

PUD-2144

Published in The Journal Record AUGUST 19, 2026

ORDINANCE NO. 28,127

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:

The West Half (W/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and the East Half (E/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma **AND** The East Half (E/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma **AND** The West Half (W/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

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

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 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 Romfall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. E
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-2144), rezoning 549 SW 149th Street from AA Agricultural District to PUD-2144 Planned Unit Development District. Ward 5.

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

Applicant:

David M. Box, Box Law Group, PLLC
ORR FAMILY FARM & RR LLC

Purpose:

The purpose of this application is to allow expansion of Orr Family Farm to the south and east.

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. Add 8300.1. *Administrative and Professional Offices* as permitted use.
2. Specify that the following uses are permitted only as accessory uses to Orr Family Farm: 8300.54 *Outdoor Sales and Display, and Outdoor Storage*; 8300.56 *Participant Recreation and Entertainment: Outdoor*; and 8300.67 *Spectator Sports and Entertainment: General*
3. Automotive Parking Lot Landscape Requirements shall be required per 59-11250. E. for parking lots that are adjacent SW 149th Street.
4. A Specific Plan shall be required for building(s) fronting SW 149th Street that require a commercial building permit.
5. Healthy mature trees within the east 20-feet of the eastern boundary shall be preserved to the greatest extent possible.

Protests:

None

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

Orr Family Farm III

Name of Development or Applicant

549 SW 149th St.

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

Expansion of Orr Family Farm

Summary Purpose Statement / Proposed Development

Staff Use Only:	2144
Case No.: PUD	_____
File Date:	5-6-26
Ward No.:	5
Nbhd. Assoc.:	----
School District:	Moore
Extg Zoning:	AA
Overlay:	_____

35 ac

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box

Signature of Applicant

Box Law Group, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St. Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-1411

Phone

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

Email

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



OLD REPUBLIC TITLE

4040 N. TULSA
Oklahoma City, OK 73112

DOC# R2026-6 BT: RB B: 6904 P: 341 WD
01/05/2026 09:27:49 AM Pages: 3
Pam Howlett - Cleveland County Clerk, OK
Fee: \$22.00 Doc Stamp: \$1005.00 oj
Electronically Filed



SPECIAL WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That **BRYAN TERRY and CHERYL TERRY, husband and wife**, party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **ORR FAMILY FARM & RR LLC**, party(IES) of the second part, the following described real property and premises situated in **Cleveland County**, State of Oklahoma, to-wit:

The West Half (W/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section TWENTY-ONE (21), Township TEN (10) North, Range THREE (3) West of the Indian Meridian, Cleveland County, Oklahoma.

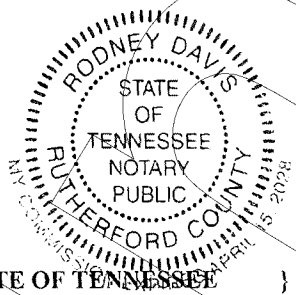
LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN & TAXES TO:
ORR FAMILY FARM & RR LLC
14200 S WESTERN AVE
OKLAHOMA CITY, OK 73170

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 23 day of December, 2025.



Bryan Terry
BRYAN TERRY
Cheryl Terry
CHERYL TERRY

STATE OF TENNESSEE }
COUNTY OF Rutherford } ss

This instrument was acknowledged before me on this 23 day of December, 2025, by BRYAN TERRY and CHERYL TERRY, husband and wife.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Rodney Davis
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 25315632
Underwriter: Old Republic National Title Insurance Company

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned GLENN R ORR
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an MANAGER (role, such as titled officer or trustee) of ORR FAMILY FARM & RR LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Glenn R Orr
AFFIANT, individually and as authorized agent of the Entity

Date

Dec 30 2025

The foregoing instrument was subscribed and sworn to before me this 30th day of DECEMBER, 2025, by GLENN R ORR.

My Commission Expires: _____

My Commission Number: _____



K. Beard
NOTARY PUBLIC

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned THOMAS G. ORR
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an MEMBER/MANAGER (role, such as titled officer or trustee) of ORR FAMILY FARM & RR LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
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4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Thomas G. Orr
AFFIANT, individually and as authorized agent of the Entity

Dec 30, 2025
Date

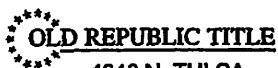
The foregoing instrument was subscribed and sworn to before me this 20th day of DECEMBER, 2025, by THOMAS G ORR.

My Commission Expires: _____
My Commission Number: _____



[Signature]
NOTARY PUBLIC

DOC# R2025-37575 BT: RB B: 6903 P: 1439 WD
12/31/2025 02:51:17 PM Pages: 10
Pam Howlett - Cleveland County Clerk, OK
Fee: \$38.00 Doc Stamp: \$2612.60
Electronically Filed



4040 N. TULSA
Oklahoma City, OK 73112 SPECIAL WARRANTY DEED
(Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

That BETTY TERRY TRUST DATED JULY 10, 2008, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto ORR FAMILY FARM & RR LLC, party of the second part, the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

The West Half (W/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), and the East Half (E/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West, of the Indian Meridian, Cleveland County, Oklahoma

AND

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

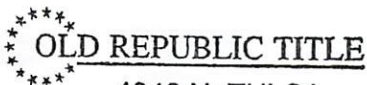
RETURN & TAXES TO:
ORR FAMILY FARM & RR LLC
14200 S WESTERN AVE
OKLAHOMA CITY, OK 73170

together with all the improvements thereon, and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances created by or through the undersigned, and no other.

Signed and delivered this 23 day of December, 2025.

SIGNATURE PAGES TO FOLLOW



4040 N. TULSA
Oklahoma City, OK 73112

SPECIAL WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That BRYAN TERRY and CHERYL TERRY, husband and wife, party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **ORR FAMILY FARM & RR LLC**, party(IES) of the second part, the following described real property and premises situated in **Cleveland County**, State of Oklahoma, to-wit:

The West Half (W/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section TWENTY-ONE (21), Township TEN (10) North, Range THREE (3) West of the Indian Meridian, Cleveland County, Oklahoma.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

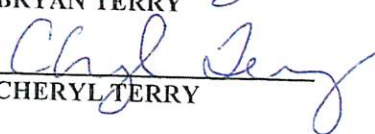
RETURN & TAXES TO:
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OKLAHOMA CITY, OK 73170

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 23 day of December, 2025.




BRYAN TERRY

CHERYL TERRY

STATE OF TENNESSEE }
COUNTY OF Rutherford } ss

This instrument was acknowledged before me on this 23 day of December, 2025, by BRYAN TERRY and CHERYL TERRY, husband and wife.

Exhibit A – Legal Description

The West Half (W/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and the East Half (E/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma,

And

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma,

And

The West Half (W/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

LETTER OF AUTHORIZATION

I, or, Orr Family Farm & RR, LLC

Property Owner of Record

Glenn R. Orr

Agent of the Property Owner of Record and Title

authorize,

Box Law Group, PLLC.

Designated Representative

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

By:

Glenn R Orr
Signature

Glenn R Orr
Type/Print Name

Title:

Owner/Manager
Manager / Proprietor

4/13/26

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

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

See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), both inclusive.

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

Dated: April 29, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0052
File No. 2991567-MO99

Exhibit A – Legal Description

The West Half (W/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and the East Half (E/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma,

And

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma,

And

The West Half (W/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

OWNERSHIP REPORT
ORDER 2991567-MO00

EFFECTIVE DATE: APRIL 29, 2026 AT 7:30 AM

ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
77691	ORR FAMILY FARMS & RR LLC	14200 S WESTERN AVE	OKLAHOMA CITY	OK	73170	21-10-3W 10 AC W/2 W/2 SE/4 SW/4 (PART OF SUBJECT PROPERTY)	UNKNOWN
77692	ORR FAMILY FARMS & RR LLC	14200 S WESTERN AVE	OKLAHOMA CITY	OK	73170	21-10-3W 20 AC W/2 E/2 SE/4 SW/4 & E/2 W/2 SE/4 SW/4 (PART OF SUBJECT PROPERTY)	UNKNOWN
77693	ORR FAMILY FARMS & RR LLC	14200 S WESTERN AVE	OKLAHOMA CITY	OK	73170	21-10-3W 5 AC E/2 NE/4 SE/4 SW/4	UNKNOWN
194091	AKY STONE OPINTE LLC	12231 S MAY AVE	OKLAHOMA CITY	OK	73170	STONE POINTE OFFICE PARK LT 4 BLK 1	513 SW 149TH ST
194090	AKY STONE OPINTE LLC	12231 S MAY AVE	OKLAHOMA CITY	OK	73170	STONE POINTE OFFICE PARK LT 3 BLK 1	517 SW 149TH ST
194092	AKY STONE OPINTE LLC	12231 S MAY AVE	OKLAHOMA CITY	OK	73170	STONE POINTE OFFICE PARK LT 5 BLK 1	509 SW 149TH ST
194093	AKY STONE OPINTE LLC	12231 S MAY AVE	OKLAHOMA CITY	OK	73170	STONE POINTE OFFICE PARK LT 6 BLK 1	505 SW 149TH ST
194089	AKY STONE OPINTE LLC	12231 S MAY AVE	OKLAHOMA CITY	OK	73170	STONE POINTE OFFICE PARK LT 2 BLK 1	521 SW 149TH ST
194088	LADY ROSE MILTON LLC	4601 FLINT RIDGE DR	NORMAN	OK	73072	STONE POINTE OFFICE PARK LT 1 BLK 1	525 SW 149TH ST
194094	AKY RAO LLC	PO BOX 891625	OKLAHOMA CITY	OK	73189	STONE POINTE OFFICE PARK LT 7 BLK 1	501 SW 149TH ST
54126	MOORE INDEPENDENT SCHOOL DISTRICT	400 N BROADWAY ST	MOORE	OK	73160	21-10-3W 10.198 AC PRT SE/4 BEG SW/C E490.14' N908.48' W487.77' S908.48' POB	14901 S HUDSON AVE
101332	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 6 BLK 37	428 SW 145TH ST
101331	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 5 BLK 37	424 SW 145TH ST

OWNERSHIP REPORT
ORDER 2991567-MO00

EFFECTIVE DATE: APRIL 29, 2026 AT 7:30 AM

101330	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 4 BLK 37	420 SW 145TH ST
101329	AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	71302	WESTMOOR 7 LT 3 BLK 37	416 SW 145TH ST
101328	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 2 BLK 37	412 SW 145TH ST
101327	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 1 BLK 37	408 SW 145TH ST
96271	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170	WESTMOOR SEC 6 LT 3 BLK 35	409 SW 145TH ST
105022	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 8 LESS W 2` BLK 38	413 SW 145TH ST
105023	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 9 AND W 2` LT 8 BLK 38	417 SW 145TH ST
101339	GN2GLF LLC	7920 SW 109TH ST	OKLAHOMA CITY	OK	73173	WESTMOOR 7 LT 7 BLK 38	14608 SYLENA WAY
104625	PVL LLC	426 NW 5TH ST 200	OKLAHOMA CITY	OK	73102	WESTMOOR 7 LT 6 LESS N2` BLK 38	14604 SYLENA WAY
104624	RONEY CORI & MATTHEW	14600 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LOT 5 AND N 2` LOT 6 BLK 38	14600 SYLENA WAY
101336	EISENBERGER VELMA D	14512 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 4 BLK 38	14512 SYLENA WAY
101335	CARIVEAU VINTA & CHRISTOPHER	14508 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 3 BLK 38	14508 SYLENA WAY
101334	O YEONG MIN	14504 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 2 BLK 38	14504 SYLENA WAY
101333	AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302	WESTMOOR 7 LT 1 BLK 38	14500 SYLENA WAY

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101360	PVL LLC	426 NW 5TH ST 200	OKLAHOMA CITY	OK	73102	WESTMOOR 7 LT 19 BLK 39	14417 SYLENA WAY
101361	14421 SYLENA WAY LLC	3512 MOUNTAIN COVE DR	CHARLOTTE	NC	28216	WESTMOOR 7 LT 20 BLK 39	14421 SYLENA WAY
101362	HINES SHANA R	14501 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 21 BLK 39	14501 SYLENA WAY
104487	WALLAR BETH	14505 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 22 LESS S2` BLK 39	14505 SYLENA WAY
104486	WILLIAMS ANITA L	14509 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 23 AND S2` LT 22 BLK 39	14509 SYLENA WAY
101365	VANZANT CHEYENNE N & JOSTLIN A	14513 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 24 BLK 39	14513 SYLENA WAY
101366	TURNBOW REBECCA L	3133 THORN RIDGE RD	OKLAHOMA CITY	OK	73120	WESTMOOR 7 LT 25 BLK 39	14601 SYLENA WAY
101367	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160	WESTMOOR 7 LT 26 BLK 39	14605 SYLENA WAY
101368	TURNBOW REBECCA L	3133 THORN RIDGE RD	OKLAHOMA CITY	OK	73120	WESTMOOR 7 LT 27 BLK 39	14609 SYLENA WAY
101369	PRATT SANDRA L LIV TRUST	14613 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 28 BLK 39	14613 SYLENA WAY
101370	WEDEL KENNETH D & BARBARA G	14617 SYLENA WAY	OKLAHOMA CITY	OK	73170	WESTMOOR 7 LT 29 BLK 39	14617 SYLENA WAY
77698	CHASE CHEVY II	14200 S WESTERN AVE	OKLAHOMA CITY	OK	73170	21-10-3W 70.89 AC N/2 SW/4 LESS TR BEG NW/C N/2 SW/4 S330` E675` N330` W675` POB LESS BEG SW/C N/2 SW/4 N276.53` E625.84`	14400 S WESTERN AVE

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139052	CELESTIAL ACRES STUD INC	14200 S WESTERN AVE	OKLAHOMA CITY	OK	73170	21 10 3W 14.22AC PRT SW/4 BEG 820.02` E SW/C SW/4 N1038` W110.57` N282` E619.75` S1319.99` W510.17` POB	UNKNOWN
64230	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160	STONE MEADOWS ESTATES 2 LOT 13 BLK 9	717 SW 149TH PL
64229	WXO LLC	9905 S PENNSYLVANIA AVE STE A	OKLAHOMA CITY	OK	73159	STONE MEADOWS ESTATES 2 LOT 12 BLK 9	713 SW 149TH PL
64228	LIGHTNING BAR PROPERTIES LLC	22 WILLOWCREEK RANCH RD	TOMBALL	TX	77377	STONE MEADOWS ESTATES 2 LOT 11 BLK 9	709 SW 149TH PL
64227	ANDERSON JO ANN & FLOYD ALLEN	705 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 10 BLK 9	705 SW 149TH PL
64226	TTTPHAM REVOCABLE LIVING TRUST	2413 MONTE CAVALLO CIR	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 9 BLK 9	701 SW 149TH PL
64224	WOLF LISA	633 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 W 58' LT 8 BLK 9	633 SW 149TH PL
64225	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160	STONE MEADOWS ESTATES 2 E 3' LT 8 BLK 9	UNKNOWN
64223	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160	STONE MEADOWS ESTATES 2 LOT 7 BLK 9	629 SW 149TH PL
64222	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160	STONE MEADOWS ESTATES 2 LOT 6 BLK 9	625 SW 149TH PL
64221	CHEN ZHENMEI	621 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 5 BLK 9	621 SW 149TH PL
176142	PHILLIPS LINDSAY M & ANNETTE J	613 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOTS 3 & 4 BLK 9	613 SW 149TH PL

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64218	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160	STONE MEADOWS ESTATES 2 LOT 2 BLK 9	609 SW 149TH PL
64217	TOWNSEND DENISE L	906 W MCDERMOTT DR STE 116	ALLEN	TX	75013	STONE MEADOWS ESTATES 2 LOT 1 BLK 9	605 SW 149TH PL
64214	KILLMAN JOHN	601 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 1 BLK 8	601 SW 149TH PL
64131	SOWAH GEORGINA	533 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 1 BLK 1	533 SW 149TH PL
64132	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160	STONE MEADOWS ESTATES 1 LOT 2 BLK 1	529 SW 149TH PL
64133	SMITH LISA	525 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 3 BLK 1	525 SW 149TH PL
64134	HUNT KANDY RENEE & CAROLINE F	521 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 4 BLK 1	521 SW 149TH PL
64135	WATKINS RON ALLEN	517 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 5 BLK 1	517 SW 149TH PL
64136	NGUYEN KEVIN CONG	513 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 6 BLK 1	513 SW 149TH PL
64137	ZHU XIU MING	509 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 7 BLK 1	509 SW 149TH PL
64138	CRAWFORD BURNEY III	13601 FAWN HILL RD	OKLAHOMA CITY	OK	73173	STONE MEADOWS ESTATES 1 LOT 8 BLK 1	505 SW 149TH PL
64139	WELLS SHERYL L FAMILY TRUST	1909 DANFIELD DR	NORMAN	OK	73072	STONE MEADOWS ESTATES SEC 1 LOT 9 BLK 1	501 SW 149TH PL
64159	HERRING SHAREE K	500 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 7 BLK 2	500 SW 149TH PL
64158	STEPHENS BELINDA K	504 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 6 BLK 2	504 SW 149TH PL
64157	RYKER CHRISTOPHER C	508 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 5 BLK 2	508 SW 149TH PL

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64156	HAMIL ROBERT G	512 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 4 BLK 2	512 SW 149TH PL
64155	BOBBIT FAMILY TRUST	516 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 3 BLK 2	516 SW 149TH PL
64154	LANGSTON LARRY DAN	520 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 2 BLK 2	520 SW 149TH PL
64153	GIVENS AMY M & BRIAN P	524 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 1 LOT 1 BLK 2	524 SW 149TH PL
64213	TH PROPERTY OWNER I LLC	PO BOX 130	PORTSMOUTH	NH	03802-0069	STONE MEADOWS ESTATES 1 LOT 2 BLK 7	600 SW 149TH PL
64232	JUNG RACHEL K & BONGCHAN	604 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 1 BLK 10	604 SW 149TH PL
64233	PVL LLC	426 NW 5TH ST 200	OKLAHOMA CITY	OK	73102	STONE MEADOWS ESTATES 2 LOT 2 BLK 10	608 SW 149TH PL
64234	OPENDOOR PROPERTY TRUST I	1295 W WASHINGTON ST STE 115	TEMPE	AZ	85288	STONE MEADOWS ESTATES 2 LOT 3 BLK 10	612 SW 149TH PL
64235	WHITSON JEFFREY R	616 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 4 BLK 10	616 SW 149TH PL
64236	CALHOUN SUSAN E LIV TRUST	620 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 5 BLK 10	620 SW 149TH PL
64237	VALENTINE SHARON & ERIK E	624 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 6 BLK 10	624 SW 149TH PL
64238	EASTWOOD CURTIS D & KATRINA F	628 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 7 BLK 10	628 SW 149TH PL
64239	CARDENAS ANDREW	632 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 8 BLK 10	632 SW 149TH PL
64240	MOMENTUM GROUP LLC	13200 SAVAGE RD	YUKON	OK	73099	STONE MEADOWS ESTATES 2 LOT 9 BLK 10	700 SW 149TH PL
64241	THOMPSON GREGG RYAN	704 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOW ESTATES 2 LOT 10 BLK 10	704 SW 149TH PL

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64242	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160	STONE MEADOWS ESTATES 2 LOT 11 BLK 10	708 SW 149TH PL
64243	ELLIOTT JEFFREY D & JANNA E LIV TR	712 SW 149TH PL	OKLAHOMA CITY	OK	73170	STONE MEADOWS ESTATES 2 LOT 12 BLK 10	712 SW 149TH PL

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-

MASTER DESIGN STATEMENT FOR

Orr Family Farm III

May 1, 2026

PREPARED FOR:

Orr Family Farm & RR LLC
14200 S. Western Ave.
Oklahoma City, Oklahoma
405-202-0021
glenn@orrfamilyfarm.com

PREPARED BY:

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

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Orr Family Farm III, consisting of approximately 35 acres, is located within the Northwest Quarter (NW/4) of Section 21, Township 10 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Orr Family Farm & RR LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: PUD-1688 District and used for Orr Family Farm.
East: R-1 and SPUD-1361 Districts and used for residential development.
South: PUD-13B and SPUD-1361 Districts and used for residential development.
West: PUD-2056 District and used for Orr Family Farm.

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

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped with landscaping and sparse trees throughout the site. The site generally slopes from the north to the south.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit an expansion of Orr Family Farm.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 134th St. The nearest street to the east is S. Hudson Ave. The nearest street to the south is SW 149th St. The nearest street to the west is S. Western Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from the existing lagoon.

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S. May Ave. It is approximately 3 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

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

7.8 COMPREHENSIVE PLAN

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

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

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

In addition to the uses permitted within the AA District, the following uses shall be permitted by right within this PUD:

8300.13	Automotive: Parking Lots, as a Principal Use
8300.50	Lodging Accommodations: Campgrounds (limited to Conestoga Wagons and Teepees)
8300.51	Lodging Accommodations: Commercial Lodging (limited to Conestoga Wagons and Teepees and shall not be permitted within 300 feet of the east property line)
8300.54	Outdoor Sales and Display, and Outdoor Storage
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor
8300.67	Spectator Sports and Entertainment: General
8300.69	Spectator Sports and Entertainment: Restrict

*The purpose of this PUD is to permit the operation of all uses associated with the Orr Family Farm. Such uses include but are not limited to the following: all amusement attractions (pumpkin patch, corn maze, etc.), youth camps, food and beverage sales, retail sales, corporate event programs, overflow parking, weddings, group events, field trips, and related activities. In no circumstance shall this PUD be deemed to prohibit uses that are related to the Orr Family Farm operation.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, architectural metal, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Any existing screening shall be permitted to remain.

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

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

9.8 ACCESS REGULATIONS

Access may be taken from SW 149th St., and through the adjacent PUD-1688 and PUD-2056.

9.9 PARKING REGULATIONS

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots located adjacent to the site it serves.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

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





CASENO	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE
PUD-2144	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
PUD-2144	MOORE SCHOOL DISTRICT, JEFF HORN	1500 SE 4TH	MOORE	OK	73160
PUD-2144	14421 SYLENA WAY LLC	3512 MOUNTAIN COVE DR	CHARLOTTE	NC	28216
PUD-2144	AKY RAO LLC	PO BOX 891625	OKLAHOMA CITY	OK	73189
PUD-2144	AKY STONE OPINTE LLC	12231 S MAY AVE	OKLAHOMA CITY	OK	73170
PUD-2144	AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
PUD-2144	ANDERSON JO ANN & FLOYD ALLEN	705 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	BOBBIT FAMILY TRUST	516 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	CALHOUN SUSAN E LIV TRUST	620 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	CARDENAS ANDREW	632 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	CARIVEAU VINTA & CHRISTOPHER	14508 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	CELESTIAL ACRES STUD INC	14200 S WESTERN AVE	OKLAHOMA CITY	OK	73170
PUD-2144	CHASE CHEVY II	14200 S WESTERN AVE	OKLAHOMA CITY	OK	73170
PUD-2144	CHEN ZHENMEI	621 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	CRAWFORD BURNEY III	13601 FAWN HILL RD	OKLAHOMA CITY	OK	73173
PUD-2144	EASTWOOD CURTIS D & KATRINA F	628 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	EISENBERGER VELMA D	14512 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	ELLIOTT JEFFREY D & JANNA E LIV TR	712 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	GIVENS AMY M & BRIAN P	524 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	GN2GLF LLC	7920 SW 109TH ST	OKLAHOMA CITY	OK	73173
PUD-2144	HAMIL ROBERT G	512 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	HERRING SHAREE K	500 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	HINES SHANA R	14501 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	HUNT KANDY RENEE & CAROLINE F	521 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	JUNG RACHEL K & BONGCHAN	604 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	KILLMAN JOHN	601 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	LADY ROSE MILTON LLC	4601 FLINT RIDGE DR	NORMAN	OK	73072
PUD-2144	LANGSTON LARRY DAN	520 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	LIGHTNING BAR PROPERTIES LLC	22 WILLOWCREEK RANCH RD	TOMBALL	TX	77377
PUD-2144	MOMENTUM GROUP LLC	13200 SAVAGE RD	YUKON	OK	73099
PUD-2144	MOORE INDEPENDENT SCHOOL DISTRICT	400 N BROADWAY ST	MOORE	OK	73160
PUD-2144	NGUYEN KEVIN CONG	513 SW 149TH PL	OKLAHOMA CITY	OK	73170

PUD-2144	O YEONG MIN	14504 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	OPENDOOR PROPERTY TRUST I	1295 W WASHINGTON ST STE 115	TEMPE	AZ	85288
PUD-2144	ORR FAMILY FARMS & RR LLC	14200 S WESTERN AVE	OKLAHOMA CITY	OK	73170
PUD-2144	PHILLIPS LINDSAY M & ANNETTE J	613 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	PRATT SANDRA L LIV TRUST	14613 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	PVL LLC	426 NW 5TH ST 200	OKLAHOMA CITY	OK	73102
PUD-2144	RONEY CORI & MATTHEW	14600 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	RYKER CHRISTOPHER C	508 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	SAND PROPERTIES LLC	112 N BROADWAY ST	MOORE	OK	73160
PUD-2144	SMITH LISA	525 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	SOWAH GEORGINA	533 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	STEPHENS BELINDA K	504 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	TH PROPERTY OWNER I LLC	PO BOX 130	PORTSMOUTH	NH	3802
PUD-2144	THOMPSON GREGG RYAN	704 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	THRICE PROPERTIES LLC	920 SW 107TH ST STE 200	OKLAHOMA CITY	OK	73170
PUD-2144	TOWNSEND DENISE L	906 W MCDERMOTT DR STE 116	ALLEN	TX	75013
PUD-2144	TTTPHAM REVOCABLE LIVING TRUST	2413 MONTE CAVALLO CIR	OKLAHOMA CITY	OK	73170
PUD-2144	TURNBOW REBECCA L	3133 THORN RIDGE RD	OKLAHOMA CITY	OK	73120
PUD-2144	VALENTINE SHARON & ERIK E	624 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	VANZANT CHEYENNE N & JOSTLIN A	14513 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	WALLAR BETH	14505 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	WATKINS RON ALLEN	517 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	WEDEL KENNETH D & BARBARA G	14617 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	WELLS SHERYL L FAMILY TRUST	1909 DANFIELD DR	NORMAN	OK	73072
PUD-2144	WHITSON JEFFREY R	616 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	WILLIAMS ANITA L	14509 SYLENA WAY	OKLAHOMA CITY	OK	73170
PUD-2144	WOLF LISA	633 SW 149TH PL	OKLAHOMA CITY	OK	73170
PUD-2144	WXO LLC	9905 S PENNSYLVANIA AVE STE A	OKLAHOMA CITY	OK	73159
PUD-2144	ZHU XIU MING	509 SW 149TH PL	OKLAHOMA CITY	OK	73170

APPROVED
08-18-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2144

MASTER DESIGN STATEMENT FOR

Orr Family Farm III

May 1, 2026
July 1, 2026

PREPARED FOR:

Orr Family Farm & RR LLC
14200 S. Western Ave.
Oklahoma City, Oklahoma
405-202-0021
glenn@orrfamilyfarm.com

PREPARED BY:

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

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Orr Family Farm III, consisting of approximately 35 acres, is located within the Northwest Quarter (NW/4) of Section 21, Township 10 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Orr Family Farm & RR LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: PUD-1688 District and used for Orr Family Farm.
East: R-1 and SPUD-1361 Districts and used for residential development.
South: PUD-13B and SPUD-1361 Districts and used for residential development.
West: PUD-2056 District and used for Orr Family Farm.

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

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped with landscaping and sparse trees throughout the site. The site generally slopes from the north to the south.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit an expansion of Orr Family Farm.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 134th St. The nearest street to the east is S. Hudson Ave. The nearest street to the south is SW 149th St. The nearest street to the west is S. Western Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from the existing lagoon.

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S. May Ave. It is approximately 3 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

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

7.8 COMPREHENSIVE PLAN

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

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part

of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

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

In addition to the uses permitted within the AA District, the following uses shall be permitted by right within this PUD:

- 8300.1 Administrative and Professional Offices
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.50 Lodging Accommodations: Campgrounds (limited to cabins, Conestoga Wagons and Teepees)
- 8300.51 Lodging Accommodations: Commercial Lodging (limited to cabins, Conestoga Wagons and Teepees and shall not be permitted within 300 feet of the east property line)

The following uses are permitted only as accessory uses to Orr Family Farm:

- 8300.54 Outdoor Sales and Display, and Outdoor Storage *
- 8300.55 Participant Recreation and Entertainment: Indoor *
- 8300.56 Participant Recreation and Entertainment: Outdoor *
- 8300.67 Spectator Sports and Entertainment: General *
- 8300.69 Spectator Sports and Entertainment: Restrict *

*The purpose of this PUD is to permit the operation of all uses associated with the Orr Family Farm. Such uses include but are not limited to the following: all amusement attractions (pumpkin patch, corn maze, etc.), youth camps, food and beverage sales, retail sales, corporate event programs, overflow parking, weddings, group events, field trips, and related activities. In no circumstance shall this PUD be deemed to prohibit uses that are related to the Orr Family Farm operation.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, architectural metal, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

Automotive Parking Lot Landscape Requirements shall be required per 59-11250. E. for parking lots that are adjacent to and/or accessed from SW 149th Street.

Healthy mature trees within the east 20-feet of the eastern boundary shall be preserved to the greatest extent possible.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

The subject parcel shall meet all the requirements of the City of Oklahoma City's Screening Regulations in place at the time of development.

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 100 feet from all property lines adjacent to residential zoning district or use.

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

9.8 ACCESS REGULATIONS

Access may be taken from SW 149th St., and through the adjacent PUD-1688 and PUD-2056.

9.9 PARKING REGULATIONS

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots located adjacent to the site it serves.

9.10 SIGNAGE REGULATIONS

Per Code, except that the maximum height of any freestanding sign shall be 8 feet. EMD signs are not permitted within this PUD.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. All sidewalks shall be subject to 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, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall be required for building(s) fronting SW 149th Street that require a commercial building permit.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

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

PUD-2144 Exhibit A – Legal Description

The West Half (W/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and the East Half (E/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma **AND** The East Half (E/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma **AND** The West Half (W/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.





CASE NUMBER: PUD-2144

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of ORR FAMILY FARM & RR LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2144 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:

The West Half (W/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and the East Half (E/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma **AND** The East Half (E/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma **AND** The West Half (W/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

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

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

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

Dated this 21st day of July 2026.

SEAL

Amy K. Simpson

Amy K. Simpson, City Clerk



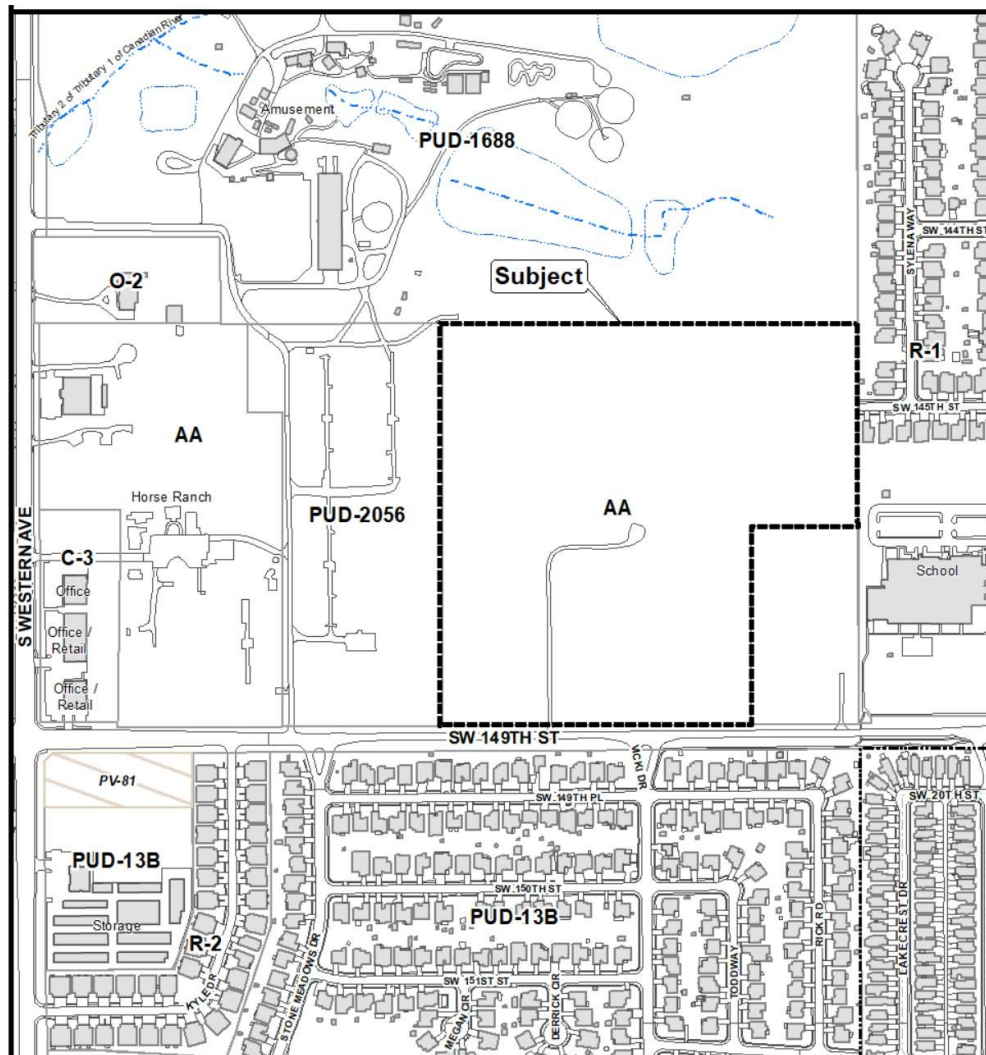
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2144

FROM: AA Agricultural District

TO: PUD-2144 Planned Unit Development District

ADDRESS OF PROPERTY: 549 SW 149th Street



PROPOSED USE: The purpose of this application is to allow expansion of Orr Family Farm to the south and east.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

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

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2144

LOCATION: 549 SW 149th Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2144 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:

The West Half (W/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and the East Half (E/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma **AND** The East Half (E/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma **AND** The West Half (W/2) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

PROPOSED USE: The purpose of this application is to allow expansion of Orr Family Farm to the south and east.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

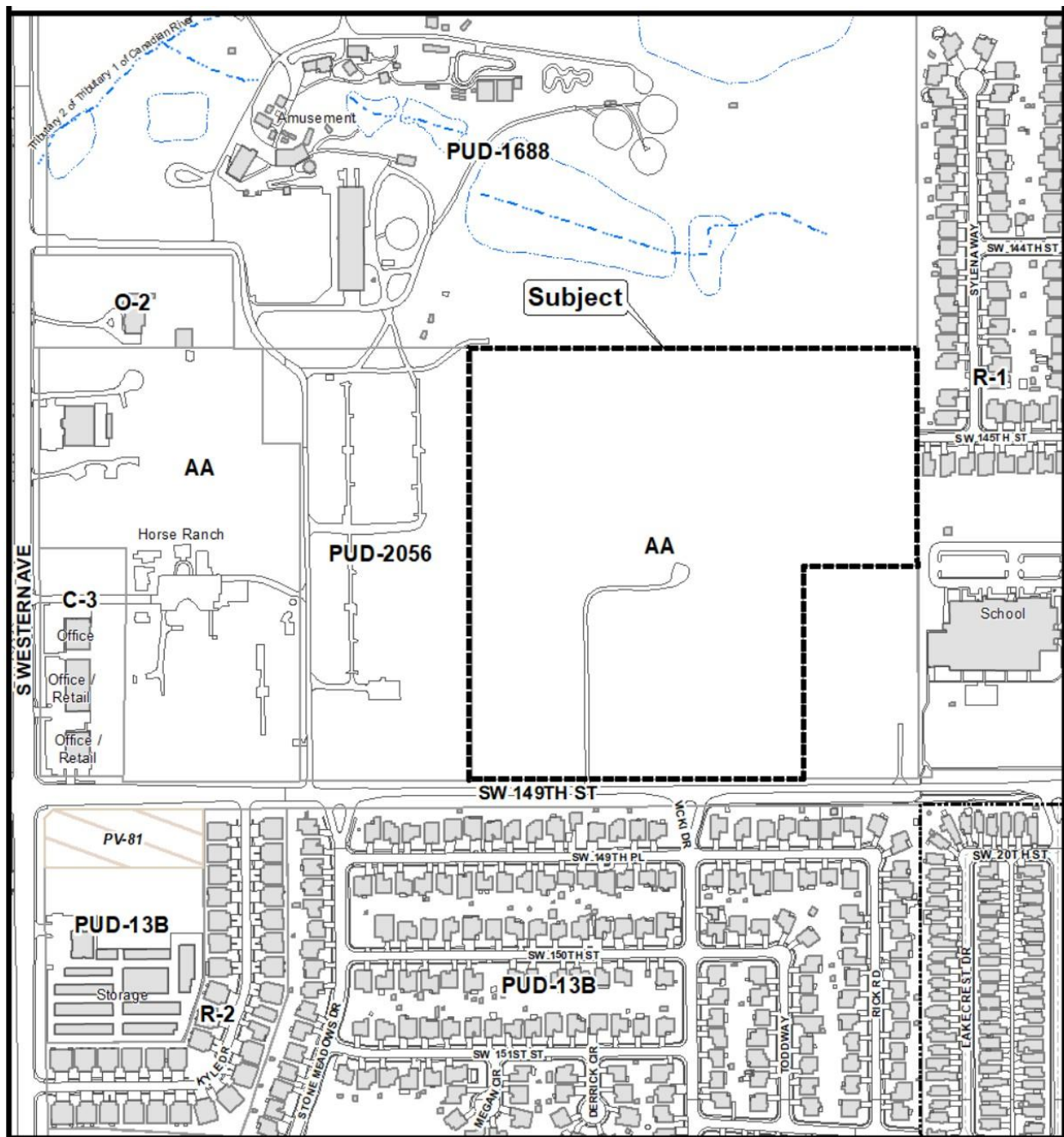
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

For further information call (405) 297-2623.

Dated this 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)

14. (PUD-2144) Application by Orr Family Farm & RR LLC, to rezone 549 SW 149th Street from AA Agricultural District to PUD-2144 Planned Unit Development District. Ward 5.

Amended Technical Evaluation:

1. Add 8300.1. *Administrative and Professional Offices* as permitted use.
2. Specify that the following uses are permitted only as accessory uses to Orr Family Farm: 8300.54 *Outdoor Sales and Display, and Outdoor Storage*; 8300.56 *Participant Recreation and Entertainment: Outdoor*; and 8300.67 *Spectator Sports and Entertainment: General*
3. Automotive Parking Lot Landscape Requirements shall be required per 59-11250. E. for parking lots that are adjacent SW 149th Street.
4. A Specific Plan shall be required for building(s) fronting SW 149th Street that require a commercial building permit.
5. Healthy mature trees within the east 20-feet of the eastern boundary shall be preserved to the greatest extent possible.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NEWMAN, SECONDED BY MEEK

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



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

Item No. IV. 14.

(PUD-2144) Application by Orr Family Farm & RR LLC, to rezone 549 SW 149th Street from AA Agricultural District to PUD-2144 Planned Unit Development District. Ward 5.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

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

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow expansion of Orr Family Farm to the south and east.

B. EXISTING CONDITIONS

1. Size of Site: 35 Acres

2. School District: Moore

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA	PUD-1688	R-1 SPUD-1361	PUD-13B	PUD-2056
Land Use	Undeveloped	Orr Family Farm	Residential / School	Residential	Orr Family Farm

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

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

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

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

In addition to the uses permitted within the AA District, the following uses shall be permitted by right within this PUD:

8300.13	Automotive: Parking Lots, as a Principal Use
8300.50	Lodging Accommodations: Campgrounds (limited to Conestoga Wagons and Teepees)
8300.51	Lodging Accommodations: Commercial Lodging (limited to Conestoga Wagons and Teepees and shall not be permitted within 300 feet of the east property line)
8300.54	Outdoor Sales and Display, and Outdoor Storage
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor
8300.67	Spectator Sports and Entertainment: General
8300.69	Spectator Sports and Entertainment: Restrict

*The purpose of this PUD is to permit the operation of all uses associated with the Orr Family Farm. Such uses include but are not limited to the following: all amusement attractions (pumpkin patch, corn maze, etc.), youth camps, food and beverage sales, retail sales, corporate event programs, overflow parking, weddings, group events, field trips, and related activities. In no circumstance shall this PUD be deemed to prohibit uses that are related to the Orr Family Farm operation.

9.0 SPECIAL CONDITIONS

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

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, architectural metal, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Any existing screening shall be permitted to remain.

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

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

9.8 ACCESS REGULATIONS

Access may be taken from SW 149th St., and through the adjacent PUD-1688 and PUD-2056.

9.9 PARKING REGULATIONS

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots located adjacent to the site it serves.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

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

D. REVIEW COMMENTS

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

1. **Airports:** No objection.
2. **Fire (OCFD):** No objection.
3. **Public Works Department:**
 - a. **Traffic Services:** No objection.
 - b. **Engineering - Storm Sewer Availability:**
 1. The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
 2. Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
 3. 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.
 4. 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.

5. 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.
6. 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.

7. 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.
8. All private roads and streets shall have a private storm sewer system.
9. Amend Section 9.8 Access Regulations: A cross-access agreement will be required with PUD-1688 and PUD-2056 to allow shared access to this PUD, unless such access is via a previously platted and constructed public street that has been extended to the property line of the subject PUD.

4. Utilities Department:

a. Solid Waste Management:

- 1) The City cannot provide service, contact private hauler.

b. Water Availability:

1. An existing 12-inch water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for

all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.

3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.
10. Will be master metered.

c. Wastewater Availability:

1. An existing 8-inch/10-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
2. Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all

crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.

5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

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

National, state, and local permitting require basic best management practices for stormwater management. The PUD proposes utilizing existing on-site options for water and sewer.

Location:

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

The subject site is located along the north side of SW 149th Street, an arterial street in the Urban Low LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The subject site is currently undeveloped. The PUD is requested to allow expansion of Orr Family Farm. The conceptual plan for the development illustrates tulip farms on the northwest portion of the site, cabins and a lake on the northeast, and office development along SW 149th Street. The PUD regulations could provide for development within the Urban Low Intensity LUTA range.*

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.

The subject site is located along the north side of SW 149th Street, a Major Arterial Street in the Urban Low LUTA. The site currently has one improved curb cut along SW 149th Street. The Master Design Statement proposes allowing access along SW 149th Street and through the adjacent PUD-1688 and PUD-2056, to the north and west. SW 145th Street, a Neighborhood Street in the abutting single-family residential development to the northeast, terminates at the eastern boundary of the site. A connection to SW 145th Street is not contemplated in the PUD. The conceptual plan for the development illustrates two (2) access points along SW 149th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

Sidewalks are not currently available on the subject site. The Master Design Statement specifies that sidewalks shall be provided in accordance with Code and ADA requirements at the time of construction.

- 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 residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD is requested to allow expansion of Orr Family Farm. The conceptual plan for the development illustrates tulip farms on the northwest portion of the site, cabins and a lake on the northeast, and office development along SW 149th Street. The PUD regulations mirror those approved in the abutting PUD-1688 and PUD-2056. The PUD maintains the base AA District requirements for setbacks and maximum building height.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the north side of SW 149th Street, a Major Arterial Street in the Urban Low LUTA. No other compatibility issues related to traffic were identified on the subject site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The PUD is requested to allow expansion of Orr Family Farm. The PUD regulations mirror those approved in the abutting PUD-1688 and PUD-2056. If developed as illustrated in the conceptual plan, offices would be located along SW 149th Street, adjacent to where office development is under construction within SPUD-1361 (2022). The PUD maintains Code requirements for site lighting and limits the Lodging Accommodations: Commercial Lodging use to Conestoga Wagons and Teepees and is not permitted within 300 feet of the east property line. Any dumpsters shall be located within an area screened from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential uses or zoning.*

3) Service Efficiency:

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

4) Transportation System: The subject site is located along the north side of SW 149th Street, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, SW 149th Street had 16,878 average daily trips, with a capacity of 10,000. SW 149th Street has since been widened to two lanes in each direction.

5) Other Development Related Policies

- 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)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located along the north side of SW 149th Street, east of South Western Avenue. The site is currently undeveloped and zoned AA. Abutting PUD-1688, to the north, and PUD-2056, to the west, comprise Orr Family Farm. Land to the southeast, along SW 149th Street, was zoned SPUD-1361 in 2022 to allow office use and is currently undergoing development. Northeast of the site are a single-family neighborhood and school zoned R-1.

The PUD is requested to allow expansion of Orr Family Farm. The conceptual plan for the development illustrates tulip farms on the northwest portion of the site, cabins and a lake on the northeast, and office development along SW 149th Street. The PUD regulations mirror those approved in the abutting PUD-1688 and PUD-2056. If developed as illustrated in the conceptual plan, offices would be located along SW 149th Street, adjacent to where office development is under construction within SPUD-1361 (2022). The office use would need to be added to the Master Design Statement and a Specific Plan should be required. The PUD maintains Code requirements for site lighting and limits the *Lodging Accommodations: Commercial Lodging* use to Conestoga Wagons and Teepees and is not permitted within 300 feet of the east property line. Staff recommends specifying that the outdoor storage and outdoor spectator/participant uses are allowed accessory to Orr Family Farm. As the AA District does not have streetscape landscaping requirements, the PUD should specify that Automotive Parking Lot Landscape Requirements shall be required for parking lots that are adjacent to and/or accessed from SW 149th Street.

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. Add 8300.1. *Administrative and Professional Offices* as permitted use.
2. Specify that the following uses are permitted only as accessory uses to Orr Family Farm: 8300.54 *Outdoor Sales and Display*, and *Outdoor Storage*; 8300.56 *Participant Recreation and Entertainment: Outdoor*; and 8300.67 *Spectator Sports and Entertainment: General*
3. Automotive Parking Lot Landscape Requirements shall be required per 59-11250. E. for parking lots that are adjacent SW 149th Street.
4. A Specific Plan shall be required for building(s) fronting SW 149th Street that require a commercial building permit.

STAFF REPORT
The City of Oklahoma City
Planning Commission
June 25, 2026
PUD-2144

Item No. 14.

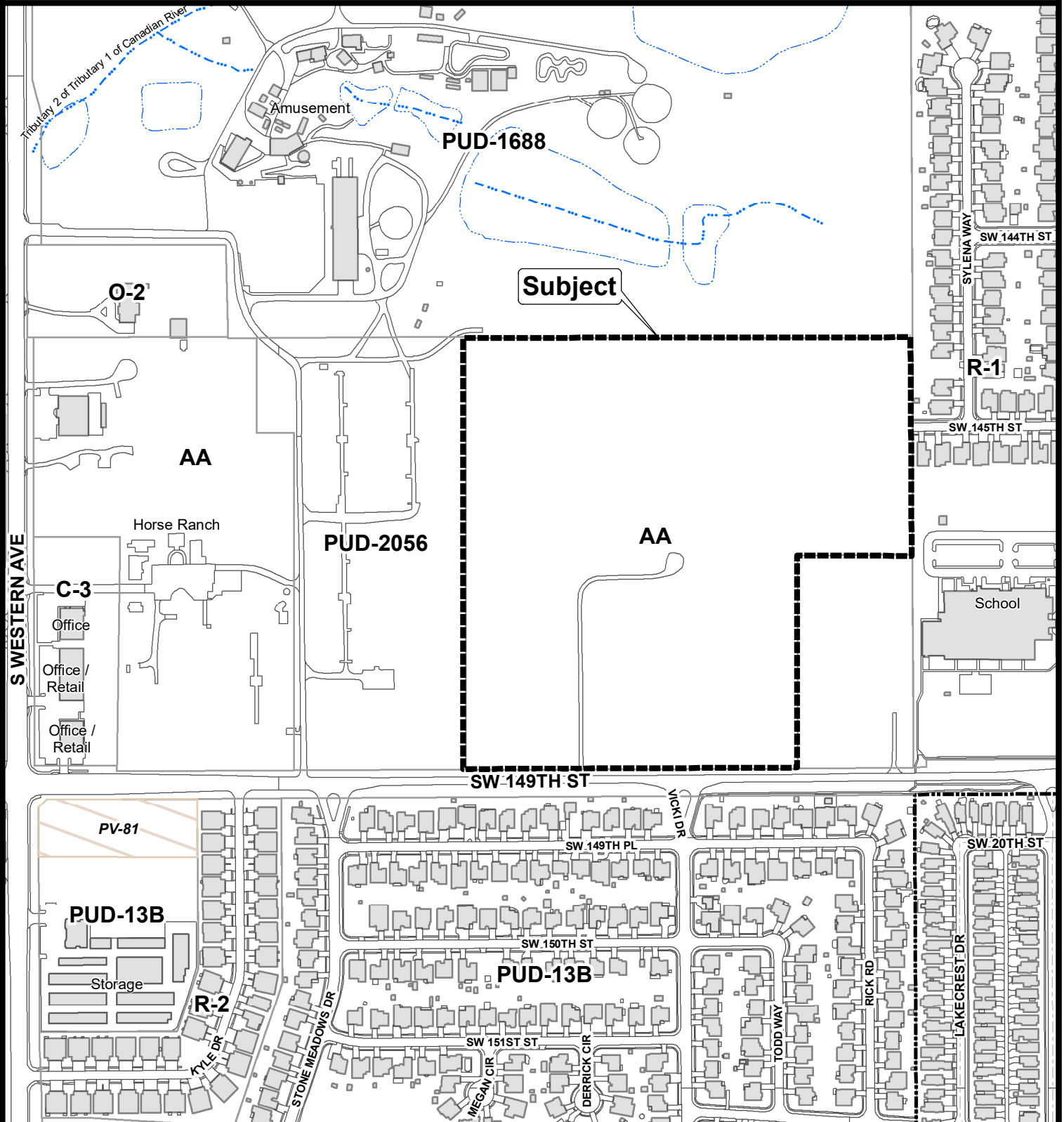
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

Case No: PUD-2144

Applicant: ORR Family Farm & RR, LLC

Existing Zoning: AA

Location: 549 SW 149th St.



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet





Case No: PUD-2144

Applicant: ORR Family Farm & RR, LLC

Existing Zoning: AA

Location: 549 SW 149th St.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet