

ORDINANCE NO. 28,128

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:

OVERALL DESCRIPTION: A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; Thence N89°46'15"E a distance of 50.00 feet; Thence N01°06'22"E a distance of 429.06 feet; Thence N00°13'45"W a distance of 160.00 feet; Thence N15°22'00"E a distance of 320.14 feet; Thence S89°49'53"E a distance of 298.22 feet; Thence S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; Thence 1,481.28 feet along the arc of said curve having a radius of 2,715.00 feet, subtended by a chord of 1,462.98 feet which bears S19°26'39"E; Thence S10°36'30"E a distance of 308.72 feet; Thence N89°49'28"W a distance of 1,139.03 feet; Thence N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

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

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



MEMORANDUM

Council Agenda
Item No. XI. F
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-2145), rezoning 10524 SW 29th Street from PUD-1735 Planned Unit Development District to PUD-2145 Planned Unit Development District. Ward 3.

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

Applicant:

Kendall W. Dillon, PE, Crafton Tull and Associates
WP LAND, LLC

Purpose:

The purpose of this request is to allow commercial development (Tract 1) and commercial and/or multi-family residential development (Tract 2).

Background:

On June 25, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

Amended Technical Evaluation:

1. Amend Sign Regulations to state: Sign Regulations shall be per the base zoning district, except that the maximum height of any freestanding sign on South Sara Road shall be 8 maximum 10 feet tall if residential zoning exists across the street. Sign shall be monument in style and EMD shall be prohibited where adjacent to residential zoning. ~~Off-premise signs/billboards are not permitted within this PUD.~~
2. If developed as R-4 the south side of tract 2 would be required to be wrought iron fence, with pedestrian access.

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.

APPROVED
08-18-2026

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

PUD – 2145

DESIGN STATEMENT

FOR

SARA MARKETPLACE

May 6, 2026

June 17, 2026

July 01, 2026

Amended by City Council on August 18, 2026

PREPARED BY:

Crafton Tull
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P 405.787.6270 F 405.787.6276
E kendall.dillon@craftontull.com

PREPARED FOR:

Westpoint Developers, LLC
2731 S. I-35 Service Road
Moore, Oklahoma 73160
P 405.366.000 F 405.703.4334
E anthony@westpointgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Sara Marketplace, consisting of 36.20 acres is located within the NW/4 of Section 14, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at the southeast corner of Sara Road and S.W. 29th Street.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property as well as Tracts 1 and 2 comprising the proposed PUD of Sara Park Northwest are described in Exhibit A, attached and is made a part of this Design Statement.

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is Westpoint Developers, LLC, 2731 S. I-35 Service Road, Moore, Oklahoma, 73160.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned PUD-1735 and is vacant. Surrounding properties are zoned and used for:

North: PUD 1453 currently vacant, proposed for C-3 Commercial & R-1/R-4 Residential.

East: Turnpike and R-1 District, undeveloped

South: AA District, Canyon Ridge Intermediate School (Mustang Public Schools)

West: R-1ZL and PUD-1179 (Tract 4), residential and Commercial

The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1271 at the south boundary, while the lowest elevation is 1259 in the northwest corner. The subject site general drains from the southeast to the northwest to two existing 48inch culverts under S.W. 29th Street. The primary soil types found within the subject property include the Vernon-Zaneis Complex. The majority of the site is open with a few small stands of eastern red cedar trees, small saplings, and medium sized trees. This property drains into Mustang Creek Tributary. None of the subject property is in the 50 or 100 year floodplain.

SECTION 6.0 CONCEPT

The concept for this PUD is for commercial retail and multifamily development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the North is S.W. 29th Street which has a right-of-way width of 70 feet from centerline and is paved to rural standards. The nearest street to the West is Sara Road, which has a right-of-way width of 33 feet from centerline across the south 870 feet of the site and a variable width right-of-way across the northern remainder of the site. Sara Road is paved to a rural standard.

Ingress and Egress for this Planned Unit Development shall be from private access drives.

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

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. There is a 8" sanitary sewer line located on the West side of Sara Road approximately 390 feet south of S.W. 29th Street. The 8" sanitary sewer is within the same drainage basin as the subject property and should be adequate.

7.3 WATER

Water facilities for this property are available. There is a 16" waterline located at the north side of S.W. 29th Street and at the west side of Sara Road.

7.4 FIRE PROTECTION

There nearest fire station to this property is Station 33 at 11630 S.W. 15th Street, West of Mustang Road.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

The property within this Planned Unit Development is not located within the FEMA 100 year floodplain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

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

8.1.1 TRACT 1

The use and development regulations of the **C-3 Community Commercial District** shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following **C-3 Community Commercial District** use units shall be the only uses allowed within Tract 1:

Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)

Community Recreation: Restricted (8250.4)

Library Services and Community Centers (8250.11)
Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood Related (8250.14)
Administrative and Professional Office (8300.1)
Alcoholic Beverage Retail Sales (8300.5)
Animal Sales and Services: Grooming (8300.8)
Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
Gasoline Sales: Small: Restricted (8300.46)
Laundry Services (8300.48)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Participant Recreation and Entertainment: Indoor (8300.55)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)
Building Maintenance Services (8300.23)
Business Support Services (8300.24)
Child Care Centers (8300.25)
Communications Services: Limited (8300.29)
Convenience Sales and Personal Services (8300.32)
Eating Establishments: Drive-In (8300.34)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window (8300.36)
[Callboxes shall be located at least 150 feet from a residential structure]
Eating Establishments: Sitdown (8300.37)
Food and Beverage Retail Sales (8300.41)
Gasoline Sales Large (8300.45)
Personal Storage (8300.60)

8.1.2 TRACT 2

The use and development regulations of the **C-3 Community Commercial District** or the **R-4 General Residential District** shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

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

Tract 2

If developed as **C-3 Community Commercial District**, the permitted uses in Tract 2 shall

be limited to:

Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)
Community Recreation: Restricted (8250.4)
Library Services and Community Centers (8250.11)
Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood Related (8250.14)
Administrative and Professional Office (8300.1)
Alcoholic Beverage Retail Sales (8300.5)
Animal Sales and Services: Grooming (8300.8)
Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
Gasoline Sales: Small: Restricted (8300.46)
Laundry Services (8300.48)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Participant Recreation and Entertainment: Indoor (8300.55)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)
Building Maintenance Services (8300.23)
Business Support Services (8300.24)
Child Care Centers (8300.25)
Communications Services: Limited (8300.29)
Convenience Sales and Personal Services (8300.32)
Eating Establishments: Drive-In (8300.34)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window (8300.36)
[Callboxes shall be located at least 150 feet from a residential structure]
Eating Establishments: Sitdown (8300.37)
Food and Beverage Retail Sales (8300.41)
Personal Storage (8300.60)

If developed as R-4, the maximum permitted density in Tract 2 shall be 20 dwelling units per acre.

9.1 FAÇADE REGULATIONS

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

Buildings shall be oriented such that the backs of buildings are not facing towards S.W. 29th Street or Sara Road.

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.

In addition to the requirements of the Landscaping Ordinance, a minimum 10 foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment or three-inch caliper trees spaced a maximum of 25 feet on center shall be installed along the Sara Road and SW 29th Street boundaries.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 of the Oklahoma City Municipal Code, 2020, as amended.

A Lighting Plan in accordance with Section 59-14200.4E(2) shall be submitted as a part of the subsequent Specific Plan.

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 PLATTING REGULATIONS

Platting regulations shall be per the Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances, 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/use.

9.8 ACCESS REGULATIONS

There shall be a maximum of two accesses from S.W. 29th Street and a maximum of five accesses from Sara Road. One access on South Sara Road shall align with SW 32nd Street.

Driveways within this PUD shall have a minimum of 200 feet of separation from driveway

centerline to driveway centerline and shall meet all City design standards.

Access to this PUD may include a divided street or drive with central landscaped medians.

Pedestrian access from Tract 1 to Tract 2 shall be provided.

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

There shall be "Limits of No Access" within 200 feet of the corner of S.W. 29th Street and Sara Road, along both S.W. 29th Street and Sara Road. There shall be limits of no access to the John Kilpatrick Turnpike on-ramp. Access may be extended on the future frontage road when extended.

Commercial and Multifamily Residential lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes.

A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

9.9 PARKING REGULATIONS

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

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of each tract.

9.10 SIGNAGE REGULATIONS

Sign Regulations shall be per the base zoning district, except that the maximum height of any freestanding sign on S Sara Road shall be maximum 10 feet tall if residential zoning exists across the street. Sign shall be monument in style and EMD shall be prohibited where adjacent to residential zoning.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. All sidewalks shall be subject to 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

9.19 SPECIFIC PLAN AND FINAL PLAT

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

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

- EXHIBIT A: LEGAL DESCRIPTIONS
- EXHIBIT B: MASTER DEVELOPMENT PLAN
- EXHIBIT C: TOPOGRAPHY MAP

Exhibit A

SW 29TH STREET & SARA ROAD OVERALL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence
S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; thence

N89°46'15"E a distance of 50.00 feet; thence
N01°06'22"E a distance of 429.06 feet; thence
N00°13'45"W a distance of 160.00 feet; thence
N15°22'00"E a distance of 320.14 feet; thence
S89°49'53"E a distance of 298.22 feet; thence
S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the (next curve);
thence
1481.28 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a
chord of 1462.98 feet which bears S19°26'39"E; thence
S10°36'30"E a distance of 308.72 feet; thence
N89°49'28"W a distance of 1139.03 feet; thence
N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

Said tract contains 1,576,828 Sq Ft or 36.20 Acres, more or less.

TRACT 1

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence
S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; thence

N89°46'15"E a distance of 50.00 feet; thence
N01°06'22"E a distance of 429.06 feet; thence
N00°13'45"W a distance of 160.00 feet; thence
N15°22'00"E a distance of 320.14 feet; thence
S89°49'53"E a distance of 298.22 feet; thence
S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; thence

561.38 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of 560.39 feet which bears S29°09'02"E; thence
S66°46'23"W a distance of 65.62 feet; thence
N90°00'00"W a distance of 408.66 feet; thence
S00°00'00"W a distance of 25.00 feet; thence
N90°00'00"W a distance of 25.10 feet; thence
S00°00'00"W a distance of 1140.36 feet; thence
N89°49'28"W a distance of 374.09 feet; thence
N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

Said tract contains 808,062 Sq Ft or 18.55 Acres, more or less.

TRACT 2

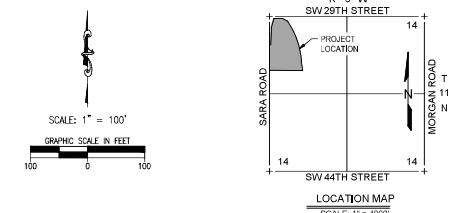
A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence
S00°13'39"E with the West line of said NW/4 a distance of 1838.11 feet; thence
S89°49'28"E a distance of 374.09 feet to the POINT OF BEGINNING; thence

N00°00'00"E a distance of 1140.36 feet; thence
N90°00'00"E a distance of 25.10 feet; thence
N00°00'00"E a distance of 25.00 feet; thence
N90°00'00"E a distance of 408.66 feet; thence
N66°46'23"E a distance of 65.62 feet to a point on a non-tangent curve to the right; thence
919.90 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of 915.51 feet which bears S13°31'14"E; thence
S10°36'30"E a distance of 308.72 feet; thence
N89°49'28"W a distance of 764.94 feet to the POINT OF BEGINNING.

Said tract contains 768,766 Sq Ft or 17.65 Acres, more or less.

MASTER DEVELOPMENT PLAN
OF
SARA MARKETPLACE
A PART OF THE NW/4 OF SECTION 14, T11N, R5W, 14M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (14M), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said NW/4; thence
S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING;
thence

N89°49'28"E a distance of 50.00 feet; thence
N01°06'22"E a distance of 429.06 feet; thence
N00°13'45"W a distance of 160.00 feet; thence
N15°22'00"E a distance of 320.14 feet; thence
S89°49'53"E a distance of 298.22 feet; thence
S81°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; thence
1481.28 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of
1462.86 feet which bears S19°26'39"E; thence
S10°36'30"E a distance of 308.72 feet; thence
N89°49'28"W a distance of 1139.03 feet; thence
N00°13'39"W a distance of 868.79 feet to the POINT OF BEGINNING.

Said tract contains 1,576,828 Sq Ft or 36.20 Acres, more or less.

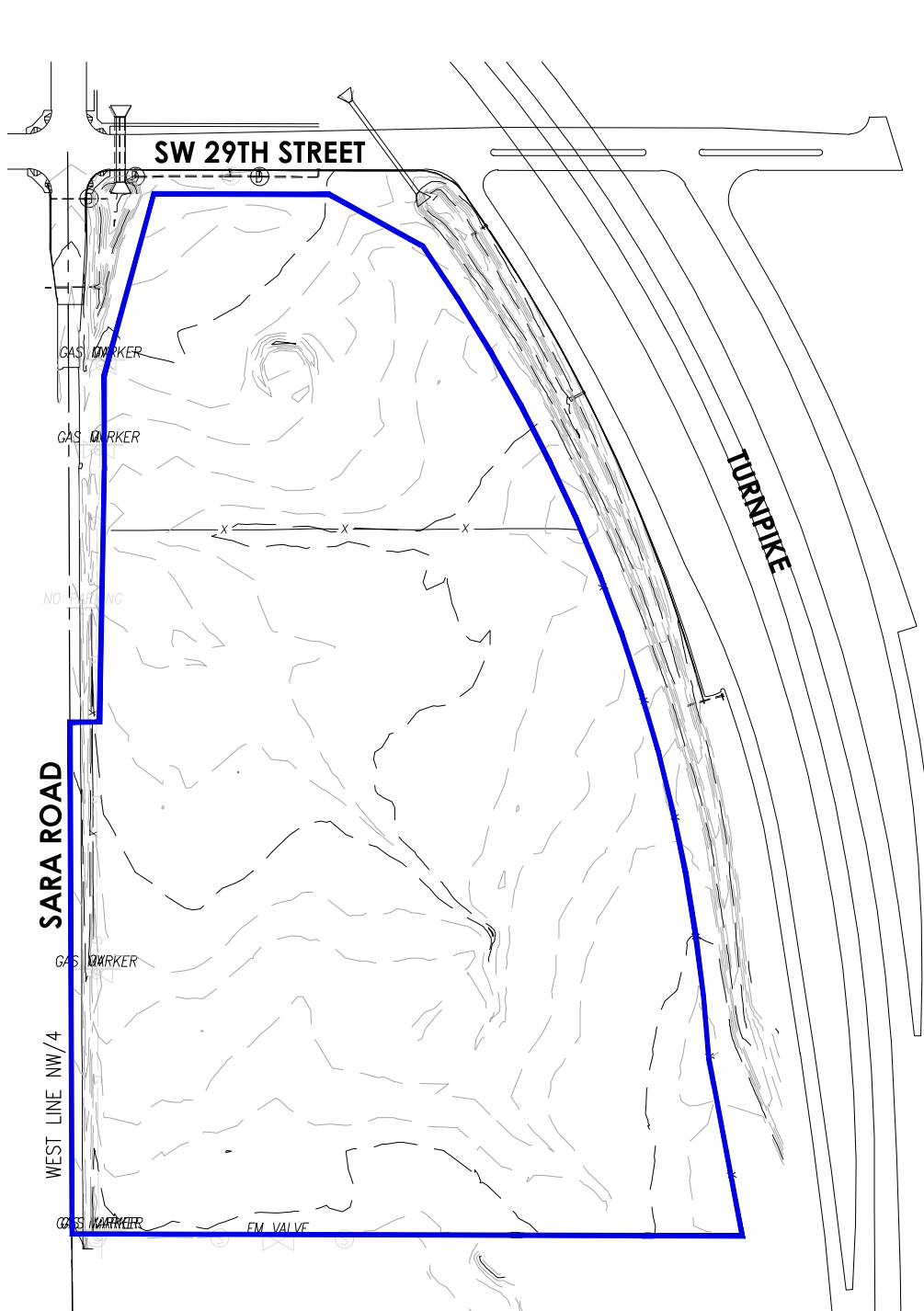
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N89°49'15"E
L2	429.06'	S89°49'37"W
L3	320.00'	S00°13'39"E
L4	25.10'	N89°49'00"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	1481.28'	2715.00'	S19°26'39"E	1462.86'
C2	561.38'	2715.00'	S28°08'02"E	560.38'
C3	919.80'	2715.00'	S19°24'42"E	915.51'

PUD-2145 Exhibit B

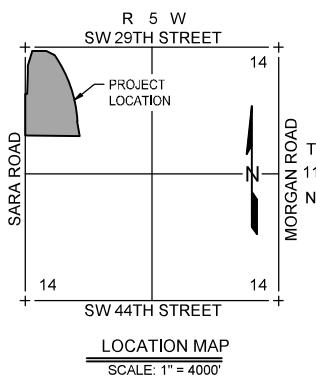
PROJECT OWNER & DEVELOPER
WP LAND, LLC
2731 South I-35 Service Road
Moore, OK 73160
Email: anthony@westpointgroup.com

MASTER DEVELOPMENT PLAN - ATTACHMENT B	
SARA MARKETPLACE	
3000 North Broadway Blvd. Tulsa, Oklahoma 74309	
	Crafton Tull architects [engineering] surveyors 402.382.0201 • 402.382.0211 www.craftontull.com
SHEET NO:	1 OF 1
DATE:	04/24/26
PROJECT NO:	26604700



SCALE: 1" = 300'

PUD-2145 Exhibit C



PROJECT OWNER & DEVELOPER

WP LAND, LLC
2731 South I-35 Service Road
Moore, OK 73160

Email: anthony@westpointgroup.com

TOPOGRAPHIC MAP - SARA MARKETPLACE - ATTACHMENT C



Crafton Tull
architecture | engineering | surveying

405.787.6270 | 405.787.6276 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1
DATE: 04/24/26
PROJECT NO.: 26604700



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

Sara Marketplace- WP Land, LLC.

Name of Development or Applicant 10524 SW 29th Street

SE Corner of Sara Road and SW 29th Street

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

Staff Use Only:	2145
Case No.: PUD	5-7-26
File Date:	3
Ward No.:	----
Nbhd. Assoc.:	
School District:	Mustang
Extg Zoning:	PUD-1735
Overlay:	

36.20± Acres

ReZoning Area (Acres or Square Feet)

To provide a quality Commercial & Multifamily Development

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Anthony Mirzaie, WP Land, LLC.

Name

2731 S. I-35 Service Rd.

Mailing Address

Moore, OK 73160

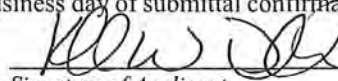
City, State, Zip Code

(405) 366-0000

Phone

Anthony@westpointgroup.com

Email


Signature of Applicant

Kendall W. Dillon, PE Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd.

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone Jessica.Murphy@craftontull.com

Kendall.Dillon@craftontull.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

ORT

WARRANTY DEED
Individual

Doc#: R 2012 7780
Bk&Pg: RB 3870 1032
Filed: 04-04-2012
03:05:09 PM
Canadian County, OK

TMH
WD

13
①

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That **LMS CHILDREN LLC**, an **Oklahoma Limited Liability Co.** 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 **WP LAND, LLC**, an **Oklahoma Limited Liability Co.** party of the second part the following described real property and premises situated in **Canadian County**, State of **Oklahoma**, to-wit:

The Northwest Quarter (NW/4) of Section FOURTEEN (14), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

Less and except all oil, gas, and other mineral interests in and under the real property, and which may be produced therefrom, which Grantor specifically reserves unto Grantor, its successors and assigns **-SURFACE RIGHTS ONLY.**

RETURN TO:
WP LAND, LLC
2731 S. I-35 SERVICE ROAD
MOORE, OK 73160

TAXES TO:
WP LAND, LLC
2731 S. I-35 SERVICE ROAD
MOORE, OK 73160



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, 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 less and except easements, restrictive covenants, and rights-of-way of record.

Signed and delivered 9 th day of March, 2012.

LMS CHILDREN LLC, an **Oklahoma Limited Liability Co.**

BY: Judith Frances Karnuth
JUDITH FRANCES KARNUTH, MANAGER

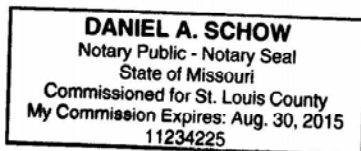
STATE OF MISSOURI
COUNTY OF St. Louis } ss

Before me, a Notary Public in and for this State, on this 9 th day of March, 2012 personally appeared **JUDITH FRANCES KARNUTH** as **MANAGER**, on behalf of **LMS CHILDREN LLC**, an **Oklahoma Limited Liability Co.**, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)

[Signature]
Signature Of Notary Public Or Other Official

File # 11127577



State of Oklahoma
Canadian County
Documentary Stamps

\$ 3,150.00

DS 3150.00

COMMERCIAL

EXHIBIT A:

**SARA MARKETPLACE
OVERALL DESCRIPTION**

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence
S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; thence

N89°46'15"E a distance of 50.00 feet; thence
N01°06'22"E a distance of 429.06 feet; thence
N00°13'45"W a distance of 160.00 feet; thence
N15°22'00"E a distance of 320.14 feet; thence
S89°49'53"E a distance of 298.22 feet; thence
S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the (next curve); thence
1481.28 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of
1462.98 feet which bears S19°26'39"E; thence
S10°36'30"E a distance of 308.72 feet; thence
N89°49'28"W a distance of 1139.03 feet; thence
N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

Said tract contains 1,576,828 Sq Ft or 36.20 Acres, more or less.

TRACT 1

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence
S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; thence

N89°46'15"E a distance of 50.00 feet; thence
N01°06'22"E a distance of 429.06 feet; thence
N00°13'45"W a distance of 160.00 feet; thence
N15°22'00"E a distance of 320.14 feet; thence
S89°49'53"E a distance of 298.22 feet; thence
S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; thence
561.38 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of
560.39 feet which bears S29°09'02"E; thence
S66°46'23"W a distance of 65.62 feet; thence
N90°00'00"W a distance of 408.66 feet; thence
S00°00'00"W a distance of 25.00 feet; thence

COMMERCIAL

N90°00'00"W a distance of 25.10 feet; thence
S00°00'00"W a distance of 1140.36 feet; thence
N89°49'28"W a distance of 374.09 feet; thence
N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

Said tract contains 808,062 Sq Ft or 18.55 Acres, more or less.

TRACT 2

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence
S00°13'39"E with the West line of said NW/4 a distance of 1838.11 feet; thence
S89°49'28"E a distance of 374.09 feet to the POINT OF BEGINNING; thence

N00°00'00"E a distance of 1140.36 feet; thence
N90°00'00"E a distance of 25.10 feet; thence
N00°00'00"E a distance of 25.00 feet; thence
N90°00'00"E a distance of 408.66 feet; thence
N66°46'23"E a distance of 65.62 feet to a point on a non-tangent curve to the right; thence
919.90 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of
915.51 feet which bears S13°31'14"E; thence
S10°36'30"E a distance of 308.72 feet; thence
N89°49'28"W a distance of 764.94 feet to the POINT OF BEGINNING.

Said tract contains 768,766 Sq Ft or 17.65 Acres, more or less.

WP Land, LLC.
2731 S. I-35 Service Road
Moore, OK 73160
(405) 366-0000

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: Proposed
SW 29th & Sara Rd

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting and planning of 36.20 ± acres being a part of the NW/4 of Section 14, T-11-N, R-5-W, I.M. Canadian County, OK and generally located corner of SW 29th Street and Sara Road.



By: Anthony Mirzaie
Title: Manager

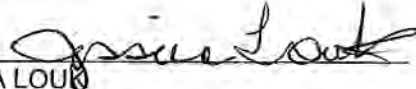
CTA Project #26604700

CERTIFICATE

The undersigned bonded abstractor in and for CANADIAN County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **300** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 23 day of April, 2026.

AMERICAN EAGLE ABSTRACT OF CANADIAN
COUNTY


JESSICA LOUK
MANAGER

State of Oklahoma }
County of Oklahoma } ss.

This instrument was acknowledged before me on 4-23-26, by Jessica Louk,
Manager.




NOTARY PUBLIC

My commission expires:
Order No.: 2604-0243-49

"EXHIBIT A"

SW 29TH STREET & SARA ROAD OVERALL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence

S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; thence

N89°46'15"E a distance of 50.00 feet; thence

N01°06'22"E a distance of 429.06 feet; thence

N00°13'45"W a distance of 160.00 feet; thence

N15°22'00"E a distance of 320.14 feet; thence

S89°49'53"E a distance of 298.22 feet; thence

S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the (next curve); thence

1481.28 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of 1462.98 feet which bears S19°26'39"E; thence

S10°36'30"E a distance of 308.72 feet; thence

N89°49'28"W a distance of 1139.03 feet; thence

N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

TRACT 1

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

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N01°06'22"E a distance of 429.06 feet; thence

N00°13'45"W a distance of 160.00 feet; thence

N15°22'00"E a distance of 320.14 feet; thence

S89°49'53"E a distance of 298.22 feet; thence

S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; thence

561.38 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of 560.39 feet which bears S29°09'02"E; thence

S66°46'23"W a distance of 65.62 feet; thence

N90°00'00"W a distance of 408.66 feet; thence

S00°00'00"W a distance of 25.00 feet; thence

N90°00'00"W a distance of 25.10 feet; thence

S00°00'00"W a distance of 1140.36 feet; thence

N89°49'28"W a distance of 374.09 feet; thence

N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

TRACT 2

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence

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S89°49'28"E a distance of 374.09 feet to the POINT OF BEGINNING; thence

N00°00'00"E a distance of 1140.36 feet; thence

N90°00'00"E a distance of 25.10 feet; thence

N00°00'00"E a distance of 25.00 feet; thence

N90°00'00"E a distance of 408.66 feet; thence

N66°46'23"E a distance of 65.62 feet to a point on a non-tangent curve to the right; thence

919.90 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of 915.51 feet which bears S13°31'14"E; thence

S10°36'30"E a distance of 308.72 feet; thence
N89°49'28"W a distance of 764.94 feet to the POINT OF BEGINNING.

EXHIBIT B

090004555	OKLAHOMA TURNPIKE AUTHORITY	% PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136	T11N R05W S11 SW4 A#1 PT SW4 - BEG @ SW
090004635	WP LAND LLC	2731 S I-35 SERVICE RD.MOORE.OK.73160	T11N R05W S14 NW4 A#1 - BEING ALL NW4 L
090114169	GERNER,JOSHUA H	10612 SW 33RD TER.YUKON.OK.73099	BROOKSTONE LAKES PHASE 1 LOT 1 BLK 1
090114170	KORAN,STEVE	22323 DAVENRICH ST.SALINAS.CA.93908-	BROOKSTONE LAKES PHASE 1 LOT 2 BLK 1
090114220	SOUTHERLAND,JUSTIN &	10617 SW 32ND ST.YUKON.OK.73099-	BROOKSTONE LAKES PHASE 1 LOT 21 BLK 3
090114221	KODUMTHARA,SUJA ANN	10613 SW 32ND ST.YUKON.OK.73099-0000	BROOKSTONE LAKES PHASE 1 LOT 22 BLK 3
090114223	HOME SFR BORROWER III LLC	PO BOX 4090.SCOTTSDALE.AZ.85261-4090	BROOKSTONE LAKES PHASE 1 LOT 23 BLK 3
090114225	AVHS OK I LLC	8615 CLIFF CAMERON DR STE 200.CHARLOTTE.NC.28269-5914	BROOKSTONE LAKES PHASE 1 LOT 24 BLK 3
090114227	TORRES,JENNIFER	10601 SW 32ND ST.YUKON.OK.73099-	BROOKSTONE LAKES PHASE 1 LOT 25 BLK 3
090114255	FIFE,ALLISON P	10616 SW 32ND ST.YUKON.OK.73099	BROOKSTONE LAKES PHASE 1 LOT 10 BLK 5
090114256	ARMSTRONG,DALE B & GLENDA BROOKE	PO BOX 278.DIBBLE.OK.73031-0278	BROOKSTONE LAKES PHASE 1 LOT 11 BLK 5
090114257	LOWERY,ROBERT A & MELISSA R	10613 SW 33RD TER.YUKON.OK.73099	BROOKSTONE LAKES PHASE 1 LOT 12 BLK 5
090114258	CF KL ASSETS 2019-1 LLC	1345 AVENUE OF AMERICAS 46TH F.NEW YORK.NY.10105-	BROOKSTONE LAKES PHASE 1 LOT 13 BLK 5
090114268	RCN HOLDINGS LLC	26140 MESA DR.CARMEL.CA.93923-8909	BROOKSTONE LAKES PHASE 1 LOT 1 BLK 6
090114269	OLMEDA,TINA FELICIA	3304 ARCADIA DR.YUKON.OK.73099-	BROOKSTONE LAKES PHASE 1 LOT 2 BLK 6
090114270	LOWBER,MELINDA N	3308 ARCADIA DR.YUKON.OK.73099	BROOKSTONE LAKES PHASE 1 LOT 3 BLK 6
090114271	WOOLERY,KAYLA A	3312 ARCADIA DR.YUKON.OK.73099-0000	BROOKSTONE LAKES PHASE 1 LOT 4 BLK 6
090114272	M & P FAMILY INVESTMENTS LLC	PO BOX 174.TUTTLE.OK.73089-	BROOKSTONE LAKES PHASE 1 LOT 5 BLK 6
090114273	BAYSE,CHRISTINE	3404 ARCADIA DR.YUKON.OK.73099-9643	BROOKSTONE LAKES PHASE 1 LOT 6 BLK 6
090114274	JOHNSON,CHRISTIAN A & KINSER W	3408 ARCADIA DR.YUKON.OK.73099	BROOKSTONE LAKES PHASE 1 LOT 7 BLK 6
090114277	BROOKSTONE LAKES PROP OWN ASSOC INC	% NEIGHBORHOOD SRV CORP ATTN:SHERRY.1322 FRETZ DR.EDMOND.OK.73003-	BROOKSTONE LAKES PHASE 1 COMMON AREA "C"
090114278	BROOKSTONE LAKES PROP OWN ASSOC INC	% NEIGHBORHOOD SRV CORP ATTN:SHERRY.1322 FRETZ DR.EDMOND.OK.73003-	BROOKSTONE LAKES PHASE 1 COMMON AREA "D"
090122061	LEE,CHIENI	3412 ARCADIA DR.OKLAHOMA CITY.OK.73099-	BROOKSTONE LAKES PH 2 LOT 1 BLOCK 7
090122062	BKAM INVESTMENTS LLC	1301 N BITTERCREEK TER.MUSTANG.OK.73064-	BROOKSTONE LAKES PH 2 LOT 2 BLOCK 7
090122063	HARRINGTON,JULIE ANN	3420 ARCADIA DR.YUKON.OK.73099	BROOKSTONE LAKES PH 2 LOT 3 BLOCK 7
090122064	BERTIN,SEAN RONALD	3424 ARCADIA DR.YUKON.OK.73099-0000	BROOKSTONE LAKES PH 2 LOT 4 BLOCK 7
090122065	CHEN,ZHESI & WEBER,BRET	1617 THUNDER CT.EDMOND.OK.73013	BROOKSTONE LAKES PH 2 LOT 1 BLOCK 8

090122123	WARD,GABRIEL S & LORESA ESTHER ANN	10613 SW 34TH TER.YUKON.OK.73099	BROOKSTONE LAKES PH 2 LOT 10 BLOCK 12
090122124	DAVIS,MISTI ETAL	10609 SW 34TH TER.YUKON.OK.73099-0000	BROOKSTONE LAKES PH 2 LOT 11 BLOCK 12
090122152	SATLOW,SEAN	10608 SW 34TH TER.YUKON.OK.76099	BROOKSTONE LAKES PH 2 LOT 9 BLOCK 14
090122799	MUSTANG PUBLIC SCHOOLS	12400 SW 15TH ST.YUKON.OK.73099	T11N R05W S14 NW4 A#2 PT NW4 BEG SW/C, TH N
090131254	SCHMIDT,JENNIFER	10613 SW 30TH ST.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 4 BLOCK 5
090131255	LUTTS,RYLEE E	10609 SW 30TH ST.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 5 BLOCK 5
090131256	MCCOLLUM,KATHERINE P	10605 SW 30TH ST.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 6 BLOCK 5
090131257	SALAZAR,ARCELIA & MARIO	1405 SHADOW TER.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 7 BLOCK 5
090131258	BOAR,RICHARD & ABENO,CECILIA STELLA	3101 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 1 BLOCK 6
090131259	CANVASBACK PROPERTIES LLC	6001 SHILOH BLVD STE 102.OKLAHOMA CITY.OK.73179-	BROOKSTONE VILLAS PH II LOT 2 BLOCK 6
090131260	HERLIHY,DEBRA A	3109 TEXARKANA CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 3 BLOCK 6
090131261	JORDAN RENTALS LLC	2320 STONE MILL CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 4 BLOCK 6
090131262	RICHARDS,APRIL GAIL	3117 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 5 BLOCK 6
090131263	IRVIN,ROBBIE J & KERI R	1616 CARDINAL RIDGE LN.EDMOND.OK.73034-9581	BROOKSTONE VILLAS PH II LOT 6 BLOCK 6
090131264	LUONG,DAO	3201 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 7 BLOCK 6
090131265	PROVINCE,CHRISTOPHER D	3205 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 8 BLOCK 6
090131266	LANGKAMP,CAMERON & WALLY,MEGAN	3209 TEXARKANA CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 9 BLOCK 6
090131267	FERGUSON,BRANDON & ADELINA M	3213 TEXARKANA CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 10 BLOCK 6
090131268	YANNEY,JULIE A TRUST	3217 TEXARKANA CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 11 BLOCK 6
090131269	GOBLE,PAUL A	3221 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 12 BLOCK 6
090131270	STEWART,COURT	3220 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 13 BLOCK 6
090131271	LOPEZ,SAMMANATHA J & TRAVIS R	3216 TEXARKANA CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 14 BLOCK 6
090131272	BARBER,FORREST & KENADI	3212 TEXARKANA CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 15 BLOCK 6
090131273	HLA,MIN NAING & SOE,ZAR CHEE	2408 W TOLEDO CT.BROKEN ARROW.OK.74012-	BROOKSTONE VILLAS PH II LOT 16 BLOCK 6
090131274	IRVIN,ROBBIE & KERI	PO BOX 193.ARCADIA.OK.73007-	BROOKSTONE VILLAS PH II LOT 17 BLOCK 6
090131275	SCHWARZ,EMILY MARIE	3200 TEXARKANA CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 18 BLOCK 6
090131276	ESTACIO,BRANDON	3120 TEXARKAN CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 19 BLOCK 6
090131277	FERNANDEZ,DON S JR & LEIGH A	3116 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 20 BLOCK 6

090131278	WEEMS,GLENN & RHONDA	3112 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 21 BLOCK 6
090131279	LE, HUE & LE, HOA THI & VO, MARY LE	3108 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 22 BLOCK 6
090131280	ADAMS,WILLIAM E & ELIDA R	3104 TEXARKANA CT.YUKON.OK.73099	BROOKSTONE VILLAS PH II LOT 23 BLOCK 6
090131281	SLOAN,MARK D & PAMELA	3100 TEXARKANA CT.YUKON.OK.73099-	BROOKSTONE VILLAS PH II LOT 24 BLOCK 6
090135990	OKLAHOMA TURNPIKE AUTHORITY	% PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136	T11N R05W S15 NE4 A#11 PT NE4 - BEG @ NE/C
090136527	OKLAHOMA TURNPIKE AUTHORITY	% PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136	T11N R05W S10 SE4 A#5 PT SE4 - BEG @ SE/C,
090136829	OKLAHOMA TURNPIKE AUTHORITY	% PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136	T11N R05W S14 NW4 A#3 PT NW4 - BEG @ NW
090137477	OKLAHOMA TURNPIKE AUTHORITY	% PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136	T11N R05W S11 SW4 A#17 PT SW4 - BEG 250'N
090141672	METHVIN,BRET & JANELLE	C/O KROLL LLC.PO BOX 2629.ADDISON.TX.75001-	SW 29TH STREET & SARA ROAD COMMERCIAL
090151189	WEOKIE CREDIT UNION	PO BOX 26090.OKLAHOMA CITY.OK.73126-0090	T11N R05W S11 SW4 A#21 PT SW4 - BEG 390.
090155980	ONCUE RE LLC	916 N MAIN ST.STILLWATER.OK.74075	T11N R05W S10 SE4 A#9 PT SE4 - BEG 723.44'W

COMMERCIAL

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD –

DESIGN STATEMENT

FOR

SARA MARKETPLACE

May 6, 2026

PREPARED BY:

Crafton Tull
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P 405.787.6270 F 405.787.6276
E kendall.dillon@craftontull.com

PREPARED FOR:

Westpoint Developers, LLC
2731 S. I-35 Service Road
Moore, Oklahoma 73160
P 405.366.000 F 405.703.4334
E anthony@westpointgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Sara Marketplace, consisting of 36.20 acres is located within the NW/4 of Section 14, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at the southeast corner of Sara Road and S.W. 29th Street.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property as well as Tracts 1 and 2 comprising the proposed PUD of Sara Park Northwest are described in Exhibit A, attached and is made a part of this Design Statement.

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is Westpoint Developers, LLC, 2731 S. I-35 Service Road, Moore, Oklahoma, 73160.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned PUD-1453 and is vacant. Surrounding properties are zoned and used for:

North: PUD 1149 (Tract 2), currently vacant, proposed for C-3 Commercial & turnpike.
East: Turnpike and R-1 District, Sara Park
South: R-1 District, Canyon Ridge Intermediate School (Mustang Public Schools)
West: PUD-1179 (Tract 4), currently vacant land proposed for C-3 Commercial

The above surrounding properties include PUD-1149 and PUD-1179 Districts.

The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1271 at the south boundary, while the lowest elevation is 1259 in the northwest corner. The subject site general drains from the southeast to the northwest to two existing 48inch culverts under S.W. 29th Street. The primary soil types found within the subject property include the Vernon-Zaneis Complex. The majority of the site is open with a few small stands of eastern red cedar trees, small saplings, and medium sized trees. This property drains into Mustang Creek Tributary. None of the subject property is in the 50 or 100 year floodplain.

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SECTION 6.0 CONCEPT

The concept for this PUD is for commercial retail and multifamily development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the North is S.W. 29th Street which has a right-of-way width of 70 feet from centerline and is paved to rural standards. The nearest street to the West is Sara Road, which has a right-of-way width of 33 feet from centerline across the south 870 feet of the site and a variable width right-of-way across the northern remainder of the site. Sara Road is paved to a rural standard.

Ingress and Egress for this Planned Unit Development shall be from private access drives.

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

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. There is a 8" sanitary sewer line located on the West side of Sara Road approximately 390 feet south of S.W. 29th Street. The 8" sanitary sewer is within the same drainage basin as the subject property and should be adequate.

7.3 WATER

Water facilities for this property are available. There is a 16" waterline located at the north side of S.W. 29th Street and at the west side of Sara Road.

7.4 FIRE PROTECTION

There nearest fire station to this property is Station 33 at 11630 S.W. 15th Street, West of Mustang Road.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

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7.7 DRAINAGE

The property within this Planned Unit Development is not located within the FEMA 100 year floodplain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

8.0 SPECIAL DEVELOPMENT REGULATIONS

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

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 8.1 through 10.0 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

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8.1 USE AND DEVELOPMENT REGULATIONS

8.1.1 TRACT 1

The use and development regulations of the C-3 Community Commercial District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following C-3 Community Commercial District use units shall be allowed within Tract 1:

Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)
Community Recreation: Restricted (8250.4)
Library Services and Community Centers (8250.11)
Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood Related (8250.14)
Administrative and Professional Office (8300.1)
Alcoholic Beverage Retail Sales (8300.5)
Animal Sales and Services: Grooming (8300.8)
Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
Gasoline Sales: Small: Restricted (8300.46)
Laundry Services (8300.48)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Participant Recreation and Entertainment: Indoor (8300.55)
Payday or Title Loan Agencies (8300.57)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)
Building Maintenance Services (8300.23)
Business Support Services (8300.24)
Child Care Centers (8300.25)
Communications Services: Limited (8300.29)
Convenience Sales and Personal Services (8300.32)
Eating Establishments: Drive-In (8300.34)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window 8300.36)
Eating Establishments: Sitdown (8300.37)
Food and Beverage Retail Sales (8300.41)
Gasoline Sales Large (8300.45)
Personal Storage (8300.60)

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8.1.2 TRACT 2

The use and development regulations of the C-3 Community Commercial District or the R-4 General Residential District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

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

Tract 2

If developed as C-3 Community Commercial District, the permitted uses in Tract 2 shall be limited to:

Permitted Use Units:

- Dwelling Units and Mixed Use (8200.2)
- Community Recreation: Restricted (8250.4)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Gasoline Sales: Small: Restricted (8300.46)
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Drive-In (8300.34)

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Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window 8300.36)
Eating Establishments: Sitdown (8300.37)
Food and Beverage Retail Sales (8300.41)
Personal Storage (8300.60)

If developed as R-4, the maximum permitted density in Tract 2 shall be 20 dwelling units per acre.

9.1 FAÇADE REGULATIONS

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

Buildings shall be oriented such that the backs of buildings are not facing towards S.W. 29th Street or Sara Road.

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.

In addition to the requirements of the Landscaping Ordinance, a minimum 10 foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment or three-inch caliper trees spaced a maximum of 25 feet on center shall be installed along the Sara Road and SW 29th Street boundaries.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 of the Oklahoma City Municipal Code, 2020, as amended.

A Lighting Plan in accordance with Section 59-14200.4E(2) shall be submitted as a part of the subsequent Specific Plan.

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 PLATTING REGULATIONS

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

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9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

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 25 feet from all property lines adjacent to residential zoning/use.

9.8 ACCESS REGULATIONS

There shall be a maximum of two accesses from S.W. 29th Street and a maximum of five accesses from Sara Road.

Driveways within this PUD shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Access to this PUD may include a divided street or drive with central landscaped medians.

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

There shall be "Limits of No Access" within 200 feet of the corner of S.W. 29th Street and Sara Road, along both S.W. 29th Street and Sara Road. There shall be limits of no access to the John Kilpatrick Turnpike on-ramp. Access may be extended on the future frontage road when extended.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

Lots may be platted and subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this PUD. A split lot is not required to have frontage on an approved street.

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9.9 PARKING REGULATIONS

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

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of each tract.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING SIGNS

There shall be 4 freestanding signs in this PUD.

All freestanding signs within this PUD shall be ground signs. Signs will be 10 feet in height and 100 square feet in area. No pole signs will be allowed.

All free-standing accessory signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements. Turf grass shall not be used to satisfy this requirement.

A sign that contains the name of any business and/or multi-family development located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within this PUD.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-accessory signs are specifically prohibited in this PUD.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display shall be permitted per code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

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Five-foot sidewalks shall be constructed along S.W. 29th Street and Sara Road with each development parcel or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

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 PERMIT REQUIREMENTS

Applications for building permits in Tracts 1 and 2 must include an overall PUD site plan for that Tract that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the Tract and parking and landscaping proposed for the building for which a building permit is requested.

9.16 PUBLIC IMPROVEMENTS

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

9.17 COMMON AREAS

Maintenance of the common areas 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

9.19 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued in this PUD until a specific plan and final plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2010, as amended shall have been approved by the Planning Commission.

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10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

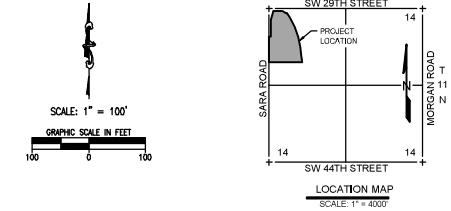
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTIONS

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

MASTER DEVELOPMENT PLAN
OF
SARA MARKETPLACE
A PART OF THE NW/4 OF SECTION 14, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said NW/4; thence S00°13'53"E a distance of 568.32 feet to the POINT OF BEGINNING; thence

N89°46'15"E a distance of 50.00 feet; thence
N07°06'22"E a distance of 429.06 feet; thence
N07°13'45"W a distance of 160.00 feet; thence
N16°22'00"E a distance of 320.14 feet; thence
S89°46'53"E a distance of 298.22 feet; thence
S81°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; thence
1481.28 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of
1482.95 feet which bears S19°26'39"E; thence
S10°36'30"E a distance of 308.72 feet; thence
N89°46'28"W a distance of 1139.03 feet; thence
N00°13'30"W a distance of 868.79 feet to the POINT OF BEGINNING.

Said tract contains 1,578,828 Sq Ft or 36.20 Acres, more or less.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	N89° 46' 15"E
L2	429.06'	N07° 06' 22"E
L3	160.00'	N07° 13' 45"W
L4	320.14'	N16° 22' 00"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	1481.28'	2715.00'	63°15'57"	S19° 26' 39"E
C2	581.28'	2715.00'	01°19'07"	S29° 09' 02"E
C3	915.81'	2715.00'	01°24'47"	S17° 31' 14"E

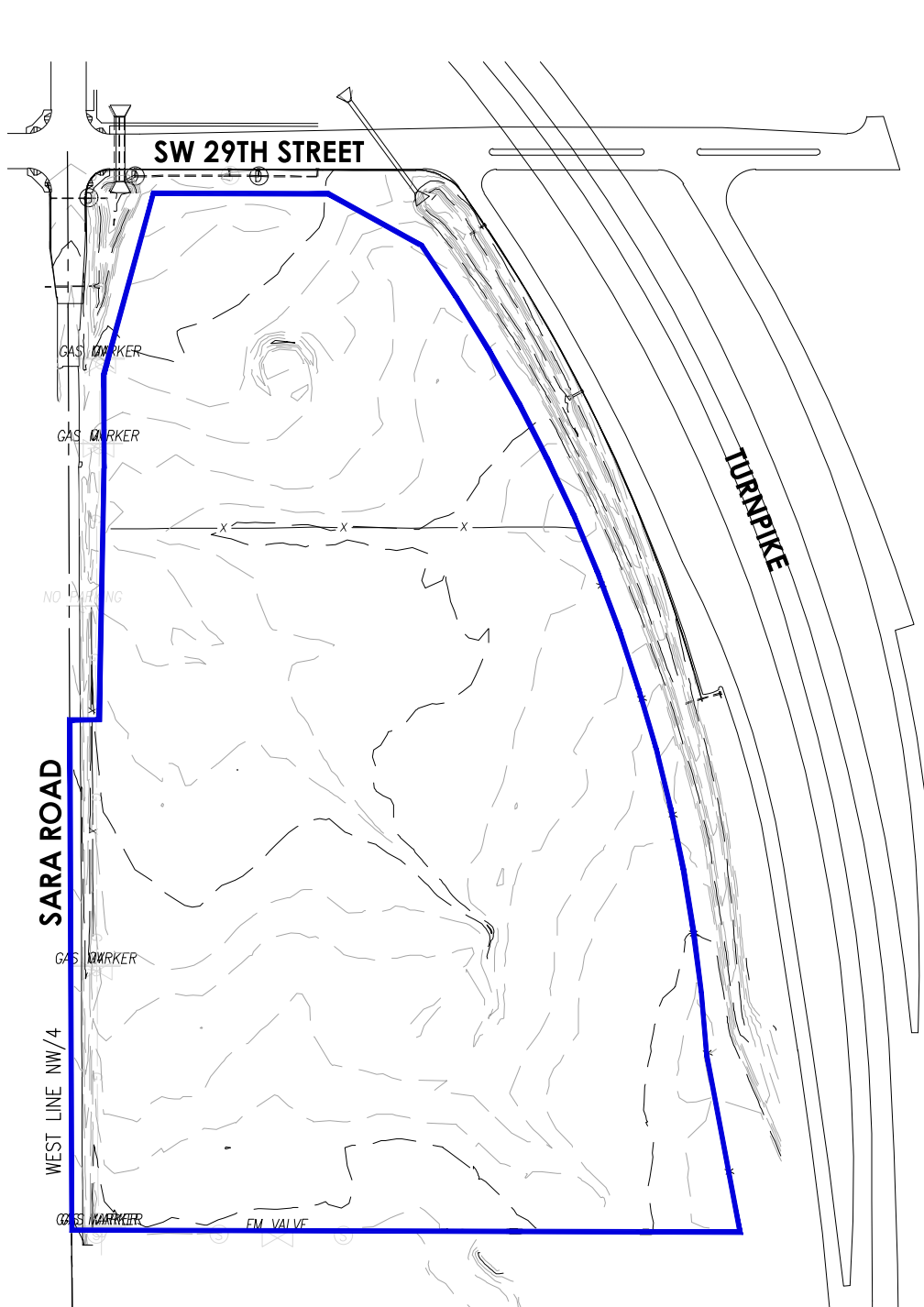
PROJECT OWNER & DEVELOPER
WP LAND, LLC
2731 South I-35 Service Road
Moore, OK 73160
Email: anthony@westpointgroup.com

MASTER DEVELOPMENT PLAN - ATTACHMENT B
SARA MARKETPLACE

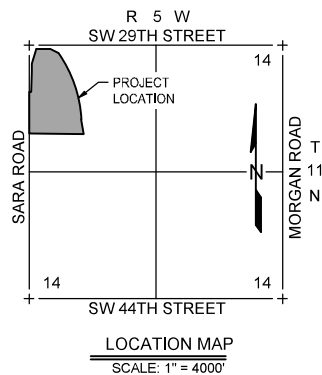
333 North Parkside Blvd.
Tulsa, Oklahoma 74209

Crafton Tull
GRAPHIC DESIGN & ENGINEERING
405.787.4278 • 405.787.4273
www.craftontull.com

SHEET NO.: 1 OF 1
DATE: 04/24/26
PROJECT NO.: 26604700



SCALE: 1" = 300'



PROJECT OWNER & DEVELOPER

WP LAND, LLC
2731 South I-35 Service Road
Moore, OK 73160

Email: anthony@westpointgroup.com

TOPOGRAPHIC MAP - SARA MARKETPLACE - ATTACHMENT C



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CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1
DATE: 04/24/26
PROJECT NO.: 26604700

Caseno	Owner	Mailing Address	City	Zipcode
PUD-2145	KENDALL W DILLON, PE, CRAFTON TULL	300 POINTE PARKWAY BLVD	YUKON, OK	73099
PUD-2145	ANTHONY MIRZAIE, WP LAND, LLC	2731 S I-35 SERVICE RD	MOORE, OK	73160
PUD-2145	MUSTANG SCHOOL DISTRICT, CHARLES BRADLEY, SUPERINTENDENT	12400 SW 15TH ST	YUKON, OK	73099
PUD-2145	ADAMS, WILLIAM E & ELIDA R	3104 TEXARKANA CT	YUKON, OK	73099
PUD-2145	ARMSTRONG, DALE B & GLENDA BROOKE	PO BOX 278	DIBBLE, OK	73031
PUD-2145	AVHS OK I LLC	8615 CLIFF CAMERON DR, STE 200	CHARLOTTE, NC	28269
PUD-2145	BARBER, FORREST & KENADI	3212 TEXARKANA CT	YUKON, OK	73099
PUD-2145	BAYSE, CHRISTINE	3404 ARCADIA DR	YUKON, OK	73099
PUD-2145	BERTIN, SEAN RONALD	3424 ARCADIA DR	YUKON, OK	73099
PUD-2145	BKAM INVESTMENTS LLC	1301 N BITTERCREEK TER	MUSTANG, OK	73064
PUD-2145	BOAR, RICHARD & ABENO, CECILIA STELLA	3101 TEXARKANA CT	YUKON, OK	73099
PUD-2145	BROOKSTONE LAKES PROP OWN ASSOC INC, NEIGHBORHOOD SRV CORP ATTN: SHERRY	1322 FRETZ DR	EDMOND, OK	73003
PUD-2145	CANVASBACK PROPERTIES LLC	6001 SHILOH BLVD, STE 102	OKLAHOMA CITY, OK	73179
PUD-2145	CF KL ASSETS 2019-1 LLC	1345 AVENUE OF AMERICAS 46TH F	NEW YORK, NY	10105
PUD-2145	CHEN, ZHESI & WEBER, BRET	1617 THUNDER CT	EDMOND, OK	73013
PUD-2145	DAVIS, MISTI ETAL	10609 SW 34TH TER	YUKON, OK	73099
PUD-2145	ESTACIO, BRANDON	3120 TEXARKAN CT	YUKON, OK	73099
PUD-2145	FERGUSON, BRANDON & ADELINA M	3213 TEXARKANA CT	YUKON, OK	73099
PUD-2145	FERNANDEZ, DON S JR & LEIGH A	3116 TEXARKANA CT	YUKON, OK	73099
PUD-2145	FIFE, ALLISON P	10616 SW 32ND ST	YUKON, OK	73099
PUD-2145	GERNER, JOSHUA H	10612 SW 33RD TER	YUKON, OK	73099
PUD-2145	GOBLE, PAUL A	3221 TEXARKANA CT	YUKON, OK	73099
PUD-2145	HARRINGTON, JULIE ANN	3420 ARCADIA DR	YUKON, OK	73099
PUD-2145	HERLIHY, DEBRA A	3109 TEXARKANA CT	YUKON, OK	73099
PUD-2145	HLA, MIN NAING & SOE, ZAR CHEE	2408 W TOLEDO CT	BROKEN ARROW, OK	74012
PUD-2145	HOME SFR BORROWER III LLC	PO BOX 4090	SCOTTSDALE, AZ	85261
PUD-2145	IRVIN, ROBBIE & KERI	PO BOX 193	ARCADIA, OK	73007
PUD-2145	IRVIN, ROBBIE J & KERI R	1616 CARDINAL RIDGE LN	EDMOND, OK	73034
PUD-2145	JOHNSON, CHRISTIAN A & KINSER W	3408 ARCADIA DR	YUKON, OK	73099
PUD-2145	JORDAN RENTALS LLC	2320 STONE MILL CT	YUKON, OK	73099
PUD-2145	KODUMTHARA, SUJA ANN	10613 SW 32ND ST	YUKON, OK	73099

PUD-2145	KORAN, STEVE	22323 DAVENRICH ST	SALINAS, CA	93908
PUD-2145	LANGKAMP, CAMERON & WALLY, MEGAN	3209 TEXARKANA CT	YUKON, OK	73099
PUD-2145	LE, HUE & LE, HOA THI & VO, MARY LE	3108 TEXARKANA CT	YUKON, OK	73099
PUD-2145	LEE, CHIENI	3412 ARCADIA DR	OKLAHOMA CITY, OK	73099
PUD-2145	LOPEZ, SAMMANATHA J & TRAVIS R	3216 TEXARKANA CT	YUKON, OK	73099
PUD-2145	LOWBER, MELINDA N	3308 ARCADIA DR	YUKON, OK	73099
PUD-2145	LOWERY, ROBERT A & MELISSA R	10613 SW 33RD TER	YUKON, OK	73099
PUD-2145	LUONG, DAO	3201 TEXARKANA CT	YUKON, OK	73099
PUD-2145	LUTTS, RYLEE E	10609 SW 30TH ST	YUKON, OK	73099
PUD-2145	M & P FAMILY INVESTMENTS LLC	PO BOX 174	TUTTLE, OK	73089
PUD-2145	MCCOLLUM, KATHERINE P	10605 SW 30TH ST	YUKON, OK	73099
PUD-2145	METHVIN, BRET & JANELLE C/O KROLL, LLC	PO BOX 2629	ADDISON, TX	75001
PUD-2145	MUSTANG PUBLIC SCHOOLS	12400 SW 15TH ST	YUKON, OK	73099
PUD-2145	OKLAHOMA TURNPIKE AUTHORITY, PINNACLE CONSULTING MGMT GRP	3500 MARTIN LUTHER KING AVE	OKLAHOMA CITY, OK	73136
PUD-2145	OLMEDA, TINA FELICIA	3304 ARCADIA DR	YUKON, OK	73099
PUD-2145	ONCUE RE LLC	916 N MAIN ST	STILLWATER, OK	74075
PUD-2145	PROVINCE, CHRISTOPHER D	3205 TEXARKANA CT	YUKON, OK	73099
PUD-2145	RCN HOLDINGS LLC	26140 MESA DR	CARMEL, CA	93923
PUD-2145	RICHARDS, APRIL GAIL	3117 TEXARKANA CT	YUKON, OK	73099
PUD-2145	SALAZAR, ARCELIA & MARIO	1405 SHADOW TER	YUKON, OK	73099
PUD-2145	SATLOW, SEAN	10608 SW 34TH TER	YUKON, OK	73099
PUD-2145	SCHMIDT, JENNIFER	10613 SW 30TH ST	YUKON, OK	73099
PUD-2145	SCHWARZ, EMILY MARIE	3200 TEXARKANA CT	YUKON, OK	73099
PUD-2145	SLOAN, MARK D & PAMELA	3100 TEXARKANA CT	YUKON, OK	73099
PUD-2145	SOUTHERLAND, JUSTIN &	10617 SW 32ND ST	YUKON, OK	73099
PUD-2145	STEWART, COURT	3220 TEXARKANA CT	YUKON, OK	73099
PUD-2145	TORRES, JENNIFER	10601 SW 32ND ST	YUKON, OK	73099
PUD-2145	WARD, GABRIEL S & LORESA ESTHER ANN	10613 SW 34TH TER	YUKON, OK	73099
PUD-2145	WEEMS, GLENN & RHONDA	3112 TEXARKANA CT	YUKON, OK	73099
PUD-2145	WEOKIE CREDIT UNION	PO BOX 26090	OKLAHOMA CITY, OK	73126
PUD-2145	WOOLERY, KAYLA A	3312 ARCADIA DR	YUKON, OK	73099
PUD-2145	WP LAND LLC	2731 S I-35 SERVICE RD	MOORE, OK	73160
PUD-2145	YANNEY, JULIE A TRUST	3217 TEXARKANA CT	YUKON, OK	73099

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD – 2145

DESIGN STATEMENT

FOR

SARA MARKETPLACE

May 6, 2026

June 17, 2026

July 01, 2026

PREPARED BY:

Crafton Tull
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P 405.787.6270 F 405.787.6276
E kendall.dillon@craftontull.com

PREPARED FOR:

Westpoint Developers, LLC
2731 S. I-35 Service Road
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Sara Marketplace, consisting of 36.20 acres is located within the NW/4 of Section 14, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at the southeast corner of Sara Road and S.W. 29th Street.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property as well as Tracts 1 and 2 comprising the proposed PUD of Sara Park Northwest are described in Exhibit A, attached and is made a part of this Design Statement.

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is Westpoint Developers, LLC, 2731 S. I-35 Service Road, Moore, Oklahoma, 73160.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned PUD-1735 and is vacant. Surrounding properties are zoned and used for:

North: PUD 1453 currently vacant, proposed for C-3 Commercial & R-1/R-4 Residential.

East: Turnpike and R-1 District, undeveloped

South: AA District, Canyon Ridge Intermediate School (Mustang Public Schools)

West: R-1ZL and PUD-1179 (Tract 4), residential and Commercial

The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1271 at the south boundary, while the lowest elevation is 1259 in the northwest corner. The subject site general drains from the southeast to the northwest to two existing 48inch culverts under S.W. 29th Street. The primary soil types found within the subject property include the Vernon-Zaneis Complex. The majority of the site is open with a few small stands of eastern red cedar trees, small saplings, and medium sized trees. This property drains into Mustang Creek Tributary. None of the subject property is in the 50 or 100 year floodplain.

SECTION 6.0 CONCEPT

The concept for this PUD is for commercial retail and multifamily development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the North is S.W. 29th Street which has a right-of-way width of 70 feet from centerline and is paved to rural standards. The nearest street to the West is Sara Road, which has a right-of-way width of 33 feet from centerline across the south 870 feet of the site and a variable width right-of-way across the northern remainder of the site. Sara Road is paved to a rural standard.

Ingress and Egress for this Planned Unit Development shall be from private access drives.

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

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. There is a 8" sanitary sewer line located on the West side of Sara Road approximately 390 feet south of S.W. 29th Street. The 8" sanitary sewer is within the same drainage basin as the subject property and should be adequate.

7.3 WATER

Water facilities for this property are available. There is a 16" waterline located at the north side of S.W. 29th Street and at the west side of Sara Road.

7.4 FIRE PROTECTION

There nearest fire station to this property is Station 33 at 11630 S.W. 15th Street, West of Mustang Road.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

The property within this Planned Unit Development is not located within the FEMA 100 year floodplain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

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

8.1.1 TRACT 1

The use and development regulations of the **C-3 Community Commercial District** shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following **C-3 Community Commercial District** use units shall be the only uses allowed within Tract 1:

Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)

Community Recreation: Restricted (8250.4)

Library Services and Community Centers (8250.11)
 Light Public Protection and Utility: General (8250.12)
 Light Public Protection and Utility: Restricted (8250.13)
 Low Impact Institutional: Neighborhood Related (8250.14)
 Administrative and Professional Office (8300.1)
 Alcoholic Beverage Retail Sales (8300.5)
 Animal Sales and Services: Grooming (8300.8)
 Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
 Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
 Gasoline Sales: Small: Restricted (8300.46)
 Laundry Services (8300.48)
 Medical Services: General (8300.52)
 Medical Services: Restricted (8300.53)
 Participant Recreation and Entertainment: Indoor (8300.55)
 Personal Services: General (8300.58)
 Personal Services: Restricted (8300.59)
 Repair Services: Consumer (8300.61)
 Research Services: Restricted (8300.62)
 Retail Sales and Services: General (8300.63)
 Building Maintenance Services (8300.23)
 Business Support Services (8300.24)
 Child Care Centers (8300.25)
 Communications Services: Limited (8300.29)
 Convenience Sales and Personal Services (8300.32)
 Eating Establishments: Drive-In (8300.34)
 Eating Establishments: Fast Food (8300.35)
 Eating Establishments: Fast Food with Drive-Through Order Window (8300.36)
[Callboxes shall be located at least 150 feet from a residential structure]
 Eating Establishments: Sitdown (8300.37)
 Food and Beverage Retail Sales (8300.41)
 Gasoline Sales Large (8300.45)
 Personal Storage (8300.60)

8.1.2 TRACT 2

The use and development regulations of the **C-3 Community Commercial District** or the **R-4 General Residential District** shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

If developed as **C-3 Community Commercial District**, the permitted uses in Tract 2 shall be limited to:

Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)
 Community Recreation: Restricted (8250.4)

Library Services and Community Centers (8250.11)
Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood Related (8250.14)
Administrative and Professional Office (8300.1)
Alcoholic Beverage Retail Sales (8300.5)
Animal Sales and Services: Grooming (8300.8)
Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
Gasoline Sales: Small: Restricted (8300.46)
Laundry Services (8300.48)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Participant Recreation and Entertainment: Indoor (8300.55)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)
Building Maintenance Services (8300.23)
Business Support Services (8300.24)
Child Care Centers (8300.25)
Communications Services: Limited (8300.29)
Convenience Sales and Personal Services (8300.32)
Eating Establishments: Drive-In (8300.34)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window (8300.36)
[Callboxes shall be located at least 150 feet from a residential structure]
Eating Establishments: Sitdown (8300.37)
Food and Beverage Retail Sales (8300.41)
Personal Storage (8300.60)

If developed as R-4, the maximum permitted density in Tract 2 shall be 20 dwelling units per acre.

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, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock or stone masonry. No more than 40% EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards S.W. 29th Street or Sara Road.

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.

In addition to the requirements of the Landscaping Ordinance, a minimum 10 foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment or three-inch caliper trees spaced a maximum of 25 feet on center shall be installed along the Sara Road and SW 29th Street boundaries.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 of the Oklahoma City Municipal Code, 2020, as amended.

A Lighting Plan in accordance with Section 59-14200.4E(2) shall be submitted as a part of the subsequent Specific Plan.

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.

If developed as R-4, the south side of tract 2 would be required to be wrought iron fence, with pedestrian access.

9.5 PLATTING REGULATIONS

Platting regulations shall be per the Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances, 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/use.

9.8 ACCESS REGULATIONS

There shall be a maximum of two accesses from S.W. 29th Street and a maximum of five accesses from Sara Road. One access on South Sara Road shall align with SW 32nd Street.

Driveways within this PUD shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Access to this PUD may include a divided street or drive with central landscaped medians.

Pedestrian access from Tract 1 to Tract 2 shall be provided.

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

There shall be "Limits of No Access" within 200 feet of the corner of S.W. 29th Street and Sara Road, along both S.W. 29th Street and Sara Road. There shall be limits of no access to the John Kilpatrick Turnpike on-ramp. Access may be extended on the future frontage road when extended.

Commercial and Multifamily Residential lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

9.9 PARKING REGULATIONS

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

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of each tract.

9.10 SIGNAGE REGULATIONS

Sign Regulations shall be per the base zoning district, except that the maximum height of any freestanding sign on S Sara Road shall be maximum 10 feet tall if residential zoning exists across the street.

Sign shall be monument in style and EMD shall be prohibited where adjacent to residential zoning.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. All sidewalks shall be subject to 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 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

9.18 SPECIFIC PLAN AND FINAL PLAT

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

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTIONS
EXHIBIT B: MASTER DEVELOPMENT PLAN
EXHIBIT C: TOPOGRAPHY MAP

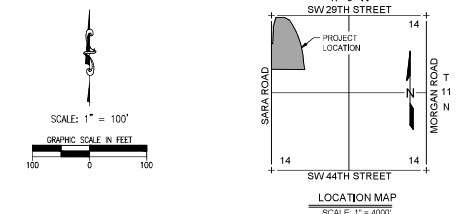
PUD-2145 Exhibit A - Legal Description

OVERALL DESCRIPTION: A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; Thence N89°46'15"E a distance of 50.00 feet; Thence N01°06'22"E a distance of 429.06 feet; Thence N00°13'45"W a distance of 160.00 feet; Thence N15°22'00"E a distance of 320.14 feet; Thence S89°49'53"E a distance of 298.22 feet; Thence S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the (next curve); Thence 1,481.28 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of 1,462.98 feet which bears S19°26'39"E; Thence S10°36'30"E a distance of 308.72 feet; Thence N89°49'28"W a distance of 1,139.03 feet; Thence N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING. Said tract contains 1,576,828 Sq Ft or 36.20 Acres, more or less.

TRACT 1: A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; Thence N89°46'15"E a distance of 50.00 feet; Thence N01°06'22"E a distance of 429.06 feet; Thence N00°13'45"W a distance of 160.00 feet; Thence N15°22'00"E a distance of 320.14 feet; Thence S89°49'53"E a distance of 298.22 feet; Thence S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; Thence 561.38 feet along the arc of said curve having a radius of 2,715.00 feet, subtended by a chord of 560.39 feet which bears S29°09'02"E; Thence S66°46'23"W a distance of 65.62 feet; Thence N90°00'00"W a distance of 408.66 feet; Thence S00°00'00"W a distance of 25.00 feet; Thence N90°00'00"W a distance of 25.10 feet; Thence S00°00'00"W a distance of 1140.36 feet; Thence N89°49'28"W a distance of 374.09 feet; Thence N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING. Said tract contains 808,062 Sq Ft or 18.55 Acres, more or less.

TRACT 2: A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S00°13'39"E with the West line of said NW/4 a distance of 1,838.11 feet; Thence S89°49'28"E a distance of 374.09 feet to the POINT OF BEGINNING; Thence N00°00'00"E a distance of 1,140.36 feet; Thence N90°00'00"E a distance of 25.10 feet; Thence N00°00'00"E a distance of 25.00 feet; Thence N90°00'00"E a distance of 408.66 feet; Thence N66°46'23"E a distance of 65.62 feet to a point on a non-tangent curve to the right; Thence 919.90 feet along the arc of said curve having a radius of 2,715.00 feet, subtended by a chord of 915.51 feet which bears S13°31'14"E; Thence S10°36'30"E a distance of 308.72 feet; Thence N89°49'28"W a distance of 764.94 feet to the POINT OF BEGINNING. Said tract contains 768,766 Sq Ft or 17.65 Acres, more or less.

MASTER DEVELOPMENT PLAN
OF
SARA MARKETPLACE
A PART OF THE NW/4 OF SECTION 14, T11N, R5W, 14M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (14M), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said NW/4; thence S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; thence N89°49'28"E a distance of 50.00 feet; thence N01°06'22"E a distance of 429.06 feet; thence N00°13'45"W a distance of 160.00 feet; thence N15°22'00"E a distance of 320.14 feet; thence S89°49'53"E a distance of 298.22 feet; thence S81°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; thence 1481.28 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of 1462.86 feet which bears S19°26'39"E; thence S10°36'30"E a distance of 308.72 feet; thence N89°49'28"W a distance of 1139.03 feet; thence N00°13'39"W a distance of 868.79 feet to the POINT OF BEGINNING.

Said tract contains 1,576,828 Sq Ft or 36.20 Acres, more or less.

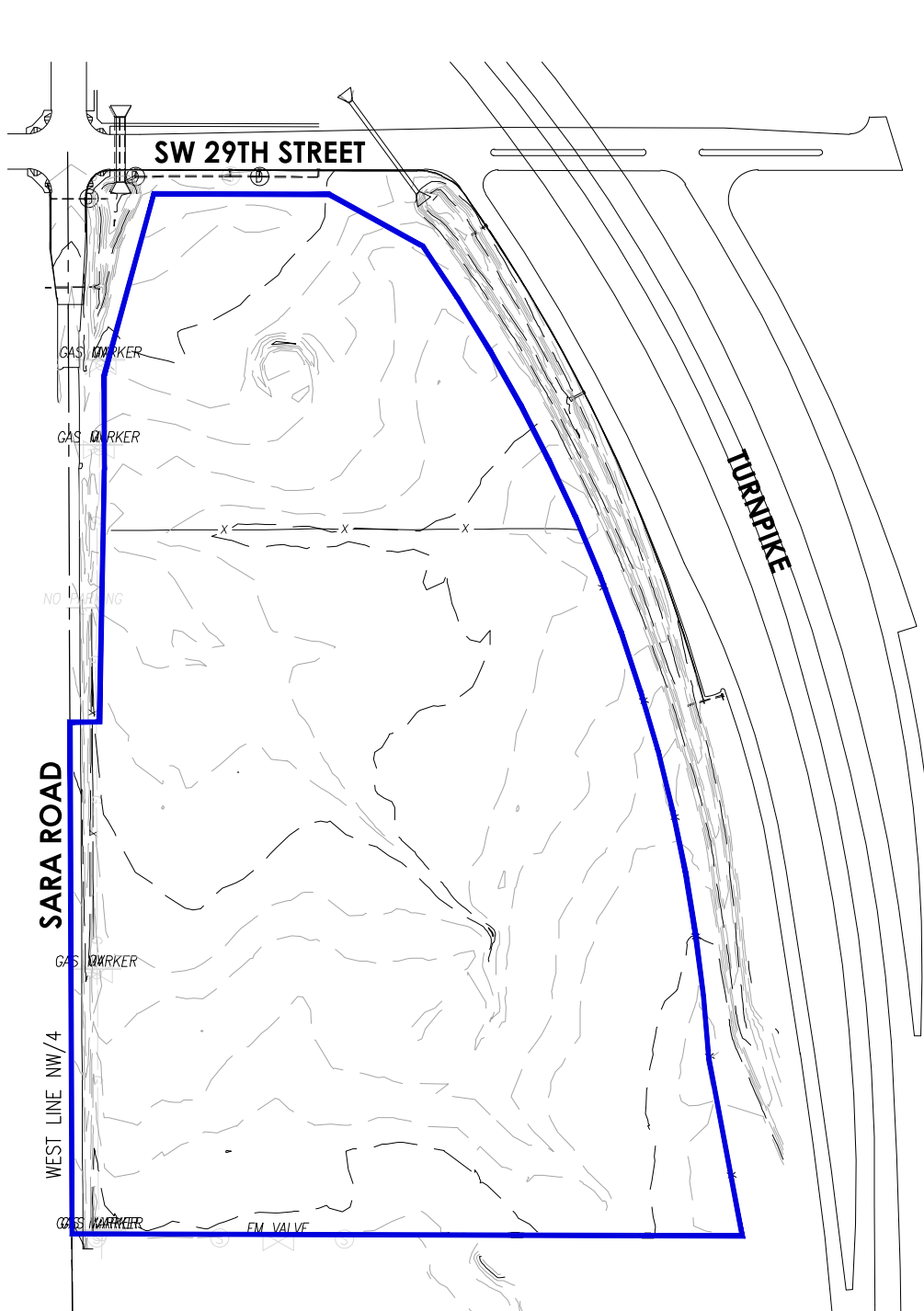
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N89° 49' 28"E
L2	429.06'	N01° 06' 22"E
L3	160.00'	N00° 13' 45"W
L4	320.14'	N15° 22' 00"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	1481.28'	2715.00'	S19° 26' 39"E	1462.86'
C2	561.38'	2715.00'	S10° 36' 30"E	560.38'
C3	919.80'	2715.00'	S10° 36' 30"E	915.51'

PUD-2145 Exhibit B

PROJECT OWNER & DEVELOPER
WP LAND, LLC
2731 South I-35 Service Road
Moore, OK 73160
Email: anthony@westpointgroup.com

MASTER DEVELOPMENT PLAN - ATTACHMENT B	
SARA MARKETPLACE	
 Crafton Tull architects engineers surveyors 405.367.2271 • 405.367.4511 www.craftontull.com	SHEET NO: 1 OF 1 DATE: 04/24/26 PROJECT NO: 26604700



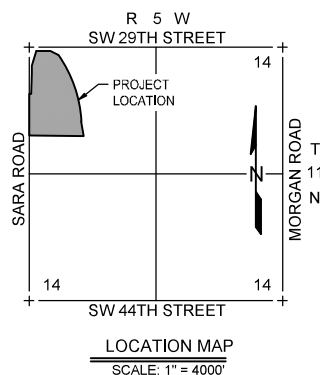
SCALE: 1" = 300'

PUD-2145 Exhibit C

PROJECT OWNER & DEVELOPER

WP LAND, LLC
2731 South I-35 Service Road
Moore, OK 73160

Email: anthony@westpointgroup.com



TOPOGRAPHIC MAP - SARA MARKETPLACE - ATTACHMENT C



Crafton Tull
architecture | engineering | surveying

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
405.787.6270 f 405.787.6276 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1
DATE: 04/24/26
PROJECT NO.: 26604700

CASE NUMBER: PUD-2145

This notice is to inform you that **Kendall W. Dillon, PE, Crafton Tull and Associates, on behalf of WP LAND, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2145 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:

OVERALL DESCRIPTION: A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; Thence N89°46'15"E a distance of 50.00 feet; Thence N01°06'22"E a distance of 429.06 feet; Thence N00°13'45"W a distance of 160.00 feet; Thence N15°22'00"E a distance of 320.14 feet; Thence S89°49'53"E a distance of 298.22 feet; Thence S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; Thence 1,481.28 feet along the arc of said curve having a radius of 2,715.00 feet, subtended by a chord of 1,462.98 feet which bears S19°26'39"E; Thence S10°36'30"E a distance of 308.72 feet; Thence N89°49'28"W a distance of 1,139.03 feet; Thence N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

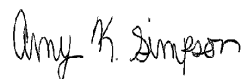
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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

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

Dated this 21st day of July 2026.

SEAL


Amy K. Simpson, City Clerk



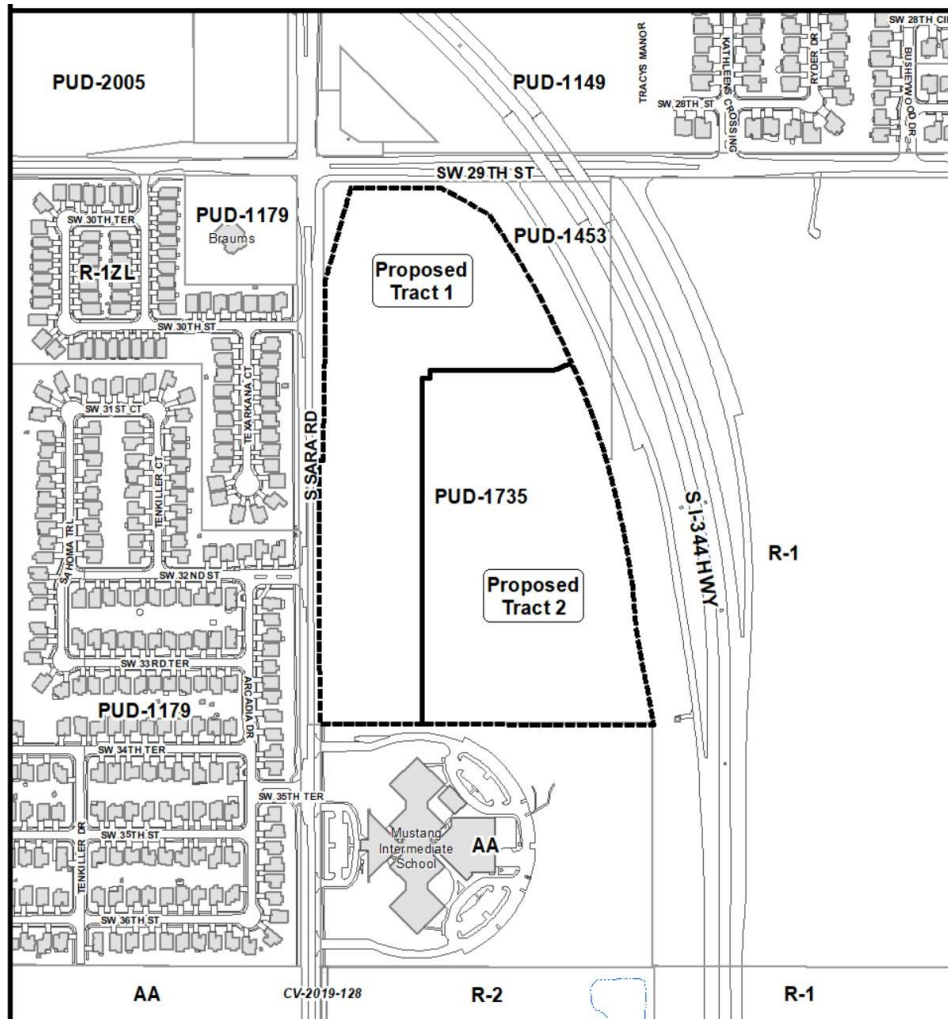
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2145

FROM: PUD-1735 Planned Unit Development District

TO: PUD-2145 Planned Unit Development District

ADDRESS OF PROPERTY: 10524 SW 29th Street



PROPOSED USE: The purpose of this request is to allow commercial development (Tract 1) and commercial and/or multi-family residential development (Tract 2).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **Tract 1 C-3 Community Commercial District** and **Tract 2 C-3 Community Commercial District** or the **R-4 General Residential District**(OKC Zoning Ordinance, 2020).

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

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2145

LOCATION: 10524 SW 29th 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-2145 Planned Unit Development District from PUD-1735 Planned Unit Development 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:

OVERALL DESCRIPTION: A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; Thence N89°46'15"E a distance of 50.00 feet; Thence N01°06'22"E a distance of 429.06 feet; Thence N00°13'45"W a distance of 160.00 feet; Thence N15°22'00"E a distance of 320.14 feet; Thence S89°49'53"E a distance of 298.22 feet; Thence S61°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; Thence 1,481.28 feet along the arc of said curve having a radius of 2,715.00 feet, subtended by a chord of 1,462.98 feet which bears S19°26'39"E; Thence S10°36'30"E a distance of 308.72 feet; Thence N89°49'28"W a distance of 1,139.03 feet; Thence N00°13'39"W a distance of 869.79 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this request is to allow commercial development (Tract 1) and commercial and/or multi-family residential development (Tract 2).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **Tract 1 C-3 Community Commercial District and Tract 2 C-3 Community Commercial District** or the **R-4 General Residential District**(OKC Zoning Ordinance, 2020).

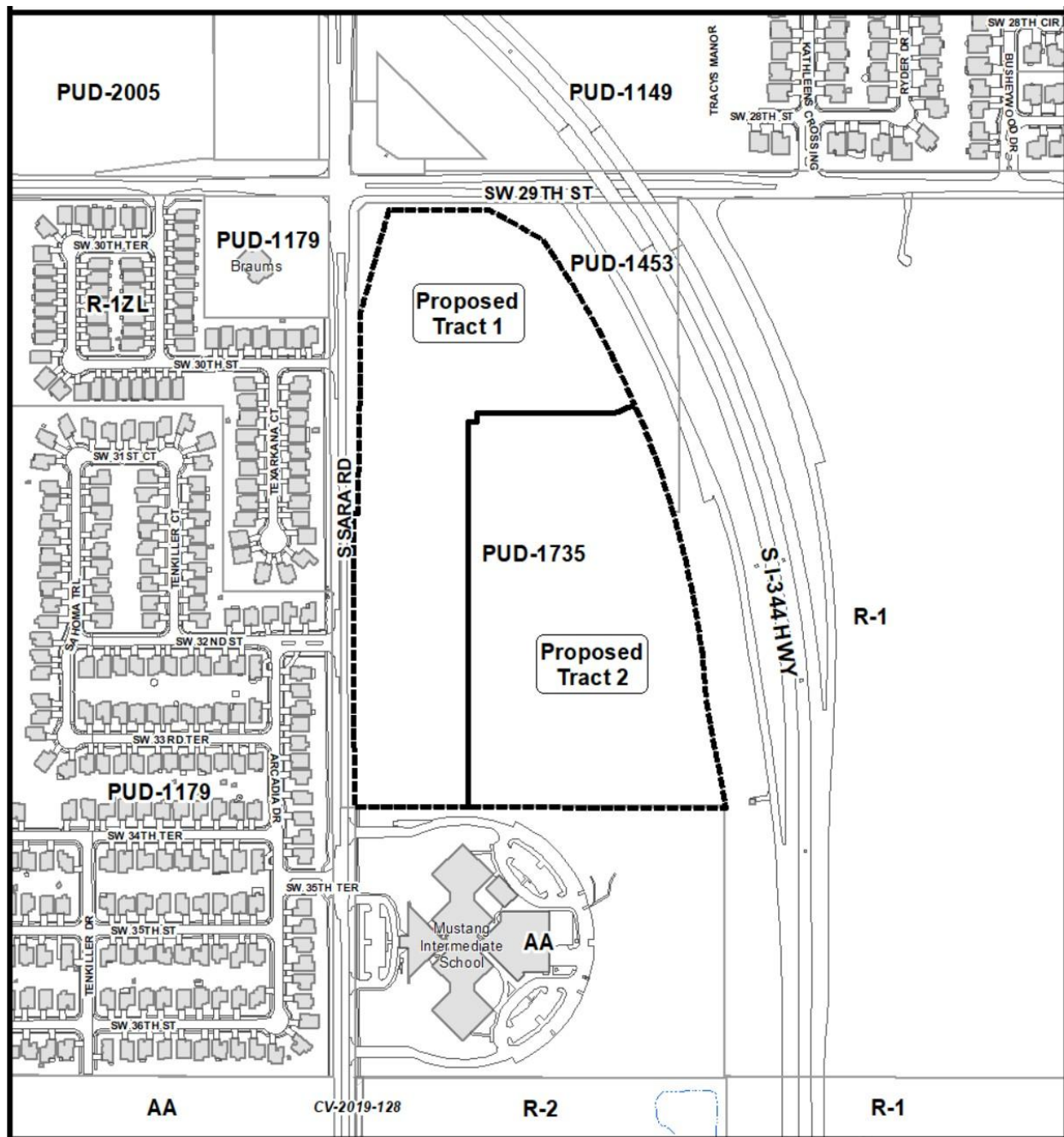
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

For further information call (405) 297-2623.

Dated this 21st day of July 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
June 25, 2026

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

15. (PUD-2145) Application by WP Land, LLC, to rezone 10524 SW 29th Street from PUD-1735 Planned Unit Development District to PUD-2145 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Amend Sign Regulations to state: Sign Regulations shall be per the base zoning district, except that the maximum height of any freestanding sign on South Sara Road shall be 8 maximum 10 feet tall if residential zoning exists across the street. Sign shall be monument in style and EMD shall be prohibited where adjacent to residential zoning. Off-premise signs/billboards are not permitted within this PUD.
2. If developed as R-4 the south side of tract 2 would be required to be wrought iron fence, with pedestrian access.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY NEWMAN

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

ABSENT: MILNER, PEVER



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

Item No. IV. 15.

(PUD-2145) Application by WP Land, LLC, to rezone 10524 SW 29th Street from PUD-1735 Planned Unit Development District to PUD-2145 Planned Unit Development District. Ward 3.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Kendall Dillon
Crafton Tull
405-787-6270

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to allow commercial development (Tract 1) and commercial and/or multi-family residential development (Tract 2).

B. EXISTING CONDITIONS

- 1. Size of Site:** 36.20 Acres
- 2. School District:** Mustang
- 3. Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	PUD-1735	PUD-1453	R-1	AA	R-1ZL PUD-1179
Land Use	Undeveloped	Undeveloped	HWY	School	Residential Commercial

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

8.1.1 TRACT 1

The use and development regulations of the **C-3 Community Commercial District** shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following **C-3 Community Commercial District** use units shall be the only uses allowed within Tract 1:

Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)
Community Recreation: Restricted (8250.4)
Library Services and Community Centers (8250.11)
Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood Related (8250.14)
Administrative and Professional Office (8300.1)
Alcoholic Beverage Retail Sales (8300.5)
Animal Sales and Services: Grooming (8300.8)
Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
Gasoline Sales: Small: Restricted (8300.46)
Laundry Services (8300.48)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Participant Recreation and Entertainment: Indoor (8300.55)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)
Building Maintenance Services (8300.23)
Business Support Services (8300.24)
Child Care Centers (8300.25)
Communications Services: Limited (8300.29)
Convenience Sales and Personal Services (8300.32)
Eating Establishments: Drive-In (8300.34)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window (8300.36)

[Callboxes shall be located at least 150 feet from a residential structure]

Eating Establishments: Sitdown (8300.37)

Food and Beverage Retail Sales (8300.41)

Gasoline Sales Large (8300.45)

Personal Storage (8300.60)

8.1.2 TRACT 2

The use and development regulations of the **C-3 Community Commercial District** or the **R-4 General Residential District** shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

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

Tract 2

If developed as **C-3 Community Commercial District**, the permitted uses in Tract 2 shall be limited to:

Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)

Community Recreation: Restricted (8250.4)

Library Services and Community Centers (8250.11)

Light Public Protection and Utility: General (8250.12)

Light Public Protection and Utility: Restricted (8250.13)

Low Impact Institutional: Neighborhood Related (8250.14)

Administrative and Professional Office (8300.1)

Alcoholic Beverage Retail Sales (8300.5)

Animal Sales and Services: Grooming (8300.8)

Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)

Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)

Gasoline Sales: Small: Restricted (8300.46)

Laundry Services (8300.48)

Medical Services: General (8300.52)

Medical Services: Restricted (8300.53)

Participant Recreation and Entertainment: Indoor (8300.55)

Personal Services: General (8300.58)

Personal Services: Restricted (8300.59)

Repair Services: Consumer (8300.61)

Research Services: Restricted (8300.62)

Retail Sales and Services: General (8300.63)
Building Maintenance Services (8300.23)
Business Support Services (8300.24)
Child Care Centers (8300.25)
Communications Services: Limited (8300.29)
Convenience Sales and Personal Services (8300.32)
Eating Establishments: Drive-In (8300.34)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window (8300.36)
[Callboxes shall be located at least 150 feet from a residential structure]
Eating Establishments: Sitdown (8300.37)
Food and Beverage Retail Sales (8300.41)
Personal Storage (8300.60)

If developed as R-4, the maximum permitted density in Tract 2 shall be 20 dwelling units per acre.

9.1 FAÇADE REGULATIONS

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

Buildings shall be oriented such that the backs of buildings are not facing towards S.W. 29th Street or Sara Road.

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.

In addition to the requirements of the Landscaping Ordinance, a minimum 10 foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment or three-inch caliper trees spaced a maximum of 25 feet on center shall be installed along the Sara Road and SW 29th Street boundaries.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 of the Oklahoma City Municipal Code, 2020, as amended.

A Lighting Plan in accordance with Section 59-14200.4E(2) shall be submitted as a part of the subsequent Specific Plan.

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 PLATTING REGULATIONS

Platting regulations shall be per the Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances, 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/use.

9.8 ACCESS REGULATIONS

There shall be a maximum of two accesses from S.W. 29th Street and a maximum of five accesses from Sara Road. One access on South Sara Road shall align with SW 32nd Street.

Driveways within this PUD shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Access to this PUD may include a divided street or drive with central landscaped medians.

Pedestrian access from Tract 1 to Tract 2 shall be provided.

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

There shall be "Limits of No Access" within 200 feet of the corner of S.W. 29th Street and Sara Road, along both S.W. 29th Street and Sara Road. There shall be limits of no access to the John Kilpatrick Turnpike on-ramp. Access may be extended on the future frontage road when extended.

Commercial and Multifamily Residential lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided

by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

9.9 PARKING REGULATIONS

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

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of each tract.

9.10 SIGNAGE REGULATIONS

Sign Regulations shall be per the base zoning district. Off-premise signs/billboards are not permitted within this PUD.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. All sidewalks shall be subject to 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

9.19 SPECIFIC PLAN AND FINAL PLAT

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

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTIONS

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

D. REVIEW COMMENTS

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

- 1. Airports:** No objection.
- 2. Fire (OCFD):** No objection.

3. Public Works Department:

a. Traffic Services: No objection.

b. Engineering - Storm Sewer Availability:

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and

the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.
- 10) Amend Section 9.6 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances, as amended
- 11) Amend Section 9.17 Common Areas: Maintenance of the common areas, private drainage easements, and private drives shall be the responsibility of the property owner. _ _ _ _.
- 12) Add to Section 9.8 Access Regulations: All access locations shall be in conformance with the requirements of the City of Oklahoma City Functional Classification Plan.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 16" water main(s) is located adjacent to the subject site(s).
2. A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
3. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
4. Proposed and/or existing water mains must be located centrally within a twenty (20)

feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

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

c. Wastewater Availability:

1. An existing 8" 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. Public water and sewer are available on, or adjacent to, the subject site.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

The subject site is located at the southeast corner of SW 29th Street and South Sara Road, both arterial streets in the Urban Low Intensity LUTA. The PUD proposes the allowance of multi-family residential development within Tract 2.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The PUD is proposed to allow commercial development governed by the C-3 District in Tract 1 and either commercial or multi-family residential development governed by the respective C-3 or R-4 District in Tract 2. The conceptual plan for the development illustrates commercial development within Tract 1, facing South Sara Road, and apartment buildings within Tract 2. The PUD regulations could provide for development within the Urban Low Intensity LUTA range. If developed as R-4, Tract 2 allows a maximum density of 20 du/acre.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located at the southeast corner of SW 29th Street, a Minor Arterial Street, and South Sara Road, a Major Arterial Street. The site does not currently have improved access. The Master Design Statement proposes a maximum of two (2) access points along SW 29th Street and a maximum of five (5) access points along South Sara Road. Driveways are required to maintain a minimum of 200 feet of separation from centerline and shall meet City design standards. The Master Design Statement provides additional language that a “Limits of No Access” shall be provided within 200 feet of the intersection along both frontages and along the Interstate 344 (John Kilpatrick Turnpike) on-ramp. If a frontage road is extended in the future, access would be permitted. The conceptual plan for the development illustrates one access point along SW 29th Street and five access points along South Sara Road. Connections between tracts and alignment with access points on the west side of South Sara Road are shown on the conceptual plan.

Pedestrian Connectivity:

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

Sidewalks are not currently available on the subject site but are required by the PUD along SW 29th Street and South Sara Road, subject to the policies and procedures of the Public Works Department.

- 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 commercial and institutional uses or zoning, no potential compatibility issues are identified by the comprehensive plan. The site is already zoned for mixture of commercial and residential uses.

3) Service Efficiency:

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

- 4) Transportation System:** The subject site is located at the southeast corner of SW 29th Street, a Minor Arterial Street, and South Sara Road, a Major Arterial Street. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, SW 29th Street had 7,293 average daily trips, with a capacity of 10,000, and South Sara Road had 7,606 average daily trips, with a capacity of 10,000. SW 29th Street is projected to be widened in the future based on funding from Oklahoma City's 2025 GO Bond.

5) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- Prioritize and concentrate development where facilities, infrastructure, and services have capacity and in areas where the Police and Fire Departments are best able to respond. Guide the location and timing of development through the proactive and strategic installation of infrastructure. (SU-14)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
- Favor commercial development clustered in nodes at arterial or collector intersections or along brief "main street" style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and

walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)

- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- 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 at the southeast corner of SW 29th Street and South Sara Road. An on-ramp for Interstate 344 (John Kilpatrick Turnpike) runs along the east side of the site. The site is currently undeveloped and was rezoned from PUD-1453 and R-1 to PUD-1735 in 2019 to allow commercial and multi-family residential uses but in a different tract configuration as proposed in this application. Undeveloped remnants of PUD-1453 remain between the subject site and SW 29th Street / Interstate 344. Abutting land to the south is zoned AA and developed with a school. Across South Sara Road, to the west, is a restaurant zoned as part of PUD-1179, which continues as a single-family

residential neighborhood south of R-1ZL zoned land that separates the two areas. The R-1ZL land is developed with single-family residences.

The PUD is proposed to allow commercial development governed by the C-3 District in Tract 1 and either commercial or multi-family residential development governed by the respective C-3 or R-4 District in Tract 2. While commercial development is allowed within Tract 2 of the current PUD, the proposed application adds many commercial uses to those permitted within Tract 2 and extends those commercial uses approximately 690 feet to the south, across from single-family residences. The conceptual plan for the development illustrates commercial development within Tract 1, facing South Sara Road, and apartment buildings within Tract 2. If developed as R-4, Tract 2 allows a maximum density of 20 du/acre.

The PUD maintains the respective base district regulations for setbacks, maximum building height, screening, and requires a specific plan before commercial building permits can be issued. Buildings shall be oriented such that the backs of buildings will not face towards SW 29th Street or South Sara Road. The PUD regulations maintain the respective base district requirements for landscaping, with additional language added that a minimum 10-foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment or three-inch caliper trees spaced a maximum of 25 feet on center shall be installed along the South Sara Road and SW 29th Street boundaries. Regarding the *Eating Establishments: Fast Food with Drive-Thru Order Window* use, callboxes are required to be located at least 150 feet from any residential structures.

The Master Design Statement proposes a maximum of two (2) access points along SW 29th Street and a maximum of five (5) access points along South Sara Road. Driveways are required to maintain a minimum of 200 feet of separation, and one will align with SW 32nd street, as requested by staff. Pedestrian access between tracts is required. The PUD has been amended since first submitted to include the above referenced regulations, and the proposed density is within the Urban Low LUTA range. Staff suggests the height of freestanding signs be limited where across the street from residences.

E. STAFF RECOMMENDATION

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

Approval of the application subject to the following Technical Evaluation:

1. Amend Sign Regulations to state: Sign Regulations shall be per the base zoning district, except that the maximum height of any freestanding sign on S Sara Road shall be 8 feet tall if residential zoning exists across the street. Off-premise signs/billboards are not permitted within this PUD.

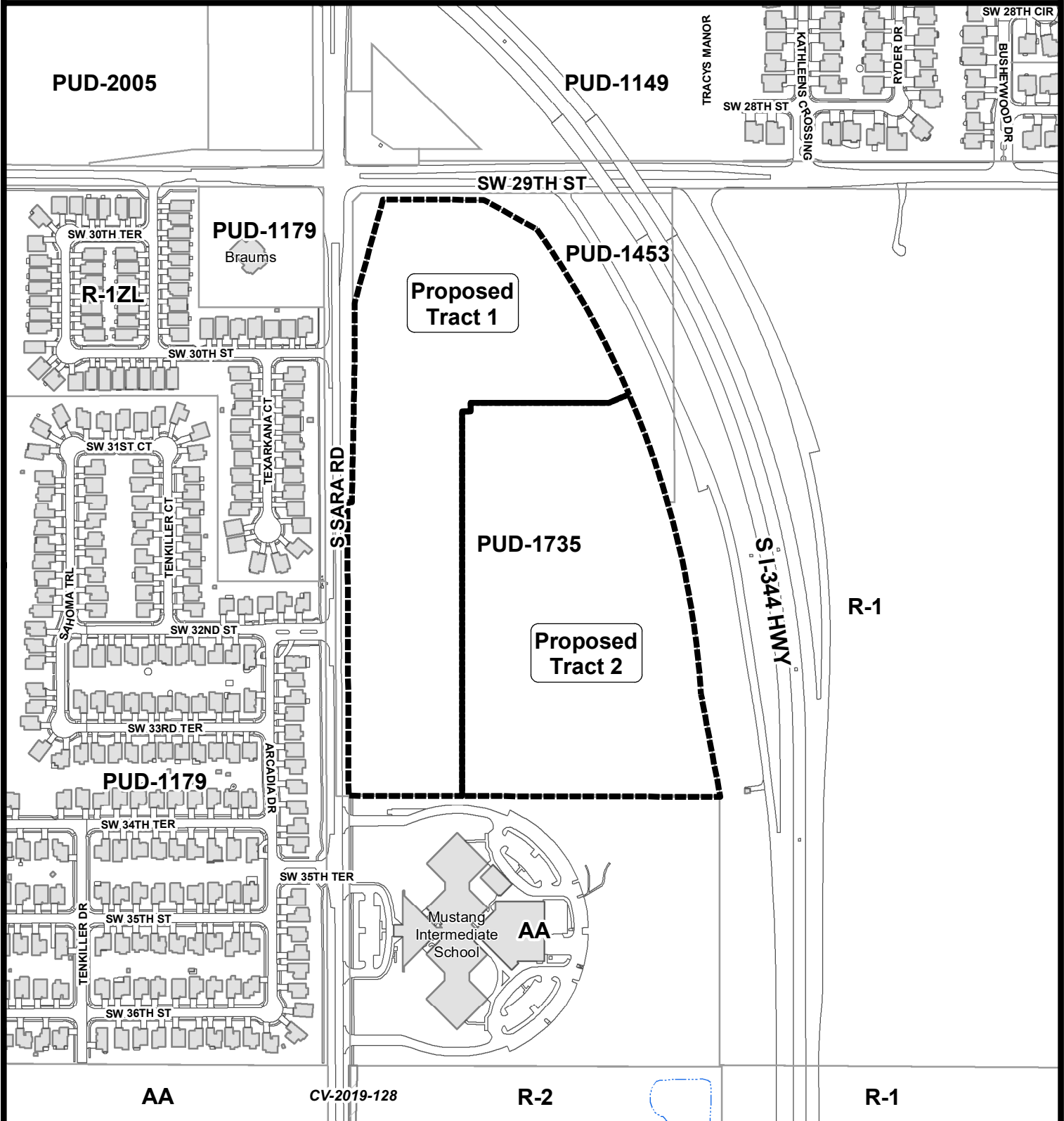
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

Case No: PUD-2145

Applicant: WP Land, LLC

Existing Zoning: PUD-1735

Location: 10524 SW 29th St.



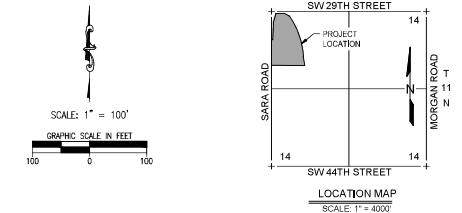
The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet

MASTER DEVELOPMENT PLAN
OF
SARA MARKETPLACE
A PART OF THE NW/4 OF SECTION 14, T11N, R5W, 1M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (1M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said NW/4; thence S00°13'39"E with the West line of said NW/4 a distance of 968.32 feet to the POINT OF BEGINNING; thence N89°49'28"E a distance of 50.00 feet; thence N01°06'22"E a distance of 429.06 feet; thence N00°13'45"W a distance of 160.00 feet; thence N15°22'00"E a distance of 320.14 feet; thence S89°49'53"E a distance of 298.22 feet; thence S81°04'26"E a distance of 180.45 feet to a point on a non-tangent curve to the right; thence 1481.28 feet along the arc of said curve having a radius of 2715.00 feet, subtended by a chord of 1462.88 feet which bears S19°26'39"E; thence S10°36'30"E a distance of 308.72 feet; thence N89°49'28"W a distance of 1139.03 feet; thence N00°13'39"W a distance of 868.79 feet to the POINT OF BEGINNING.

Said tract contains 1,576,828 Sq Ft or 36.20 Acres, more or less.

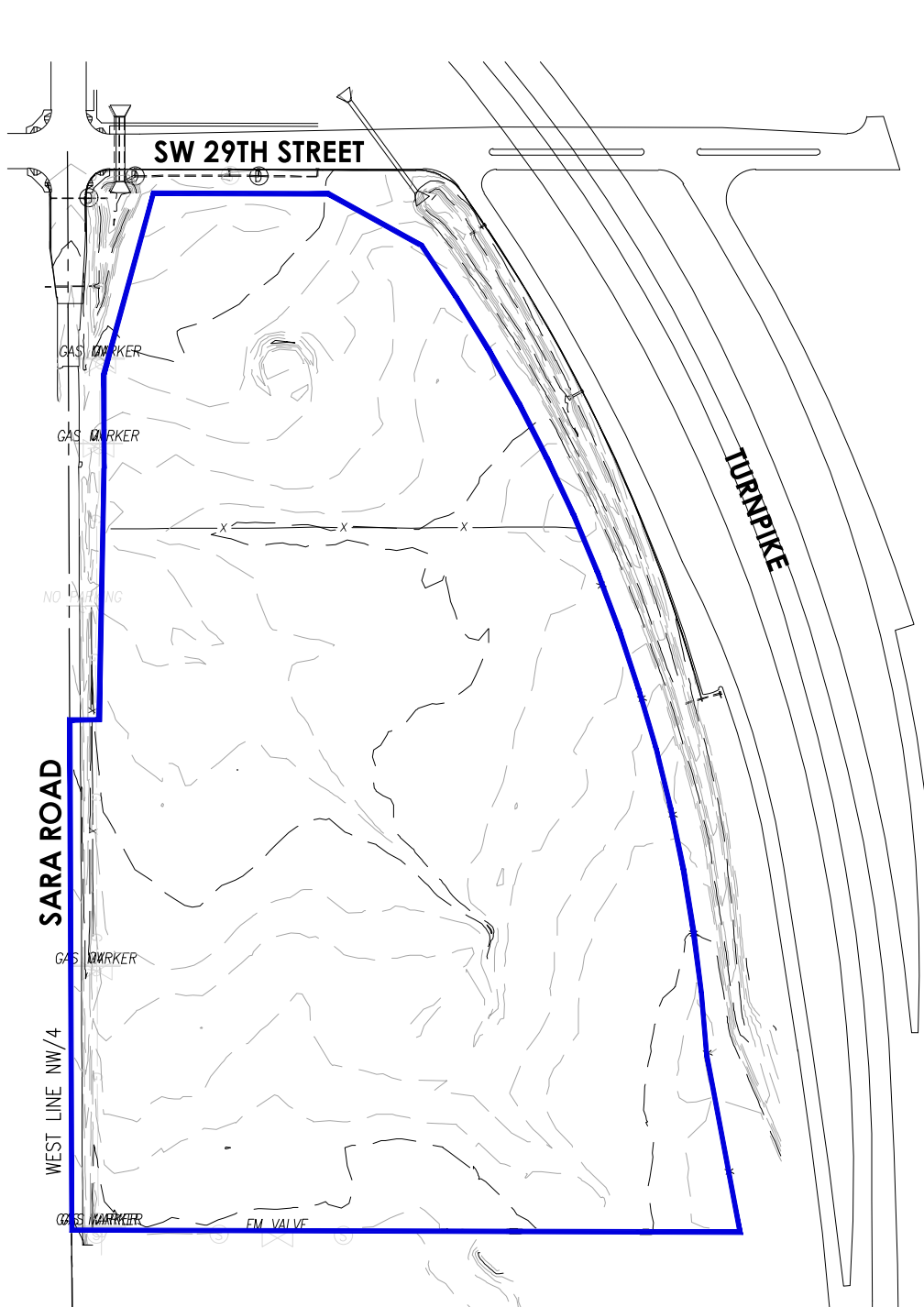
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N89°49'15"E
L2	45.00'	S89°49'37"W
L3	35.00'	S00°00'00"E
L4	25.10'	N89°00'00"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	1481.28'	2715.00'	03°15'52"	S19°26'39"E
C2	561.38'	2715.00'	01°50'50"	S28°08'02"E
C3	919.80'	2715.00'	01°52'42"	S13°31'14"E

PUD-2145 Exhibit B

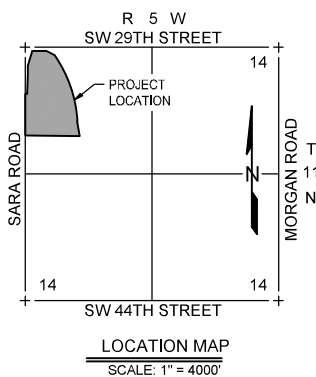
PROJECT OWNER & DEVELOPER
WP LAND, LLC
2731 South I-35 Service Road
Moore, OK 73160
Email: anthony@westpointgroup.com

MASTER DEVELOPMENT PLAN - ATTACHMENT B	
SARA MARKETPLACE	
3001 North Broadway Blvd. Tulsa, Oklahoma 74309	
	Crafton Tull architects [engineering] surveyors 405.367.2271 • 405.367.4515 www.craftontull.com
SHEET NO:	1 OF 1
DATE:	04/24/26
PROJECT NO:	26604700



SCALE: 1" = 300'

PUD-2145 Exhibit C



PROJECT OWNER & DEVELOPER

WP LAND, LLC
2731 South I-35 Service Road
Moore, OK 73160

Email: anthony@westpointgroup.com

TOPOGRAPHIC MAP - SARA MARKETPLACE - ATTACHMENT C



Crafton Tull
architecture | engineering | surveying

405.787.6270 f 405.787.6276 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

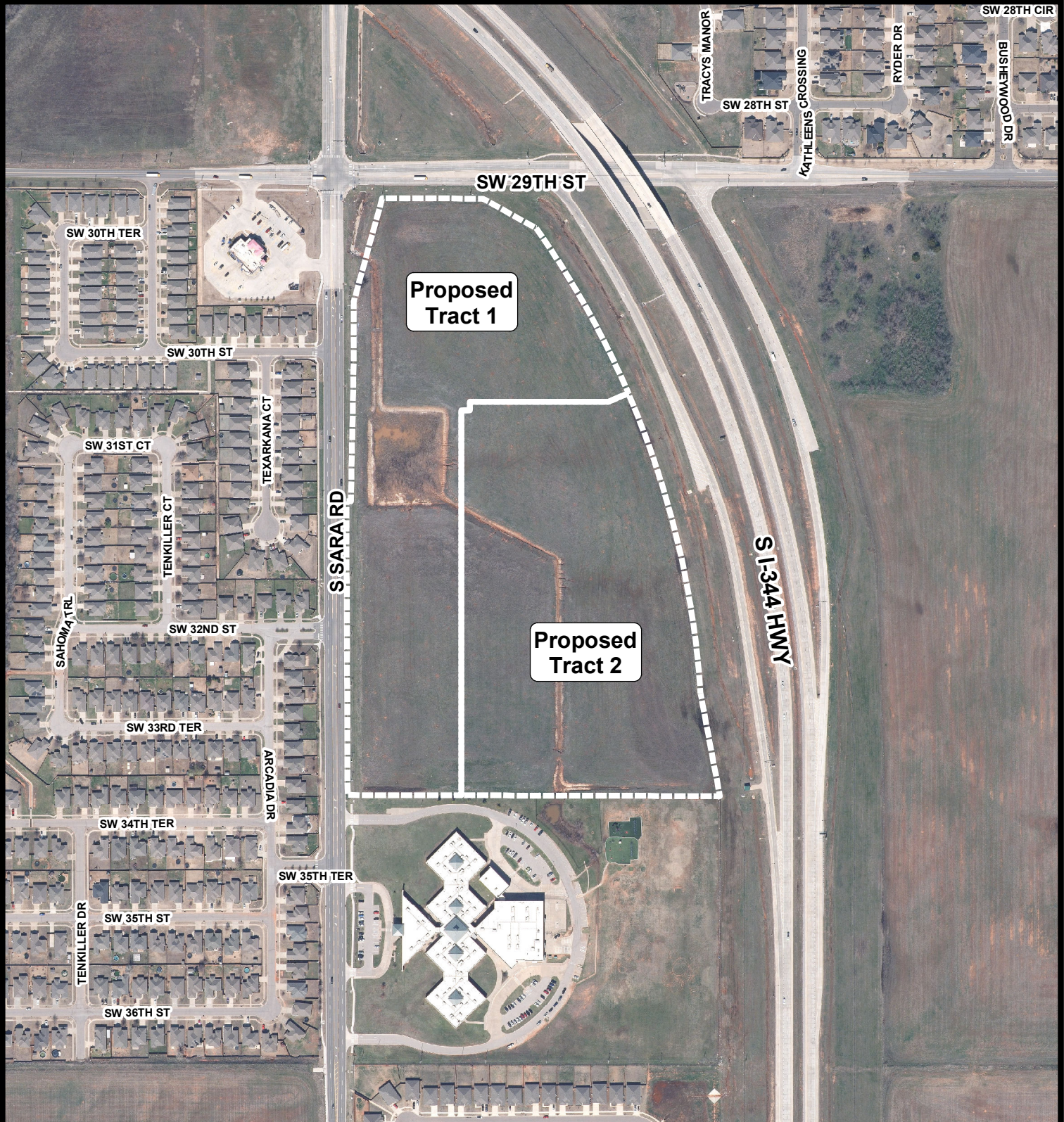
SHEET NO.: 1 of 1
DATE: 04/24/26
PROJECT NO.: 26604700

Case No: PUD-2145

Applicant: WP Land, LLC

Existing Zoning: PUD-1735

Location: 10524 SW 29th St.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet