethany and Norge silt loam being the largest areas. The property is predominantly used for agriculture while there are wooded portions in the drainage areas. This property drains into Spring Creek which is a tributary of Deer Creek. Portions of the subject property are located within a FEMA 100-year flood plain.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for a quality residential neighborhood allowing for both single family and two-family housing.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is N.W. 150th Street, which has a right-of-way width of 66 feet and is currently an unpaved gravel road. The nearest street to the east is N. Mustang Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is Memorial Road, which has a right-of-way width of 66 feet and is currently closed. The

nearest street to the west is N. Piedmont Road / State Highway 4, which has a right-of-way width of 120 feet and is paved to 4 lane rural highway standard

Proposed streets shall be public and shall have right-of-way widths of 50 feet and shall be paved to the urban local street standards. Ingress and Egress for this Planned Unit Development shall be from public streets.

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

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. A public, 27” sanitary sewer line is currently located along the north property line. This sanitary sewer line will provide service to this Planned Unit Development.

7.3 WATER

Water facilities for this property are available. There is a 16” waterline located at along the east side of N. Mustang Road that will provide service to this PUD.

7.4 FIRE PROTECTION

The nearest fire station to this property is Oklahoma City Fire Department Station 32 located at 12233 N. Mustang Road, Oklahoma City, approximately 1.0 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development, and each will be provided with a pedestrian path and shown on the Master Development Plan.

7.7 DRAINAGE

This property drains into the Spring Creek drainage basin, which is a tributary of Deer Creek. Portions of the subject property are located within a FEMA 100-year flood plain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban Low Intensity. The Urban – Low Intensity is applicable to the least intensely developed areas of the City that still receive water, sewer, police, park and fire services.

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, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this 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

Tract 1

The use and development regulations of the **"R-1" Single-Family Residential District** shall govern this tract, 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. This tract allows for only single family residential.

Tract 2

The use and development regulations of the **"R-2" Medium-Low Density Residential District** shall govern this tract, 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. This tract allows for both single family and two-family residential.

9.0.....SPECIAL CONDITIONS

9.1 MODIFIED LOT REQUIREMENTS

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

A minimum of 40% of the Single-Family Residential lots shall be 50-foot in width and mixed throughout.

Tract 1

Lots that are Single-Family are allowed the following conditions:

Minimum lot size: 4,400 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Maximum Lot Coverage: 50% of the lot area

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

The tract boundaries for Tract 1 shall be allowed to change up to 15%

Tract 2

Lots that are Single-Family are allowed the following conditions:

Minimum lot size: 4,400 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Maximum Lot Coverage: 50% of the lot area.

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

Lots that are Two-Family are allowed the following conditions:

Minimum lot size: 6,000 square feet

Minimum lot width from the platted front building line: 60 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Maximum Lot Coverage: 50% of the lot area

The tract boundaries for Tract 2 shall be allowed to change up to 15%

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, or stone masonry. No more than 40% cement fiber board, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except there shall be two trees planted per lot, with one tree required to be planted between the residence and the curb.

9.4 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.

9.5 SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended.

A minimum 6-foot-tall cedar capped fence with brick columns on each lot line, shall be required along the frontage of N. Mustang Road and W. Memorial Road.

9.6 SUBDIVISION REGULATIONS

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

9.7 DRAINAGE REGULATIONS

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

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations, as amended. This PUD shall have a minimum of two access from N. Mustang Road. Entrances from N. Mustang may be allowed to have a right of way width of 80 feet to accommodate a divided entry with 20-foot-wide drives and a landscaped island. The local streets within this PUD shall have a minimum right-of-way width of fifty-feet and a twenty-six foot street cross-section. Individual lots shall not be permitted to take access from the arterial/section line road and a “limits of no access” shall be established.

A street stub easement shall be provided to West Memorial Road in the southwest corner of the PUD.

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

9.9 PARKING REGULATIONS

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

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.11 ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

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.

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, arterial fencing, 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.

The required recreational common area shall be 143 square feet per dwelling unit.

Useable open space or amenities shall be located within 1320' walkable distance, along sidewalks or trails, from every lot within the PUD.

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, Overall, Tract 1, and Tract 2

Exhibit B – Master Development Plan

Exhibit C – Topographic Map

PUD-2141 Exhibit A - LEGAL DESCRIPTION

Overall PUD:

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: The SE/4 of Section 9, T13N, R5W, I.M., Less & Except the West 346.50 feet.

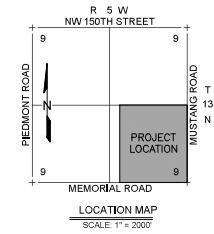
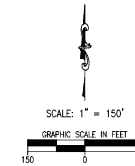
TRACT 1:

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: BEGINNING at the Southeast corner of said SE/4; Thence N90°00'00"W with the South line of said SE/4 a distance of 2,293.50 feet; Thence N00°00'00"E a distance of 2,640.00 feet to the North line of said SE/4; Thence N90°00'00"E with said North line a distance of 1,863.38 feet; Thence S59°06'06"W a distance of 780.35 feet; Thence S15°30'44"E a distance of 535.91 feet; Thence S60°11'58"E a distance of 259.18 feet; Thence S29°29'55"E a distance of 397.42 feet; Thence S90°00'00"E a distance of 195.80 feet; Thence S00°00'00"W a distance of 435.00 feet; Thence S90°00'00"E a distance of 340.00 feet to the East line of said SE/4; Thence S00°00'00"E with said East line a distance of 813.17 feet to the POINT OF BEGINNING. Said tract contains 4,741,656 Sq Ft or 108.85 Acres, more or less.

TRACT 2:

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southeast corner of said SE/4; Thence N00°00'00"W with the East line of said SE/4 a distance of 813.17 feet to the POINT OF BEGINNING; Thence N90°00'00"W a distance of 340.00 feet; Thence N00°00'00"E a distance of 435.00 feet; Thence N90°00'00"W a distance of 195.80 feet; Thence N29°29'55"W a distance of 397.42 feet; Thence N60°11'58"W a distance of 259.18 feet; Thence N15°30'44"W a distance of 535.91 feet; Thence N59°06'06"E a distance of 780.35 feet to the North line of said SE/4; Thence N90°00'00"E with the North line of said SE/4 a distance of 430.12 feet to the East line of said SE/4; Thence S00°00'00"E with said East line a distance of 1,826.83 feet to the POINT OF BEGINNING. Said tract contains 1,313,184 Sq Ft or 30.15 Acres, more or less.

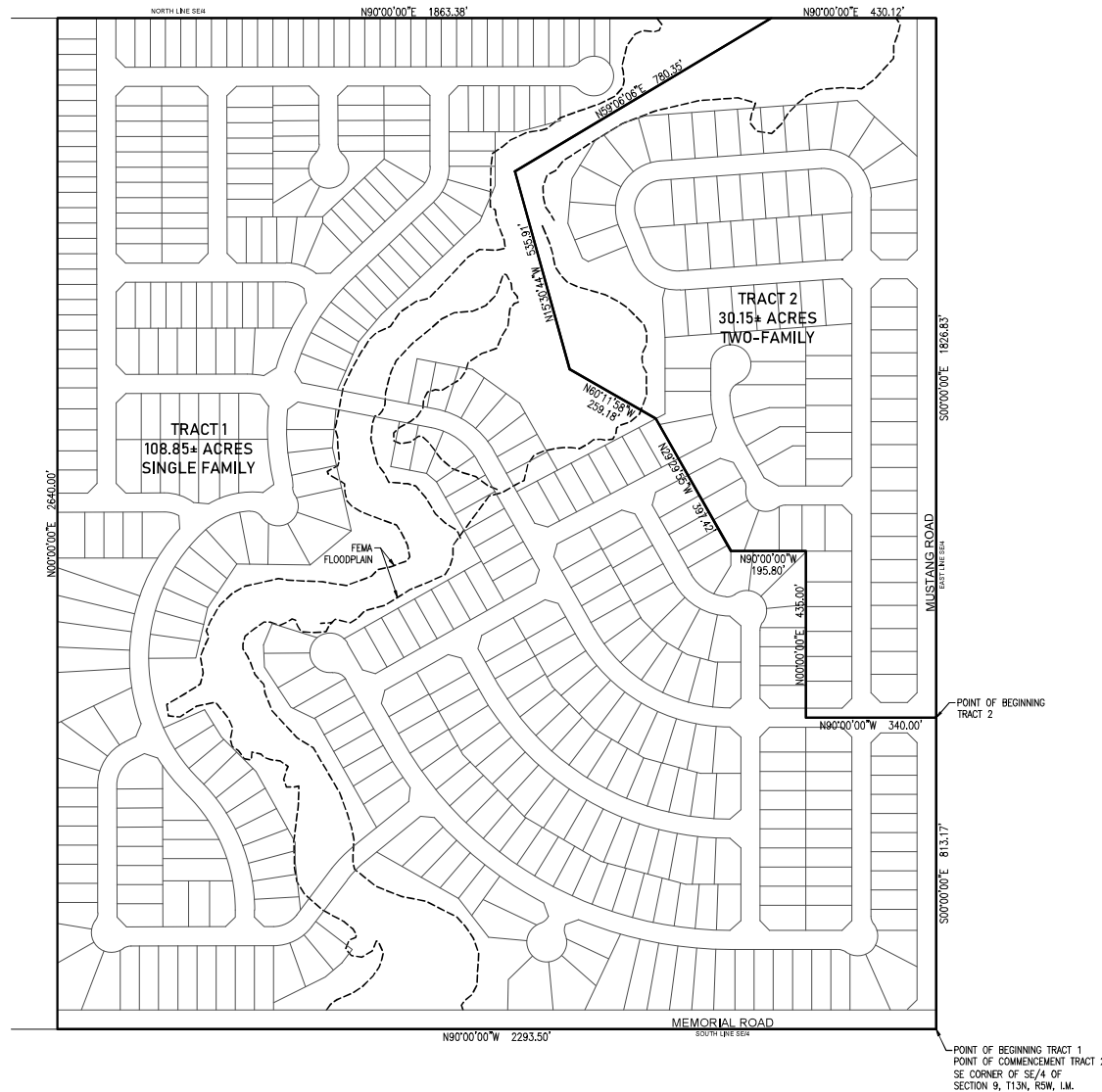
MASTER DEVELOPMENT PLAN
OF
INDIGO TRACE
A PART OF THE SE/4 OF SECTION 9, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

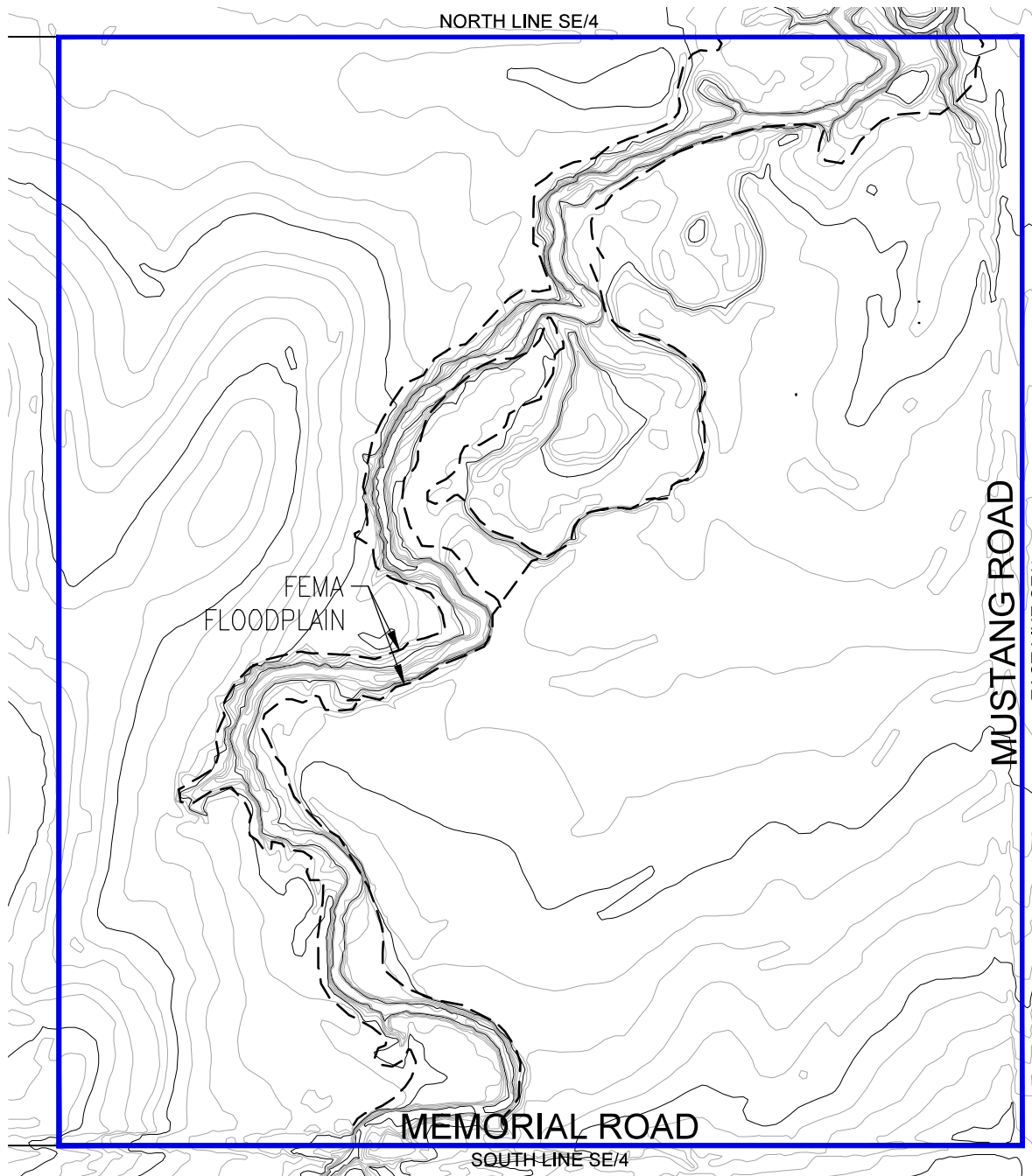
The SE/4 of Section 9, T13N, R5W, I.M. Less & Except the West 346.50 feet.



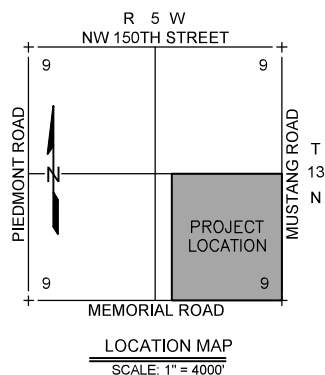
PUD-2141 Exhibit B

ATTACHMENT B

MASTER DEVELOPMENT PLAN INDIGO TRACE	
300 Prairie Parkway, Suite 100, Oklahoma City, Oklahoma 73099	
 Crafton Tull architects engineers surveyors 405.367.3221 • 405.367.3222 www.craftontull.com	
SHEET NO:	1 OF 1
DATE:	05/27/26
PROJECT NO:	26604500



SCALE: 1" = 400'



PUD-2141 Exhibit C

ATTACHMENT C

TOPOGRAPHIC MAP - MUSTANG ROAD & MEMORIAL ROAD	
300 Pointe Parkway Blvd. Yukon, Oklahoma 73099 Crafton Tull architecture engineering surveying 405.787.6270 f 405.787.6276 f www.craftontull.com CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2026	
SHEET NO.:	1 of 1
DATE:	03/27/26
PROJECT NO.:	1111100

CASE NUMBER: PUD-2141

This notice is to inform you that **Kendall W. Dillon, PE, Crafton Tull and associates, on behalf of Nancy Stutsman Lamb and Albert C. Stutsman, Jr.**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2141 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 18, 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 situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: The SE/4 of Section 9, T13N, R5W, I.M., Less & Except the West 346.50 feet.

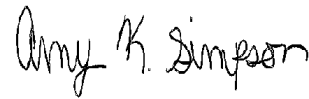
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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

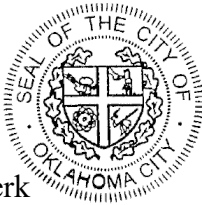
If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 21st day of July 2026.

SEAL



Amy K. Simpson, City Clerk

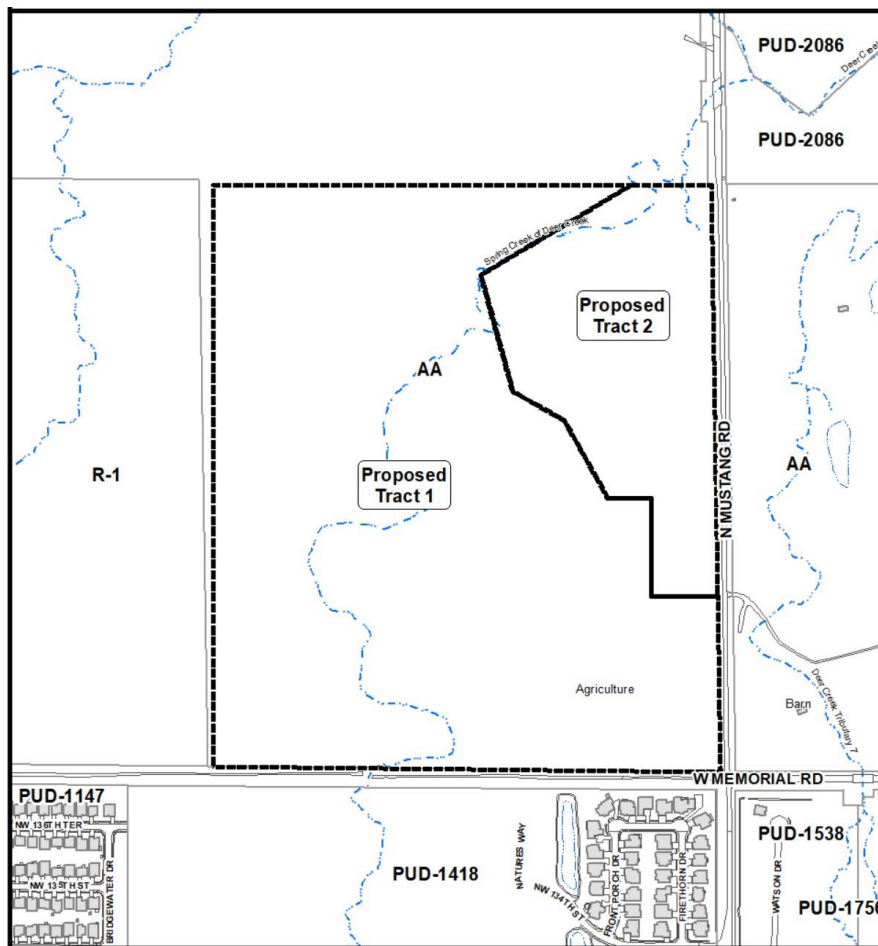


CASE NUMBER: PUD-2141

FROM: AA Agricultural District

TO: PUD-2141 Planned Unit Development District

ADDRESS OF PROPERTY: 13701 North Mustang Road



PROPOSED USE: The purpose of this application is to allow single-family residential development on 4,400 square foot lots within Tract 1, and two-family (duplex) residential within Tract 2.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

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

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2141

LOCATION: 13701 North Mustang 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-2141 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on August 18, 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 situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: The SE/4 of Section 9, T13N, R5W, I.M., Less & Except the West 346.50 feet.

PROPOSED USE: The purpose of this application is to allow single-family residential development on 4,400 square foot lots within Tract 1, and two-family (duplex) residential within Tract 2.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

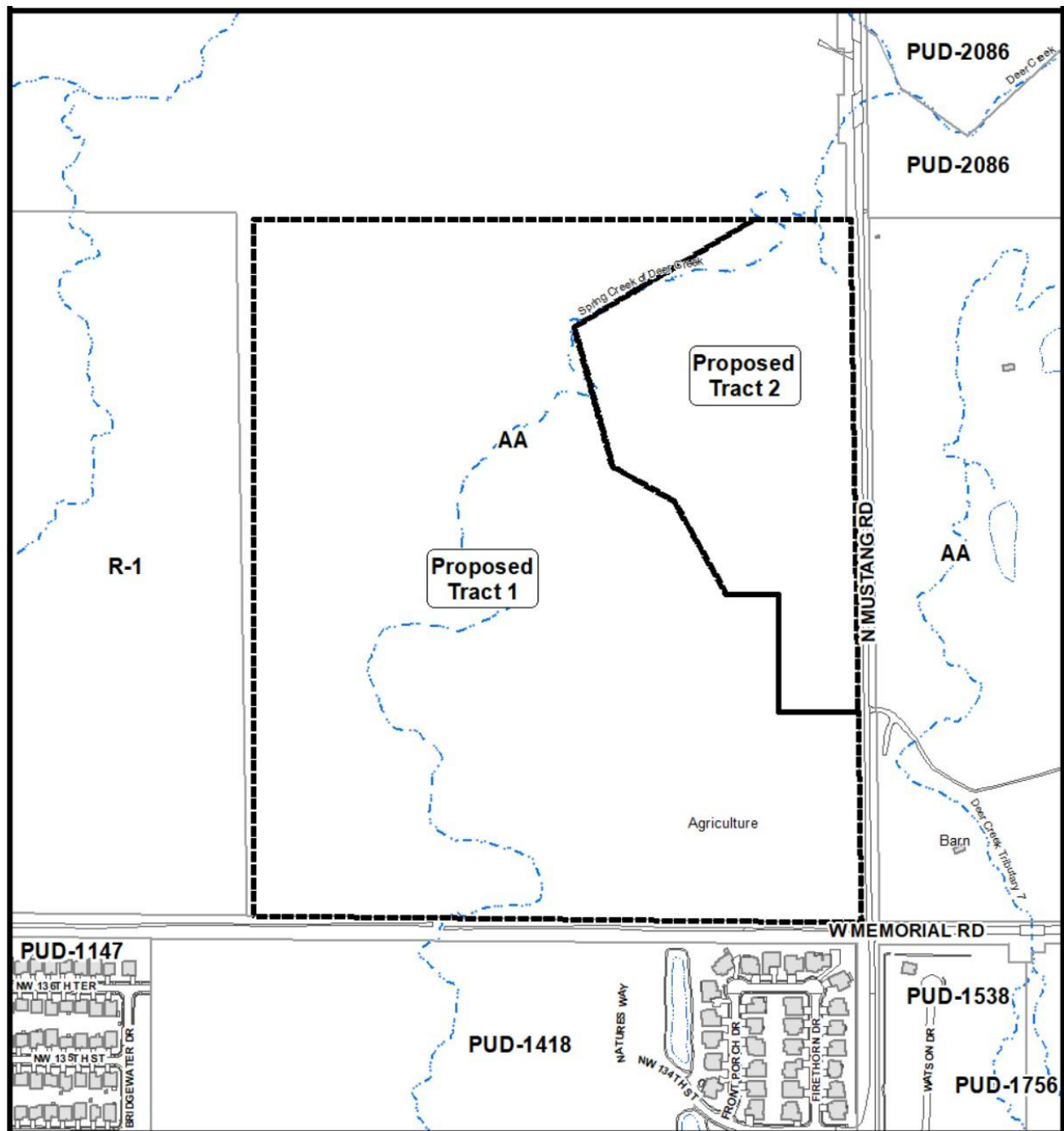
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

For further information call (405) 297-2623.

Dated this 21st day of July 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
June 25, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:58 a.m. on June 22, 2026)

13. (PUD-2141) Application by Nancy Stutsman Lamb and Albert C. Stutsman, Jr., to rezone 13701 North Mustang Road from AA Agricultural District to PUD-2141 Planned Unit Development District. Ward 1.

Amended Technical Evaluation:

1. A street stub easement shall be provided to West Memorial Road ~~shall be provided within in~~ the southwest corner of the PUD.
2. A minimum of 40% of the Single-Family Residential lots shall be 50-foot in width mixed throughout.
3. The brick columns shall be on each lot line along Mustang Road and Memorial Road.
4. Section 9.2 Façade Regulations: Move the fiber cement board to the 40% and strike EIFS from the allowable materials.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY POWERS

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, NOBLE; ABSENT: MILNER, HARRISON, PEVER



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 25, 2026

Item No. IV. 13.

(PUD-2141) Application by Premium Land, LLC, to rezone 13701 North Mustang Road from AA Agricultural District to PUD-2141 Planned Unit Development District. Ward 1.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Kendall Dillon
Crafton Tull
405-787-6270

2. Case History

This is a new application deferred from the June 11, 2026 Planning Commission meeting.

3. Reason for Request

The purpose of this application is to allow single-family residential development on 4,400 square foot lots within Tract 1, and two-family (duplex) residential within Tract 2.

B. EXISTING CONDITIONS

1. Size of Site: 139 Acres

2. School District: Piedmont

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	PUD-1418	R-1
Land Use	Undeveloped	Undeveloped	Residential	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

Tract 1

The use and development regulations of the **“R-1” Single-Family Residential District** shall govern this tract, 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. This tract allows for only single family residential.

Tract 2

The use and development regulations of the **“R-2” Medium-Low Density Residential District** shall govern this tract, 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. This tract allows for both single family and two-family residential.

9.0 SPECIAL CONDITIONS

9.1 MODIFIED LOT REQUIREMENTS

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

Tract 1

Lots that are Single-Family are allowed the following conditions:

Minimum lot size: 4,400 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Maximum Lot Coverage: 50% of the lot area.

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

The tract boundaries for Tract 1 shall be allowed to change up to 15%

Tract 2

Lots that are Single-Family are allowed the following conditions:

Minimum lot size: 4,400 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Maximum Lot Coverage: 50% of the lot area

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

Lots that are Two-Family are allowed the following conditions:

Minimum lot size: 6,000 square feet

Minimum lot width from the platted front building line: 60 feet

Minimum depth of the front yard building line: 15 feet, 20 feet for garage.

Maximum Lot Coverage: 50% of the lot area

The tract boundaries for Tract 2 shall be allowed to change up to 15%

9.2 FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, cement fiber board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except there shall be two trees planted per lot, with one tree required to be planted between the residence and the curb.

9.4 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.

9.5 SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended.

A minimum 6-foot-tall cedar capped fence with masonry columns on maximum 80-foot centers and located at property lines shall be required along the frontage of N. Mustang Road.

9.6 SUBDIVISION REGULATIONS

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

9.7 DRAINAGE REGULATIONS

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

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations, as amended. This PUD shall have a minimum of two access from N. Mustang Road. Entrances from N. Mustang may be allowed to have a right of way width of 80 feet to accommodate a divided entry with 20-foot-wide drives and a landscaped island. The local streets within this PUD shall have a minimum right-of-way width of fifty-feet and a twenty-six foot street cross-section. Individual lots shall not be permitted to take access from the arterial/section line road and a “limits of no access” shall be established.

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

9.9 PARKING REGULATIONS

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

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.11 ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

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.

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.

The required recreational common area shall be 143 square feet per dwelling unit.

There shall be a minimum of 5% useable open space provided within the PUD.

Useable open space or amenities shall be located within 1320' walkable distance, along sidewalks or trails, from every lot within the PUD.

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, Overall, Tract 1, and Tract 2
- Exhibit B – Master Development Plan
- Exhibit C – Topographic Map

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.

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 flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.
- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department's Engineering staff must review and approve these elevations prior to any development.
- 6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- 7) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.

- 8) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 9) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 10) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 11) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.
- 12) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 13) All private roads and streets shall have a private storm sewer system.
- 14) Prior to City Council approval, an additional 17-foot right-of-way dedication along N. Mustang Road is required in accordance with the Subdivision Regulations.

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 16-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 if utility plans.

c. Wastewater Availability:

- 1) An existing 8-inch/18-inch/27-inch wastewater main(s) is located adjacent to the subject site(s).

- 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.

4. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

Floodway and 100-year floodplain associated with a tributary of Deer Creek are present on the subject site. The PUD regulations do not address floodway or floodplain areas; however, the development is required to comply with all City, State, and Federal requirements within the floodplain. The conceptual plan for the development illustrates development will be located outside floodway areas. Plan conformance would be strengthened by adding language to the Master Design Statement that all structures and impervious paving will be located at least 100 feet from the creek bank. Public water and sewer are available on, or adjacent to, the subject site.

Location:

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

The subject site is located at the northwest corner of North Mustang Road and West Memorial Road, both arterial streets in the Urban Low LUTA. West Memorial Road terminates just west of the intersection and resumes near the western boundary of the site.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential development.

Tract 1 contains 108.85 acres and is designated for single-family residential development with a minimum lot size of 4,400 and a (revised) maximum lot coverage of 50%. Tract 1 would allow an estimated density of 9.89 du/acre. The conceptual plan for the development illustrates an undeveloped area along the tributary.

Tract 2 contains 30.15 acres and permits single- and two-family residential uses with a minimum lot size of 4,400 square feet for single-family residential and 6,000 square feet for two-family residential development. Lot coverage is proposed at (a revised) 50%. Based on minimum lot size along, Tract 2 would allow a density of roughly 14.49 du/acre. The conceptual plan for the development illustrates an undeveloped area along a tributary of Deer Creek.

Based on information available at the time of review, staff estimates the overall PUD would provide a mix of housing types with a gross density of approximately 10.89 du/acre. Plan conformance would be strengthened by adding a maximum number of dwelling units to the Master Design Statement.

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.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

The subject site is located at the northwest corner of North Mustang Road and West Memorial Road, both Minor Arterial Streets in the Urban Low LUTA. West Memorial Road terminates just west of the intersection and resumes near the western boundary of the site. The site does not currently have improved access. The Master Design Statement specifies that access will be per Subdivision Regulations,

as amended. The PUD proposes a minimum of two access points along North Mustang Road. The conceptual plan for the development illustrates two access points along North Mustang Road and one connection between tracts. Additional language is provided in the Master Design Statement that entrances from North Mustang Road may have a right-of-way of 80 feet to accommodate divided entries with 20-foot-wide drives and a landscape island. Internal streets are proposed to have a minimum right-of-way width of 50 feet and a 26-foot street cross-section. Individual lots are not permitted to take access from arterial streets and a “limits of not access” shall be established. The conceptual plan has been modified since first submitted to illustrate connections to the west and north, as will be required by the Subdivision Regulations.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. The PUD regulations require sidewalks along arterial and internal streets. Sidewalks shall be subject to the policies and procedures of Code and ADA requirements.

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

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in 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 two tracts of residential development, single- or two-family residential development with an R-2 base in Tract 2 and single-family residential development with an R-1 base in Tract 1. Both tracts would allow a minimum lot size of 4,400 square feet, with a minimum lot width of 40 feet for single-family residential development. Two-family lots within Tract 2 would allow a minimum lot size of 6,000 square feet and a minimum lot width of 60 feet. Adjacent residential development to the south is located within Tract B of PUD-1418 (2010) which allows a minimum lot size of 5,000 square feet. Abutting lots are sized from roughly 7,760 to 20,257 square feet. The minimum depth of the front building line is proposed at 15 feet, with 20 feet for garages for development in both tracts; otherwise, the PUD maintains setback requirements for the respective base districts. The PUD proposes utilizing the respective base district regulations for maximum building height.*

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban Response*

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

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area in the form of floodway and 100-year floodplain associated with a tributary of Deer Creek is present on the subject site. The PUD regulations do not address floodway or floodplain areas; however, the development is required to comply with all City, State, and Federal requirements within the floodplain. The conceptual plan for the development illustrates development will be located outside floodway areas. Plan conformance would be strengthened by adding language to the Master Design Statement that all structures and impervious paving will be located at least 100 feet from the creek bank.*

5) Transportation System: The subject site is located at the northwest corner of North Mustang Road and West Memorial Road, both Minor Arterial Streets in the Urban Low LUTA. West Memorial Road terminates just west of the intersection and resumes near the western boundary of the site. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, North Mustang Road had 1,064 average daily trips, with a capacity of 10,000 and West Memorial Road had 11 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. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- 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)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

b. Plan Conformance Considerations

The subject site is located at the northwest corner of North Mustang Road and West Memorial Road. West Memorial Road terminates just west of the intersection and resumes near the western boundary of the site. A tributary of Deer Creek flows through the central portion of the subject site. The site is currently zoned AA and undeveloped. Abutting land to the north is zoned AA and undeveloped. East of the site, across North Mustang Road, is AA-zoned land developed with a single-family residence. Land to the south was zoned to PUD-1418 in 2010 for Village Verde. The 477-acre PUD has Tracts A-Q. The subject site is across from Tracts A and B which allows a minimum lot size of 5,000 square feet, although platted lots range from roughly 7,760 to 20,257 square feet. West of the site is undeveloped R-1 land.

The PUD proposes two tracts of residential development, single- or two-family residential development with an R-2 base in Tract 2 and single-family residential development with an R-1 base in Tract 1 (at staff's request, the tract numbers have been changed to match the base zoning). Both tracts would allow a minimum lot size of 4,400 square feet, with a minimum lot width of 40 feet for single-family residential development. Two-family lots within Tract 2 would allow a minimum lot size of 6,000 square feet and a minimum lot width of 60 feet.

The conceptual plan for the development illustrates an undeveloped area along the tributary. Floodway and 100-year floodplain associated with a tributary of Deer Creek are present on the subject site. The PUD regulations do not address floodway or floodplain areas; however, the development is required to comply with all City, State, and Federal requirements within the floodplain. The conceptual plan for the development illustrates development will be located outside floodway areas.

Based on information available at the time of review, staff estimates the overall PUD would provide a mix of housing types with a gross density of approximately 10.89 du/acre. Access to the new development would be from two access points on Mustang

Road. The conceptual plan has been revised since first submitted to add connections to the north and west, as will be required at platting. Connections between the tracts are shown, but no connections are shown or planned to the unimproved right-of-way for Memorial Road. At the time of review, staff could not confirm the status/ownership of the right-of-way. When PUD-1418 was approved for Village Verde, it was envisioned that Memorial Road would be closed and vacated. However, the comprehensive plan calls for maintaining, creating, and enhancing a street network that is highly connected. Plan conformance would be strengthened by improving Memorial Road, or at a minimum, providing a street connection in the southwest corner of the subdivision in the event access can be provided westward in the future.

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. A street stub to W Memorial Road shall be provided within the southwest corner of the 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.

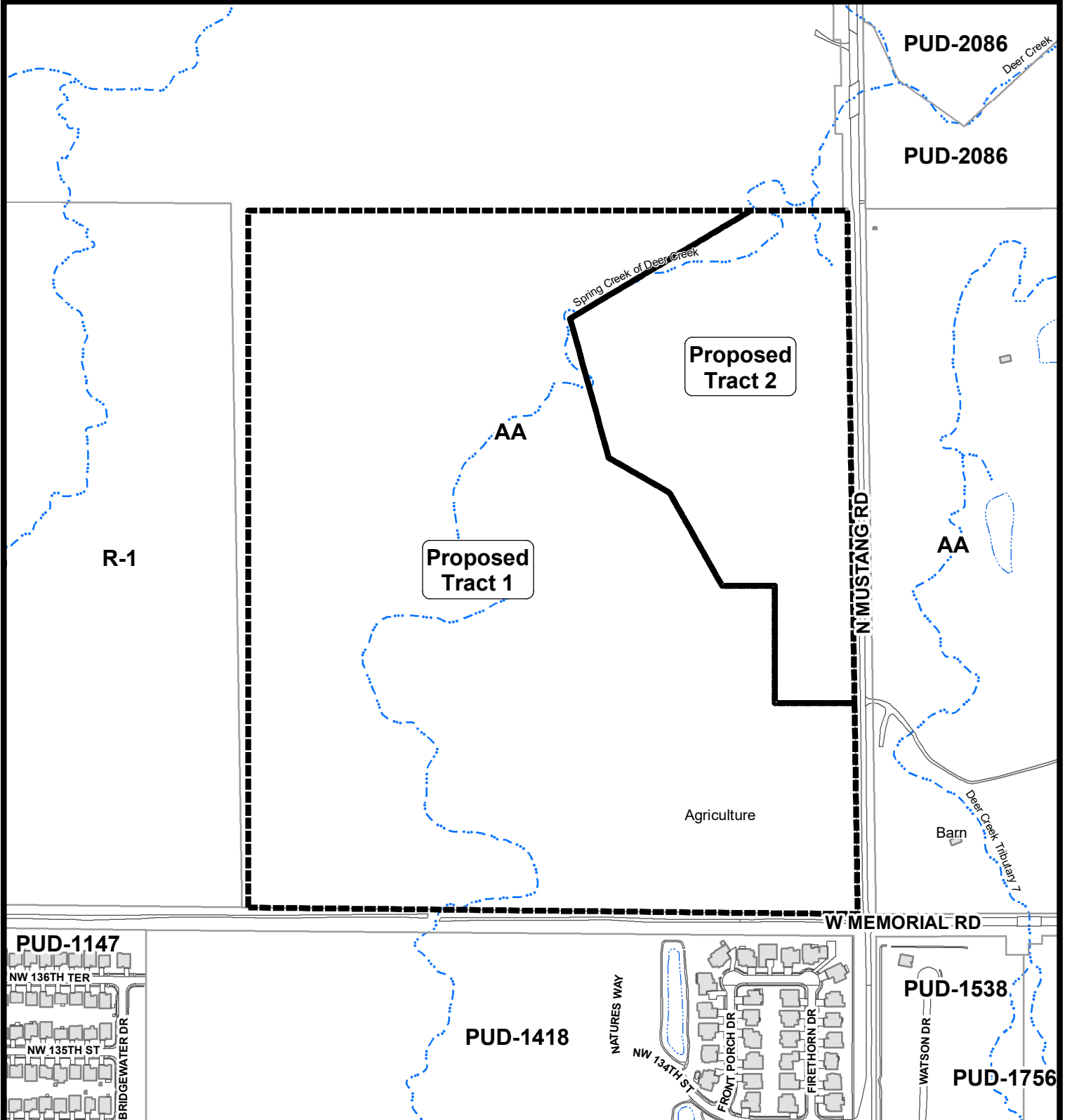
gjh

Case No: PUD-2141

Applicant: Nancy Stutsman Lamb and Albert C. Stutsman, Jr.

Existing Zoning: AA

Location: 13701 N. Mustang Rd.



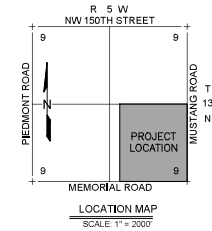
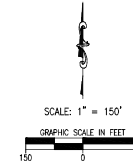
The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500 Feet

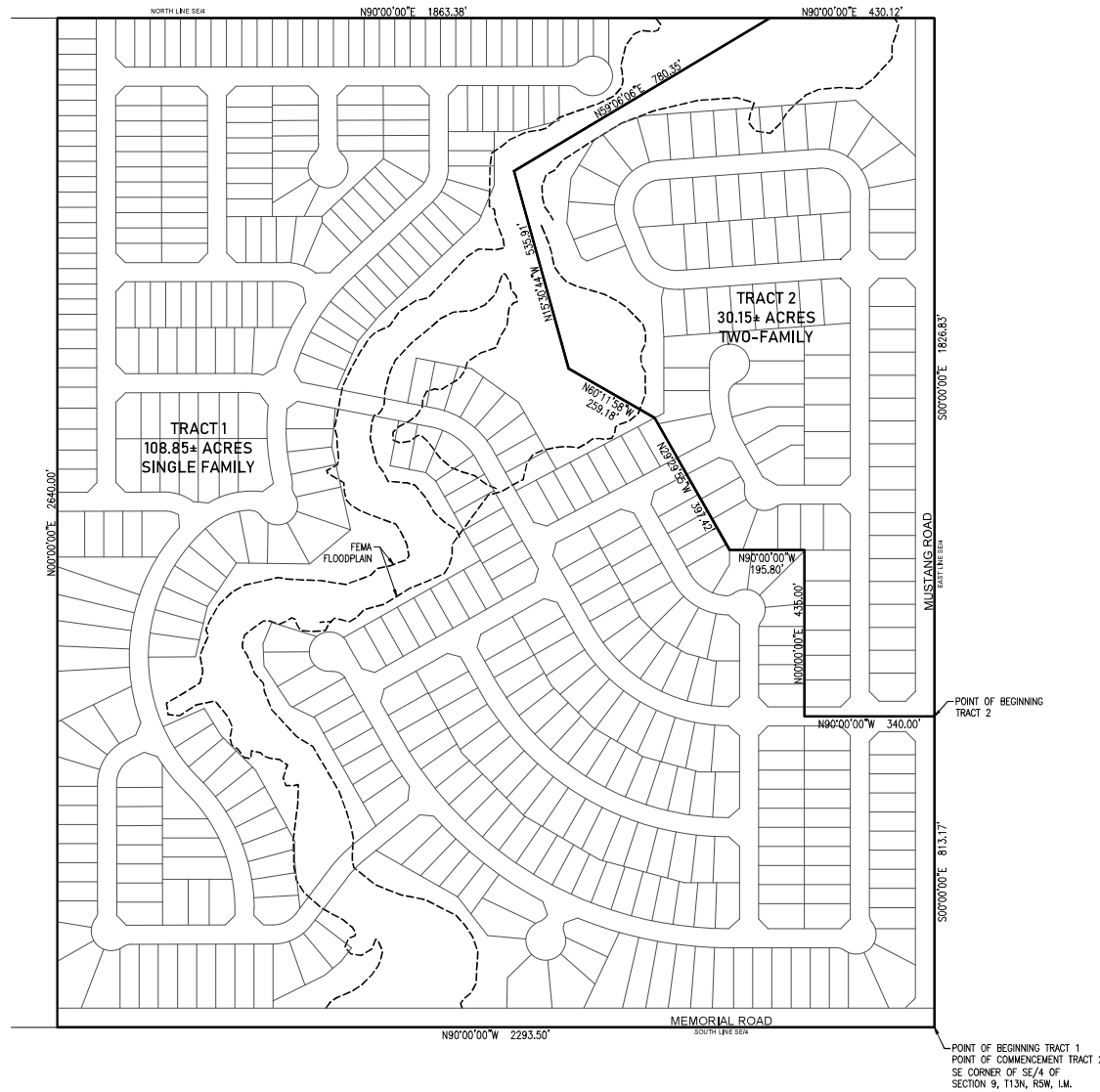
MASTER DEVELOPMENT PLAN
OF
INDIGO TRACE
A PART OF THE SE/4 OF SECTION 9, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

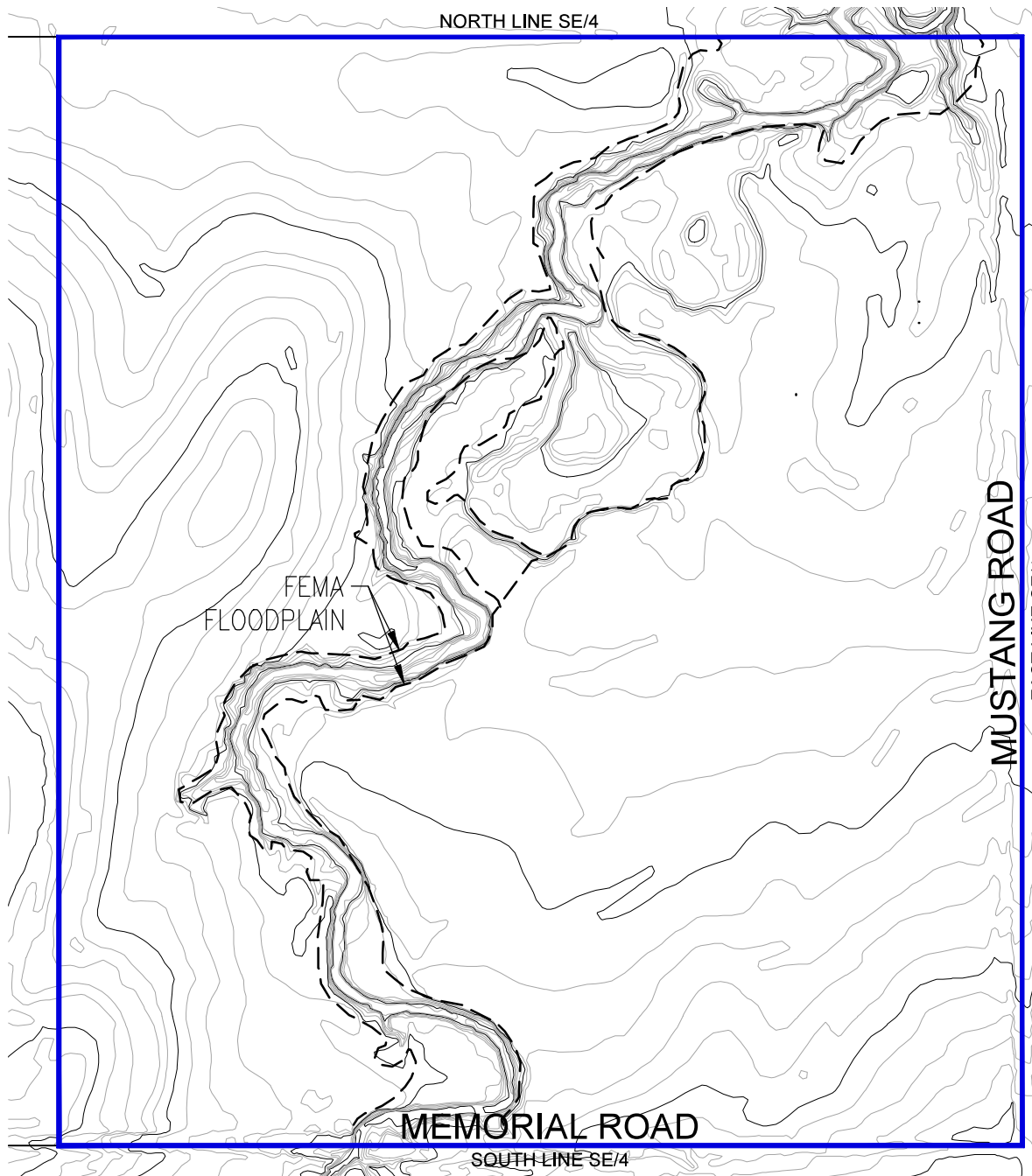
The SE/4 of Section 9, T13N, R5W, I.M. Less & Except the West 346.50 feet.



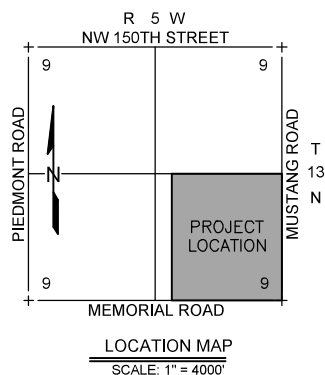
PUD-2141 Exhibit B

MASTER DEVELOPMENT PLAN INDIGO TRACE	
300 Prairie Parkway, Suite 1000, Oklahoma City, Oklahoma 73099	
	Crafton Tull architects engineers planners
405.360.2271 • 405.360.8555 www.craftontull.com	
SHEET NO:	1 OF 1
DATE:	05/27/26
PROJECT NO:	26604500

PRINTING: CRAFTON TULL PROJECT NO. 26604500, 05/27/26, 11:00 AM



SCALE: 1" = 400'



PUD-2141 Exhibit C

ATTACHMENT C

TOPOGRAPHIC MAP - MUSTANG ROAD & MEMORIAL ROAD	
300 Pointe Parkway Blvd. Yukon, Oklahoma 73099 Crafton Tull architecture engineering surveying 405.787.6270 f 405.787.6276 f www.craftontull.com CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2026	
SHEET NO.:	1 of 1
DATE:	03/27/26
PROJECT NO.:	1111100

Case No: PUD-2141

Applicant: Nancy Stutsman Lamb and Albert C. Stutsman, Jr.

Existing Zoning: AA

Location: 13701 N. Mustang Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet