PUD-2136

Published in The Journal Record SEPTEMBER 30, 2026

ORDINANCE NO. 28,145

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: The South 41 acres of the SE/4 of Section 15, Township 11 North, Range 5 West of the I.M., Canadian County, Oklahoma.

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

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 1ST day of SEPTEMBER, 20 26.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 29TH day of SEPTEMBER, 20 26.

ATTEST:

Amy K. Simpson
CITY CLERK

SEAL OF THE CITY OF OKLAHOMA CITY

David Holt
MAYOR

REVIEWED for form and legality.

Kenneth Kellner
ASSISTANT MUNICIPAL COUNSELOR

ADOPTED SUBJECT TO THE SUMMARY OF TECHNICAL EVALUATION.

MEMORANDUM

Council Agenda
Item No. XI. J
9/29/2026

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-2136), rezoning 4499 South Sara Road from AA Agricultural District to PUD-2136 Planned Unit Development District. Ward 3.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:
David M. Box, Box Law Group, PLLC
Tropical Minerals Inc.

Purpose:
The purpose of this application is to allow commercial uses (Tract 1), single-family residential development (Tract 2) and two-family residential/duplex development (Tract 3).

Background:
On August 13, 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. Modify the first sentence of Screening Regulations to state: No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of *Tract 1* where it is adjacent to any residential *zoning district or* use.
2. A ~~vehicular~~ pedestrian connection is required between Tracts 2 and 3, and at least one street stub to the north is required from either Tract 2 or 3**.**
3. Specify that the centrally located, useable open space shall be within 1,320 feet *walkable distance, along sidewalks or trails,* of each dwelling unit.
4. Label Tracts on Exhibit B**.**
5. A 6-foot masonry fence is required on SW 44th Street, along the residential development within Tracts 2 and 3.

Protests:
None

Previous Action:
The Ordinance was introduced September 1, 2026 and set for final hearing September 29, 2026. Appropriate notice was published and mailed.

Review:
Planning Department

Recommendation: Ordinance be adopted.

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

Staff Use Only:
Case No.: PUD 2136
File Date: 2-13-26
Ward No.: W3
Nbhd. Assoc.: -----
School District: Mustang
Extg Zoning: AA
Overlay:

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Tropical Minerals, Inc.
Name of Development or Applicant

S Sara Rd. & SW 44th St. 4499 S Sara Road
Address / Location of Property (Provide County name & parcel no. if unknown)

~~40~~ xxxxx 41
ReZoning Area (Acres or Square Feet)

Commercial and Residential 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.
- ❑ 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):

	David Box
	Signature of Applicant
	Box Law Group, on behalf of Applicant
Name	*Applicant's Name (please print)*
	525 NW 11th St. Suite 205
Mailing Address	*Applicant's Mailing Address*
	Oklahoma City, OK 73103
City, State, Zip Code	*City, State, Zip Code*
	405-652-1411
Phone	*Phone*
	mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com david@boxlawgroup.com
Email	*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.

Doc#:R 2025 15444
Bk&Pg:RB 6050 402-404
Filed:07-07-2025 LAR
12:55:31 PM QC
Canadian County, OK

CANADIAN COUNTY CLERK OFFICIAL SEAL EL RENO, OKLAHOMA

QUIT CLAIM DEED

(3) M

THIS INDENTURE, made this 23rd day of May 2025, between C. S. Collier, Trustee of the Joyce F. Collier Revocable Trust dated December 23, 1993, Grantor, and party of the first part, and:

Tropical Minerals, Inc.
P. O. Box 720070
Oklahoma City, Oklahoma 73172

party of the second part, and Grantee.

Witnesseth, that said party of the first part, in consideration of the sum of Ten and More * * * dollars, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain sell and convey unto the said party of the second part all right, title, interest, estate, and every claim and demand, both at law and in equity, in and to the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:

W/2 of the South 41.00 acres of the SE/4 of Section 15, Township 11 North, Range 5 West of the Indian Meridian

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

To Have and to Hold the above-described premises unto the said party of the second part its heirs and assigns forever, free, clear and discharged of all former grants, charges, taxes, judgements, mortgages and other liens and incumbrances of whatsoever nature.

WITNESS my hand this 23rd day of May 2025 by:

ATTEST:

_____

GRANTOR:

_____ (SEAL)
C. S. Collier, Trustee of the Joyce F. Collier
Revocable Trust dated December 31, 1993

ACKNOWLEDGMENT

RUTH C. BURBA NOTARY #06005580 PUBLIC STATE OF OKLAHOMA

STATE OF OKLAHOMA

ss.

COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me, the undersigned a notary public, this the 23rd day May 2025, by: C. S. Collier, Trustee of the Joyce F. Collier Revocable Trust dated December 31, 1993

My Commission Expires: 07/07/2026

_____
Notary Public

Ret: Fairway Landing Co.
Po Box 720070
OKC, OK 73172

State of Oklahoma
Canadian County
Documentary Stamps
$ 1,998.75

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an President (role, such as titled officer or trustee) of Tropical Minerals, Inc. (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

> No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity — Date 7/2/25

The foregoing instrument was acknowledged before me this 2nd day of July, 2025, by C.S. Collier.

NOTARY PUBLIC

My Commission Expires: 07/07/2026

My Commission Number: 06006580

RUTH C. BURBA NOTARY # 06006580 PUBLIC STATE OF OKLAHOMA

BOOK PAGE
1721 190

10.00 L

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT KERR-McGEE CORPORATION, a Delaware corporation, having an address of P. O. Box 25861, Oklahoma City, Oklahoma 73125, formerly named Kerr-McGee Oil Industries, Inc., "Grantor," in consideration of Ten dollars ($10) in hand paid, the receipt of which is hereby acknowledged, does hereby grant and convey unto TROPICAL MINERALS, INC., an Oklahoma corporation, whose mailing address is P. O. Box 770481, Oklahoma City, Oklahoma 73177-0481, "Grantee," the following described real property and premises situated in Canadian County, Oklahoma, to-wit:

Ret. →

The South 41 acres of the SE/4 of Section 15, Township 11 North, Range 5 West of the I.M., Canadian County, Oklahoma, together with improvements thereon and appurtenances thereunto belonging but LESS, EXCEPT and reserving unto Grantor, its successors and assigns, all oil, gas and other minerals (whether of similar or dissimilar nature) and associated mineral rights;

SUBJECT TO section line road easements and other easements, rights of way, restrictions of record, if any, and any other matter that would be revealed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever, free, clear and discharged from all former grants, judgments mortgages and liens or encumbrances of whatever nature suffered to be made by, through or under Grantor, but not otherwise.

EXECUTED AND DELIVERED this 29th day of January, 1992.

ATTEST:

Assistant Secretary
Don Hager

KERR-McGEE CORPORATION

By
Gene A. Ratcliff, Sr.Vice President

CANCELLED

CANADIAN COUNTY
038283
OKLAHOMA Tax Commission
JAN30'92
28.11296
Documentary TAX
$ 5.00

DS $105.00

01481

BOOK PAGE
1721 191

COUNTY CLERK OFFICIAL SEAL CANADIAN COUNTY, OK

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

STATE OF OKLAHOMA
CANADIAN COUNTY
FILED OF RECORDED
1992 JAN 30 A 8:53
MARK WISNER
COUNTY CLERK

This instrument was acknowledged before me on January 29, 1992, by Gene A. Ratcliff as Senior Vice President of Kerr-McGee Corporation, a Delaware corporation.

Patricia B. Hutchison
Notary Public

PATRICIA B. HUTCHISON NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA OKLAHOMA COUNTY

My Commission Expires:
March 7, 1992

RETURN TO:
H. W. COLLIER
P. O. BOX 77481
OKLA. CITY, OK. 73177

PUD-2136 Exhibit A - LEGAL DESCRIPTION

Zoning Tract 1; A tract of land being a part of the South 41 acres of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Beginning at the Southeast (SE) Corner of said SE/4, said point being the POINT OF BEGINNING; THENCE North 89°45'38" West, along and with the South line of said SE/4, a distance of 575.00 feet; THENCE North 00°21'14" West, departing said South line, a distance of 677.01 feet to a point on the North line of said South 41 acres; THENCE South 89°45'38" East, along and with the North line of said South 41 acres, a distance of 575.00 feet the Northeast (NE) Corner said South 41 acres; THENCE South 00°21'14" East, along and with the East line of said SE/4, a distance of 677.01 feet to the POINT OF BEGINNING. **AND** Zoning Tract 2; A tract of land being a part of the South 41 acres of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said SE/4; THENCE North 89°45'38" West, along and with the South line of said SE/4, a distance of 575.00 feet to the POINT OF BEGINNING; THENCE continuing North 89°45'38" West, along and with the South line of said SE/4, a distance of 665.00 feet; THENCE North 00°21'14" West, departing said South line, a distance of 677.01 feet to a point on the North line of said 41 acres; THENCE South 89°45'38" East, along and with the North line of said 41 acres, a distance of 665.00 feet; THENCE South 00°21'14" East, departing said North line, a distance of 677.01 feet to the POINT OF BEGINNING. **AND** Zoning Tract 3; A tract of land being a part of the South 41 acres of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said SE/4; THENCE North 89°45'38" West, along and with the South line of said SE/4, a distance of 1,240.00 feet to the POINT OF BEGINNING; THENCE continuing North 89°45'38" West, along and with the South line of said SE/4, a distance of 1,404.72 feet to the Southwest (SW) Corner of said SE/4; THENCE North 00°13'35" West, along and with the West line of said SE/4, a distance of 677.00 feet to the Northwest (NW) Corner of said South 41 acres; THENCE South 89°45'38" East, along and with the North line of said South 41 acres, a distance of 1,403.21 feet; THENCE South 00°21'14" East, departing said North line, a distance of 677.01 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION

SW 44th & Sara Rd

Zoning Tract 2

A tract of land being a part of the South 41 acres of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said SE/4;

THENCE North 89°45'38" West, along and with the South line of said SE/4, a distance of 575.00 feet to the POINT OF BEGINNING;

THENCE continuing North 89°45'38" West, along and with the South line of said SE/4, a distance of 665.00 feet;

THENCE North 00°21'14" West, departing said South line, a distance of 677.01 feet to a point on the North line of said 41 acres;

THENCE South 89°45'38" East, along and with the North line of said 41 acres, a distance of 665.00 feet;

THENCE South 00°21'14" East, departing said North line, a distance of 677.01 feet to the POINT OF BEGINNING.

Containing 450,190 square feet or 10.3349 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

LEGAL DESCRIPTION

SW 44th & Sara Rd

Zoning Tract 3

A tract of land being a part of the South 41 acres of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said SE/4;

THENCE North 89°45'38" West, along and with the South line of said SE/4, a distance of 1,240.00 feet to the POINT OF BEGINNING;

THENCE continuing North 89°45'38" West, along and with the South line of said SE/4, a distance of 1,404.72 feet to the Southwest (SW) Corner of said SE/4;

THENCE North 00°13'35" West, along and with the West line of said SE/4, a distance of 677.00 feet to the Northwest (NW) Corner of said South 41 acres;

THENCE South 89°45'38" East, along and with the North line of said South 41 acres, a distance of 1,403.21 feet;

THENCE South 00°21'14" East, departing said North line, a distance of 677.01 feet to the POINT OF BEGINNING.

Containing 950,455 square feet or 21.8194 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

LETTER OF AUTHORIZATION

I, C. S. Collier, President of Tropical Minerals, Inc or,
Property Owner of Record

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

Box Law Group, PLLC.
Designated Representative

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

Tropical Minerals, Inc.

By: _____
Signature
C.S. Collier, President

Title: _____
Manager / Proprieto
Tax # [redacted]
Phone: [redacted]
Fax: [redacted]
E-mail: ccollier@moonroyalty.biz

Date: 2/4/2026
MM/DD/YYYY

STATE OF OKLAHOMA)
) SS. ACKNOWLEDGMENT
COUNTY OF OKLAHOMA)

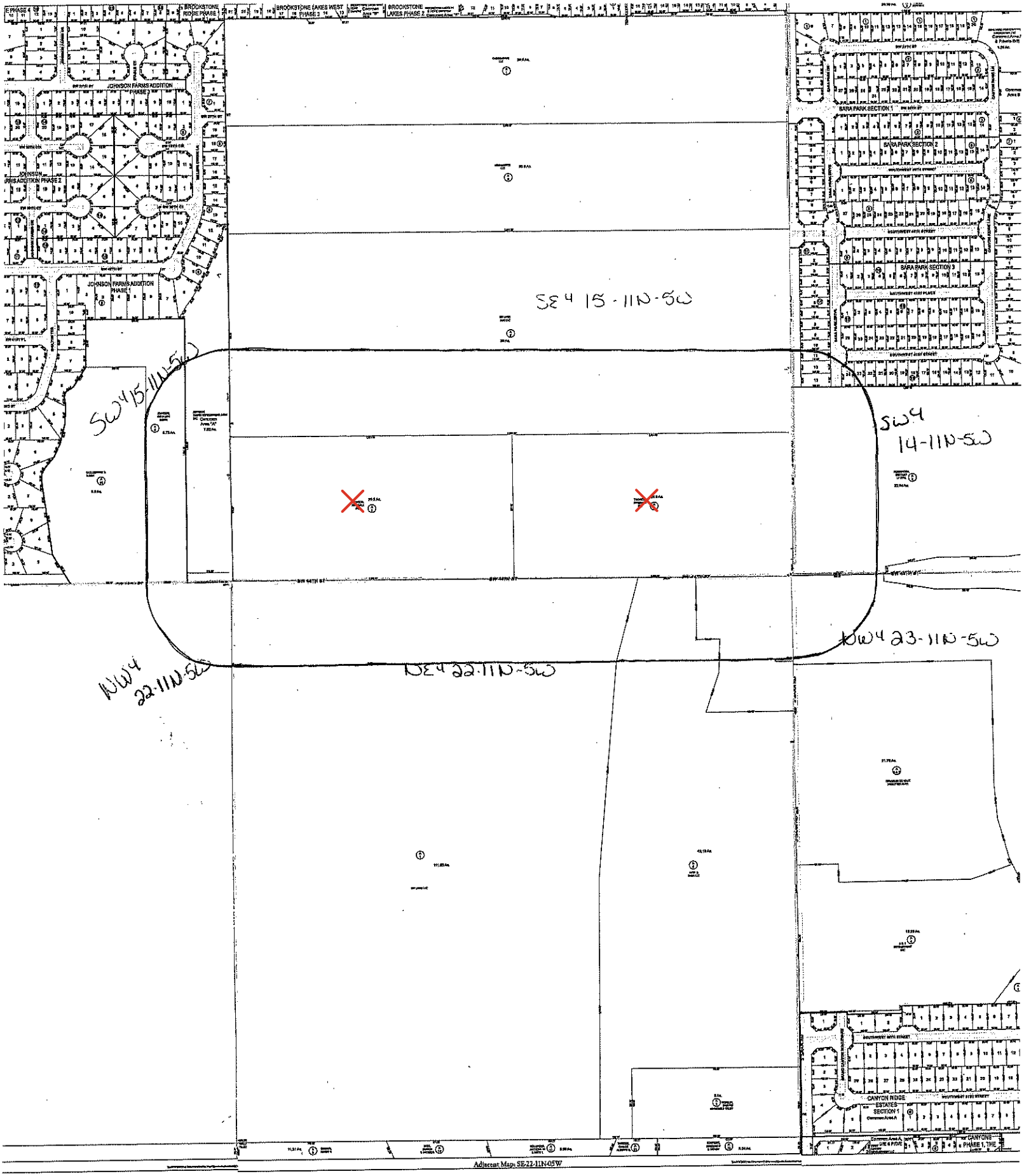
On the 4th day of February, 2026, before me appeared C.S. Collier to me personally known, who, being by me duly sworn, did say that he/she is the Member/Manager of Tropical Minerals, Inc Corporation, an Oklahoma ~~limited liability company;~~ and the said instrument was signed on behalf of said ~~limited liability company~~ and acknowledged to be the free act and deed of C.S. Collier Corporation.

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

RUTH C. BURDA NOTARY #06006580 PUBLIC STATE OF OKLAHOMA

_____
Notary Public

My Commission No.: 06006580
My Commission Expires: 07/07/2026



Adjacent Map: SE22-11N-05W

CERTIFICATE OF BONDED ABSTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

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

The South 41 acres of the SE/4 of Section 15, Township 11 North, Range 5 West of the I.M., Canadian County, Oklahoma.

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

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

Dated: January 29, 2026 at 7:30 AM

First American Title Insurance Company

By: Robin Reed
Robin Reed
Abstractor License No. 4746
OAB Certificate of Authority # 0058
File No. 2975843-WA99

Owner	Mailing Address	Lot	Block	Legal Description
TROPICAL MINERALS INC	PO BOX 720070.OKLAHOMA CITY.OK.73172			PT SE4 15-11N-5W (A#4 & A#5 ON MAP)-SUBJECT PROPERTY
44TH & SARA LLC	2731 S I-35 SERVICE RD.MOORE.OK.73160			PT NE4 22-11N-5W (A#5 ON MAP)
WP LAND LLC	2731 S I-35 SERVICE RD.MOORE.OK.73160			PT NE4 22-11N-5W (A#1 ON MAP) PT NW4 22-11N-5W (A#1 ON MAP)
JOHNSON FARMS HOMEOWNERS ASSN INC	PO BOX 18892.OKLAHOMA CITY.OK.73154	COMMON AREA "A"		JOHNSON FARMS ADDITION PHASE 1
KATHLEEN SUSAN JOHNSON	10805 SW 44TH ST B.MUSTANG.OK.73064			PT SW4 15-11N-5W (A#8 ON MAP)
GEORGE & SUSAN RAJU LIVING TRUST	11860 SW 1ST ST.YUKON.OK.73099			T11N R05W S15 SW4 A#10 ON MAP)
RN LAND RUN LLC	4501 S CZECH HALL RD.MUSTANG.OK.73064			PT SE4 15-11N-5W (A#3 ON MAP)
4137 SARA PARK DRIVE LLC	4325 RENAISSANCE DR #302.SAN JOSE.CA.95134	10	11	SARA PARK SECTION 3
LUIS ANGEL GOMEZ & PEDRINA GOMEZ	4141 SARA PARK DR.MUSTANG.OK.73064	11	11	SARA PARK SECTION 3
ALYSHA DESAUN BAILEY & RITIKA WARRICH	4201 SARA PARK DR.MUSTANG.OK.73064	12	11	SARA PARK SECTION 3
JUSTIN M ROBERTS & ERIN BREE ROBERTS	19335 WINDMILL DR.OREGON CITY.OR.97045	13	11	SARA PARK SECTION 3
LORI MICHELLE PASION TRUSTEE OF THE REVOCABLE TRUST OF THE LORI MICHELLE PASION DATED MARCH 17, 2008	95-202 HALEPULE PL #30.MILILANI.HI.96789	23	13	SARA PARK SECTION 3
CODY FRANKLIN SUPPE & CHRISTA SUPPE	3916 E ENCANTO ST.MESA.AZ.85205	24	13	SARA PARK SECTION 3
SCISSORTAIL DISTRICT LP ETAL	PO BOX 250.MUSTANG.OK.73064			PT SW4 14-11N-5W (A#2 ON MAP) PT NW4 23-11N-5W (A#1 ON MAP)
CITY OF OKLAHOMA CITY-OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS & EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD-____

MASTER DESIGN STATEMENT FOR

S Sara Rd. & SW 44th St.

February 12, 2026

PREPARED FOR:

Tropical Minerals, Inc.
PO Box 720070
Oklahoma City, OK 73172
(405) 235-2700
ccollier@moonroyalty.biz

PREPARED BY:

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

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SECTION 1.0 ..... INTRODUCTION

The Planned Unit Development (PUD) of S Sara Rd. & SW 44th St., consisting of 29.48 acres, is located within the Southeast Quarter (SE/4) of Section 15, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma.

SECTION 2.0 ..... LEGAL DESCRIPTION

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

SECTION 3.0 ..... OWNER/DEVELOPER

The owner and developer of this property is Tropical Minerals, Inc.

SECTION 4.0 ..... SITE AND SURROUNDING AREA

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

North: AA District and is currently undeveloped.
East: AA District and is currently undeveloped.
South: AA and PUD-1904 Districts and is currently undeveloped.
West: R-1 District and used for residential development.

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

SECTION 5.0 .....PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0 .....CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a commercial and residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 ..... STREETS

The nearest street to the north is SW 36th St. The nearest street to the east is S Sara Rd. The nearest street to the south is SW 44th St. The nearest street to the west is Johnson Farms Dr.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from public mains.

7.3 ..... WATER

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

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15th St. It is approximately 3 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

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

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

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

8.1.....USE AND DEVELOPMENT REGULATIONS

There shall be three tracts within this PUD as illustrated on Exhibit B.

Tract 1: The use and development regulations of the C-3 Community Commercial District shall govern Tract 1, except as herein modified.

The following uses shall be permitted:

8300.1	Administrative and Professional Office
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food with Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.61	Retail Sales and Services: General

Tract 2: The use and development regulations of the R-1 Single-Family Residential District shall govern Tract 2, except as herein modified.

All uses within the R-1 District shall be permitted.

Tract 3: The use and development regulations of the R-2 District shall govern Tract 3, except as herein modified.

All uses within the R-2 Medium-Low Density District shall be permitted.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

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

9.2 ..... LANDSCAPING REGULATIONS

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

9.3 ..... LIGHTING REGULATIONS

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

9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 ..... SUBDIVISION REGULATIONS

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

9.6 ..... DRAINAGE REGULATIONS

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

9.7 ..... DUMPSTER REGULATIONS

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

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

9.8 ..... ACCESS REGULATIONS

Access may be taken from SW 44th St. and S Sara Rd.

9.9 ..... PARKING REGULATIONS

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

9.10 ..... SIGNAGE REGULATIONS

Per Code.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK REGULATIONS

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

9.15 ..... PUBLIC IMPROVEMENTS

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

9.16 ..... COMMON AREAS

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

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

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

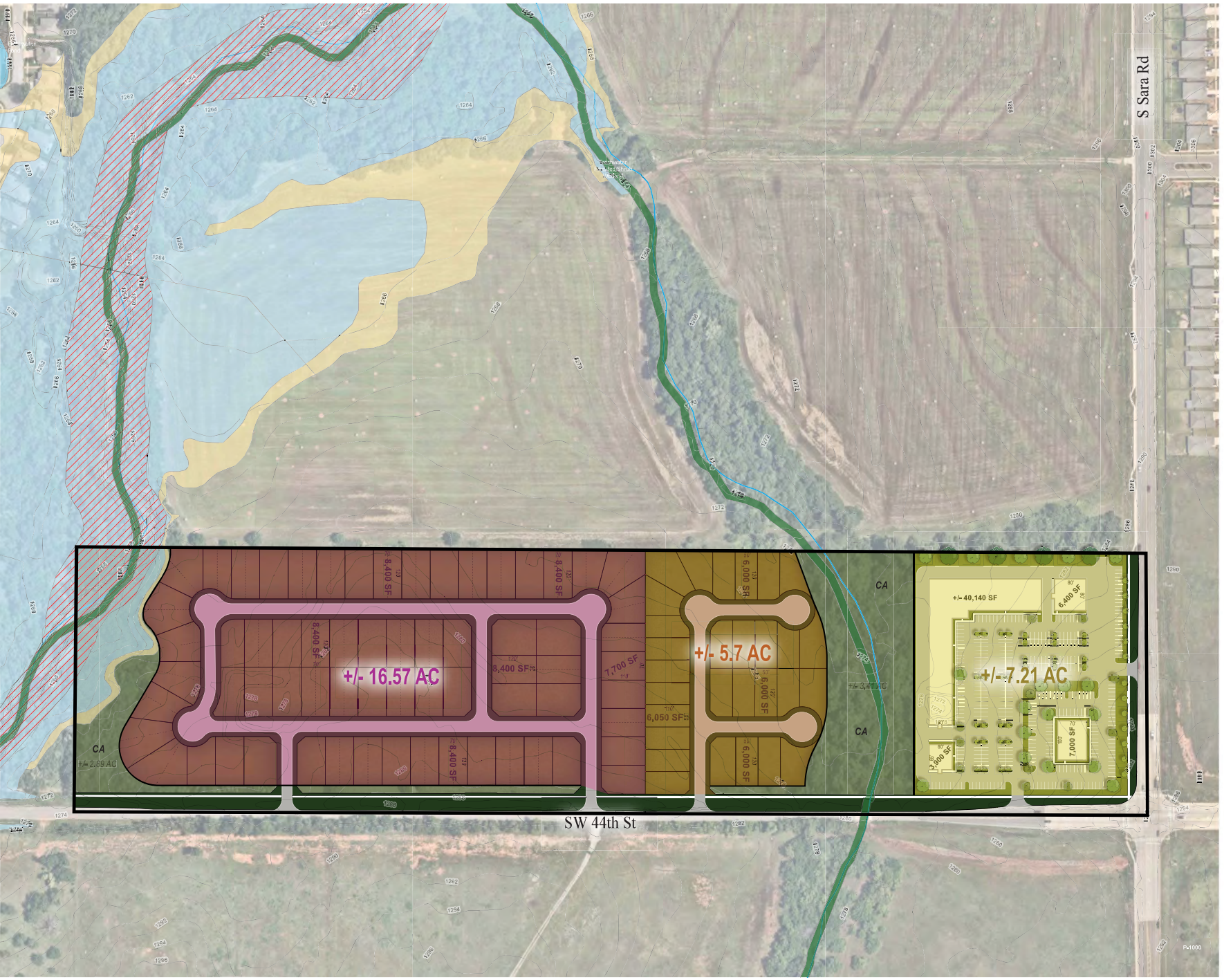
10.0 ..... DEVELOPMENT SEQUENCE

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

11.0 ..... EXHIBITS

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

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



0 100' 200'

10927 SW 44th St

Conceptual Site Plan

- Deplex Housing (+/- 16.57 AC)
  - 65 Lots
  - 128 Dublex Lots
- Single Family Lots(+/- 5.7 AC)
  - 29 Total Lots
- Standard Commercial (+/- 7.21 AC)
  - 57,440 Total SF
  - 396 Total Parking Spaces

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8679

ENGINEERS SURVEYORS PLANNERS

1/23/26

Conceptual site plan showing feasible option permitted under proposed rezoning

Caseno	Owner	Mailing Address	City	Zipcode
PUD-2136	BOX LAW GROUP, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY, OK	73103
PUD-2136	MUSTANG SCHOOL DISTRICT, CHARLES BRADLEY, SUPERINTENDEN	12400 SW 15TH ST	YUKON, OK	73099
PUD-2136	4137 SARA PARK DRIVE LLC	4325 RENAISSANCE DR #302	SAN JOSE, CA	95134
PUD-2136	44TH & SARA LLC	2731 S I-35 SERVICE RD	MOORE, OK	73160
PUD-2136	ALYSHA DESAUN BAILEY & RITIKA WARRICH	4201 SARA PARK DR	MUSTANG, OK	73064
PUD-2136	CODY FRANKLIN SUPPE & CHRISTA SUPPE	3916 E ENCANTO ST	MESA, AZ	85205
PUD-2136	GEORGE & SUSAN RAJU LIVING TRUST	11860 SW 1ST ST	YUKON, OK	73099
PUD-2136	JOHNSON FARMS HOMEOWNERS ASSN INC	PO BOX 18892	OKLAHOMA CITY, OK	73154
PUD-2136	JUSTIN M ROBERTS & ERIN BREE ROBERTS	19335 WINDMILL DR	OREGON CITY, OR	97045
PUD-2136	KATHLEEN SUSAN JOHNSON	10805 SW 44TH ST B	MUSTANG, OK	73064
PUD-2136	LORI MICHELLE PASION TRUSTEE, REVOCABLE TRUST OF THE LORI MICHELLE PASION DTD 03/17/2008	95-202 HALEPULE PL #30	MILILANI, HI	96789
PUD-2136	LUIS ANGEL GOMEZ & PEDRINA GOMEZ	4141 SARA PARK DR	MUSTANG, OK	73064
PUD-2136	RN LAND RUN LLC	4501 S CZECH HALL RD	MUSTANG, OK	73064
PUD-2136	SCISSORTAIL DISTRICT LP ETAL	PO BOX 250	MUSTANG, OK	73064
PUD-2136	TROPICAL MINERALS INC	PO BOX 720070	OKLAHOMA CITY, OK	73172
PUD-2136	WP LAND LLC	2731 S I-35 SERVICE RD	MOORE, OK	73160

APPROVED
09-29-2026
BY THE CITY COUNCIL
CITY CLERK

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2136

MASTER DESIGN STATEMENT FOR

S Sara Rd. & SW 44th St.

February 12, 2026
July 28, 2026
August 18, 2026

PREPARED FOR:

Tropical Minerals, Inc.
PO Box 720070
Oklahoma City, OK 73172
(405) 235-2700
ccollier@moonroyalty.biz

PREPARED BY:

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

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SECTION 1.0 ..... INTRODUCTION

The Planned Unit Development (PUD) of S Sara Rd. & SW 44th St., consisting of 41 acres, is located within the Southeast Quarter (SE/4) of Section 15, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma.

SECTION 2.0 ..... LEGAL DESCRIPTION

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

SECTION 3.0 ..... OWNER/DEVELOPER

The owner and developer of this property is Tropical Minerals, Inc.

SECTION 4.0 ..... SITE AND SURROUNDING AREA

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

North: AA District and is currently undeveloped.
East: AA District and is currently undeveloped.
South: AA and PUD-1904 Districts and is currently undeveloped.
West: R-1 District and used for residential development.

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

SECTION 5.0 .....PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0 .....CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a commercial and residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 ..... STREETS

The nearest street to the north is SW 36th St. The nearest street to the east is S Sara Rd. The nearest street to the south is SW 44th St. The nearest street to the west is Johnson Farms Dr.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from public mains.

7.3 ..... WATER

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

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15th St. It is approximately 3 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

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

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

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

8.1.....USE AND DEVELOPMENT REGULATIONS

There shall be three tracts within this PUD as illustrated on Exhibit B.

Tract 1: The use and development regulations of the **C-3 Community Commercial District** shall govern Tract 1, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following uses are the only uses allowed within this PUD:

8300.1	Administrative and Professional Office
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food with Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.61	Retail Sales and Services: General

The following uses shall not be located within 150 feet of residential used property:

- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food with Drive-thru Order Window (8300.36)

Tract 2: The use and development regulations of the **R-1 Single-Family Residential District** shall govern Tract 2, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

All uses within the R-1 District shall be permitted.

Tract 3: The use and development regulations of the **R-2 Medium-Low Density District** shall govern Tract 3, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

All uses within the R-2 Medium-Low Density District shall be permitted.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

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

9.2 ..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Trees shall be preserved in common areas shown on Exh B.

9.3 ..... LIGHTING REGULATIONS

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

9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of Tract 1 where it is adjacent to any residential zoning district or use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque. Common area/tree preservation may be utilized to satisfy screening requirements for the west side of Tract 1.

A 6-foot masonry fence is required on SW 44th Street, along the residential development within Tracts 2 and 3.

9.5 ..... SUBDIVISION REGULATIONS

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

9.6 ..... DRAINAGE REGULATIONS

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

9.7 ..... DUMPSTER REGULATIONS

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

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

9.8 ..... ACCESS REGULATIONS

Access may be taken from SW 44th St. and S Sara Rd. A pedestrian connection is required between Tracts 2 and 3, and at least one street stub to the north is required from either Tract 2 or 3.

9.9 ..... PARKING REGULATIONS

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

9.10 ..... SIGNAGE REGULATIONS

Per Code.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK REGULATIONS

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

9.15 ..... PUBLIC IMPROVEMENTS

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

9.16 ..... COMMON AREAS

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

Centrally located useable open space shall be within 1320 feet walkable distance, along sidewalks or trails, of each dwelling unit. There shall be a minimum of 10% useable open space.

9.17 ..... SPECIFIC PLAN

A specific plan shall be required for any 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 Description
Exhibit B - Conceptual Master Development Plan and Topography Plan

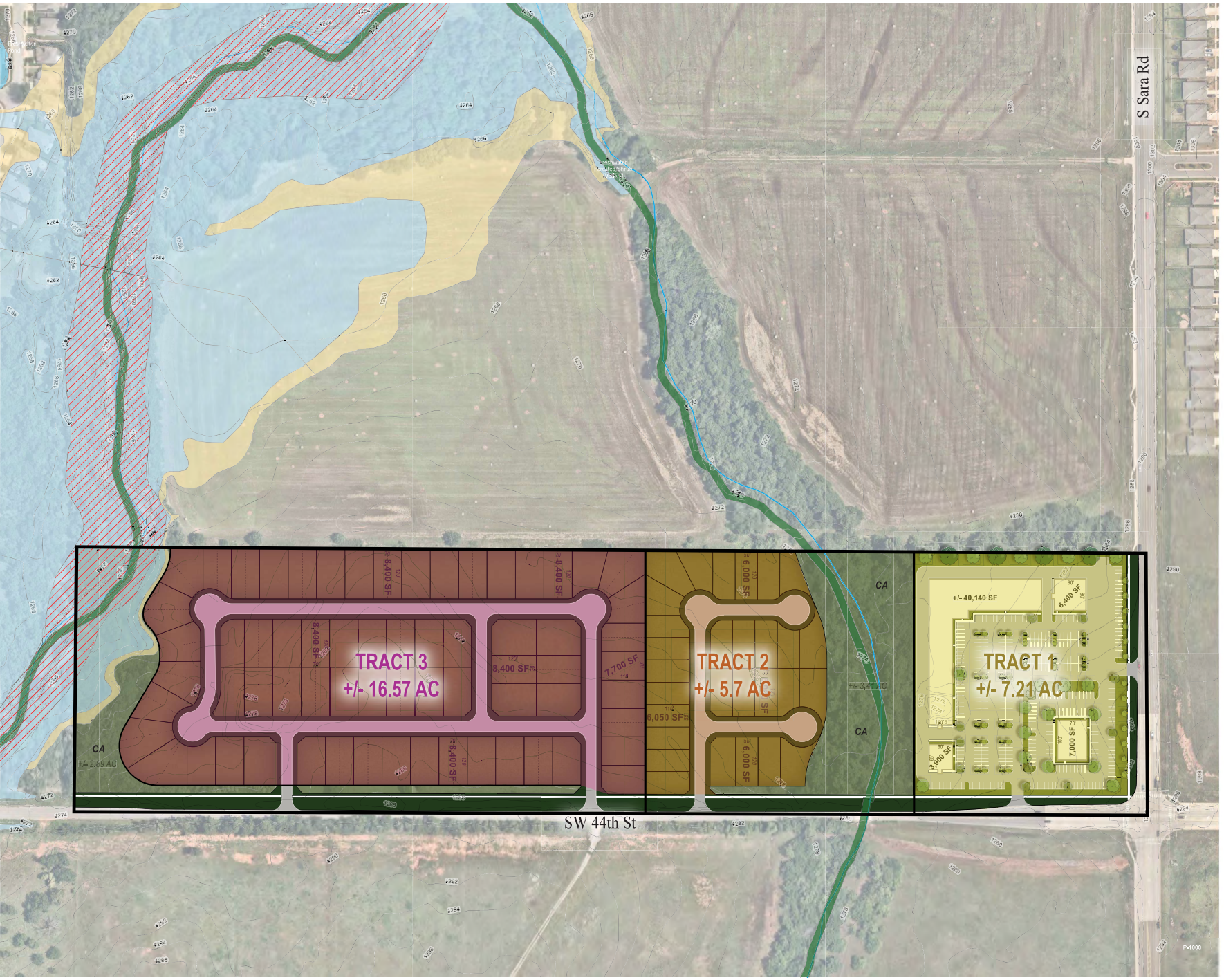
PUD-2136 Exhibit A - LEGAL DESCRIPTIONS

Overall: The South 41 acres of the SE/4 of Section 15, Township 11 North, Range 5 West of the I.M., Canadian County, Oklahoma.

Zoning Tract 1; A tract of land being a part of the South 41 acres of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Beginning at the Southeast (SE) Corner of said SE/4, said point being the POINT OF BEGINNING; THENCE North 89°45'38" West, along and with the South line of said SE/4, a distance of 575.00 feet; THENCE North 00°21'14" West, departing said South line, a distance of 677.01 feet to a point on the North line of said South 41 acres; THENCE South 89°45'38" East, along and with the North line of said South 41 acres, a distance of 575.00 feet the Northeast (NE) Corner said South 41 acres; THENCE South 00°21'14" East, along and with the East line of said SE/4, a distance of 677.01 feet to the POINT OF BEGINNING.

Zoning Tract 2; A tract of land being a part of the South 41 acres of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said SE/4; THENCE North 89°45'38" West, along and with the South line of said SE/4, a distance of 575.00 feet to the POINT OF BEGINNING; THENCE continuing North 89°45'38" West, along and with the South line of said SE/4, a distance of 665.00 feet; THENCE North 00°21'14" West, departing said South line, a distance of 677.01 feet to a point on the North line of said 41 acres; THENCE South 89°45'38" East, along and with the North line of said 41 acres, a distance of 665.00 feet; THENCE South 00°21'14" East, departing said North line, a distance of 677.01 feet to the POINT OF BEGINNING.

Zoning Tract 3; A tract of land being a part of the South 41 acres of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said SE/4; THENCE North 89°45'38" West, along and with the South line of said SE/4, a distance of 1,240.00 feet to the POINT OF BEGINNING; THENCE continuing North 89°45'38" West, along and with the South line of said SE/4, a distance of 1,404.72 feet to the Southwest (SW) Corner of said SE/4; THENCE North 00°13'35" West, along and with the West line of said SE/4, a distance of 677.00 feet to the Northwest (NW) Corner of said South 41 acres; THENCE South 89°45'38" East, along and with the North line of said South 41 acres, a distance of 1,403.21 feet; THENCE South 00°21'14" East, departing said North line, a distance of 677.01 feet to the POINT OF BEGINNING.





PUD-2136

Exhibit B
Conceptual Site Plan

- Deplex Housing (+/- 16.57 AC)
  - 65 Lots
  - 128 Dublex Lots
- Single Family Lots(+/- 5.7 AC)
  - 29 Total Lots
- Standard Commercial (+/- 7.21 AC)
  - 57,440 Total SF
  - 396 Total Parking Spaces

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

8/12/26

Conceptual site plan showing feasible option permitted under proposed rezoning

CASE NUMBER: PUD-2136

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Tropical Minerals Inc.,** filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2136 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 29, 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: The South 41 acres of the SE/4 of Section 15, Township 11 North, Range 5 West of the I.M., Canadian County, Oklahoma.

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

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

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

Dated this 1st day of September 2026.

Amy K. Simpson

SEAL

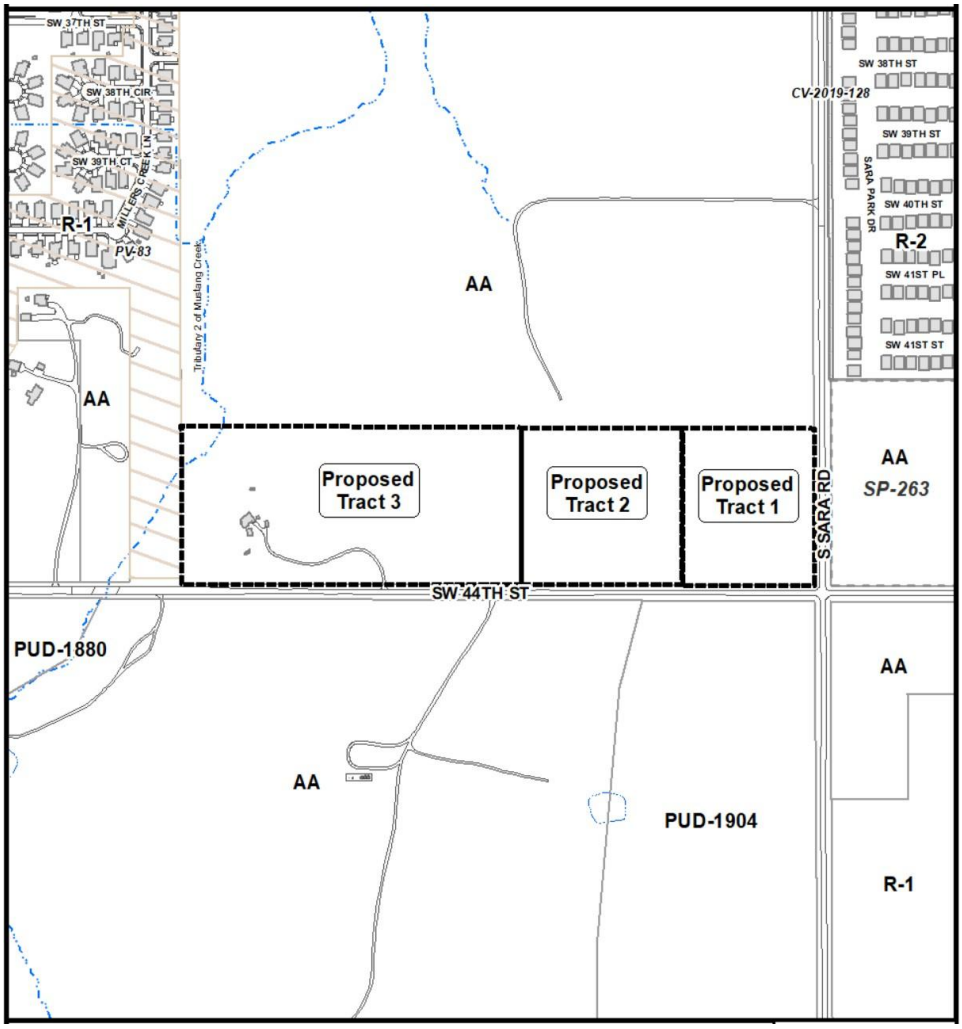
Amy K. Simpson, City Clerk

PROPOSED ZONING CHANGE: **CASE NUMBER:** PUD-2136

FROM: AA Agricultural District

TO: PUD-2136 Planned Unit Development District

ADDRESS OF PROPERTY: 4499 South Sara Road



PROPOSED USE: The purpose of this application is to allow commercial uses (Tract 1), single-family residential development (Tract 2) and two-family residential/duplex development (Tract 3).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

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

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

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2136

LOCATION: 4499 South Sara Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2136 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on September 29, 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: The South 41 acres of the SE/4 of Section 15, Township 11 North, Range 5 West of the I.M., Canadian County, Oklahoma.

PROPOSED USE: The purpose of this application is to allow commercial uses (Tract 1), single-family residential development (Tract 2) and two-family residential/duplex development (Tract 3).

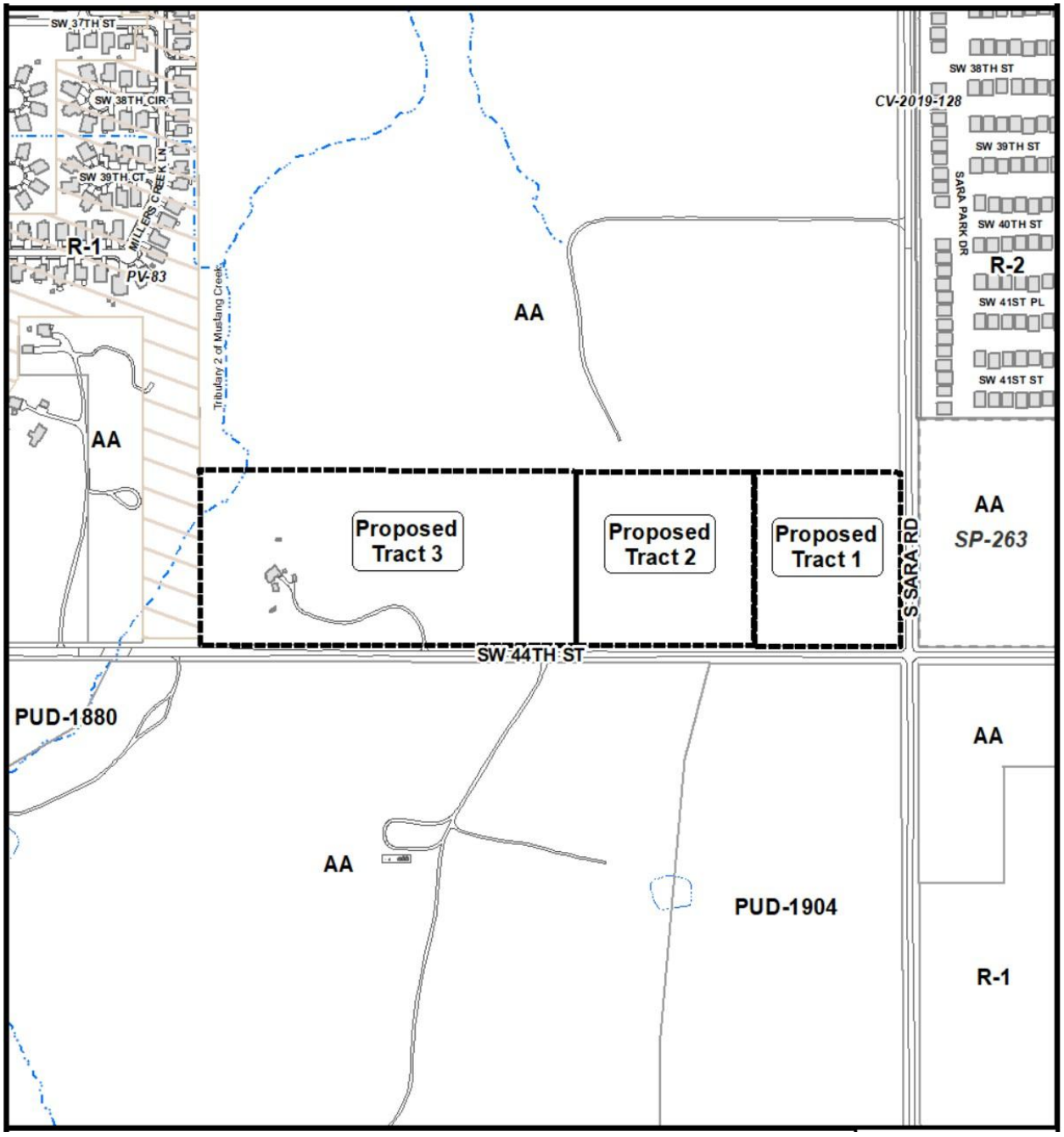
BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:
This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

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

For further information call (405) 297-2623.

Dated this 1st day of September 2026.

SEAL Amy K. Simpson, City Clerk


SW 37TH ST
SW 38TH CIR
SW 39TH CT
MILLERS CREEK LN
R-1
PV-83
Tributary 2 of Muelang Creek
AA
AA
CV-2019-128
SW 38TH ST
SW 39TH ST
SARA PARK DR
SW 40TH ST
R-2
SW 41ST PL
SW 41ST ST
Proposed Tract 3
Proposed Tract 2
Proposed Tract 1
S SARA RD
AA
SP-263
SW 44TH ST
PUD-1880
AA
AA
PUD-1904
R-1

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:38 a.m. on August 10, 2026)

22. (PUD-2136) Application by Tropical Minerals Inc, to rezone 4499 South Sara Road from AA Agricultural District to PUD-2136 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Modify the first sentence of Screening Regulations to state: No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of *Tract 1* where it is adjacent to any residential *zoning district or* use.
2. A ~~vehicular~~ pedestrian connection is required between Tracts 2 and 3, and at least one street stub to the north is required from either Tract 2 or 3**.**
3. Specify that the centrally located, useable open space shall be within 1,320 feet *walkable distance, along sidewalks or trails*, of each dwelling unit.
4. Label Tracts on Exhibit B**.**
5. A 6-foot masonry fence is required on SW 44th Street, along the residential development within Tracts 2 and 3.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.
MOVED BY MEEK, SECONDED BY POWERS
AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE, PEVER

STAFF REPORT
The City of Oklahoma City
Planning Commission
August 13, 2026

Item No. IV. 22.

(PUD-2136) Application by Tropical Minerals Inc, to rezone 4499 South Sara Road from AA Agricultural District to PUD-2136 Planned Unit Development District. Ward 3.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

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

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow commercial uses (Tract 1), single-family residential development (Tract 2) and two-family residential/duplex development (Tract 3).

B. EXISTING CONDITIONS

1. **Size of Site**: 41 Acres

2. **School District:** Mustang

3. **Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	AA	AA	AA, R-2	AA PUD-1904	R-1
Land Use	Undeveloped	Undeveloped	Residential	Undeveloped	Undeveloped

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

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

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

There shall be three tracts within this PUD as illustrated on Exhibit B.

Tract 1: The use and development regulations of the **C-3 Community Commercial District** shall govern Tract 1, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following uses are the only uses allowed within this PUD:

8300.1	Administrative and Professional Office
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food with Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General

The following uses shall not be located within 150 feet of residential used property:

- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food with Drive-thru Order Window (8300.36)

Tract 2: The use and development regulations of the **R-1 Single-Family Residential District** shall govern Tract 2, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

All uses within the R-1 District shall be permitted.

Tract 3: The use and development regulations of the **R-2 District shall govern Tract 3,** except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

All uses within the R-2 Medium-Low Density District shall be permitted.

9.0 SPECIAL CONDITIONS

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

9.1 FAÇADE REGULATIONS

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

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Trees shall be preserved in common areas shown on Exh B.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque. Common area/tree preservation may be utilized to satisfy screening requirements for the west side of Tract 1.

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

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

9.8 ACCESS REGULATIONS

Access may be taken from SW 44th St. and S Sara Rd.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

Centrally located, useable open space shall be within 1320 feet of each dwelling unit. There shall be a minimum of 10% useable open space.

9.17 SPECIFIC PLAN

A specific plan shall be required for any 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 Description
Exhibit B - Conceptual Master Development Plan and Topography Plan

D. REVIEW COMMENTS

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

1. Airports: *

2. Fire (OCFD): No objection.

3. Public Works Department:

a. Traffic Services: *

b. Engineering - Storm Sewer Availability:

1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.

2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.

3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.

4) A flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.

5) The subject property is located within a FEMA-designated Zones A and AE (100-

year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department's Engineering staff must review and approve these elevations prior to any development.

6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.

7) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.

8) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

9) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage–easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*

10) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.

11) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

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

12) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks

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

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

4. Utilities Department:

a. Solid Waste Management:

1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition. City trash collection is available for residential buildings with three units or fewer. Properties with more than three units are required to secure trash collection services thought a private hauler. Commercial properties also need to contact private hauler.

b. Water Availability:

1) An existing 16-inch water main(s) is located adjacent to the subject site(s).

2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.

3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains mush have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.

4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.

6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.

7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.

8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).

9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

10) Plat may be revised after review and approval of utility plans.

c. Wastewater Availability:

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

2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.

3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.

4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.

5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.

7) Plat may be revised after review and approval of utility plans.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

<u>Site Design:</u>

- Avoid developing within or modification of 100-year floodplains or floodways.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.

- Developments should be served by urban water and sewer utility systems.

Floodway and 100-year floodplain for Tributary 2 of Mustang Creek are present on the subject site. The conceptual plan for the application illustrates development will be located outside floodplain areas. The development is required to comply with all City, State, and Federal requirements within the floodplain. Plan conformance would be strengthened by maintaining the riparian area in a natural state and keeping all structures and impervious paving at least 100 feet from the creek bank. Public water and sewer are available on, or near, the subject site and are proposed to be utilized for the development.

Location:

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

The subject site is located at the northwest corner of South Sara Road and SW 44th Street, both arterial streets in the Urban Low LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential development. *The PUD proposes a mixed-use development across three tracts. Tract 1, at the arterial intersection, allows development in accordance with a modified C-3 District. Tract 2 utilizes an R-1 base, and Tract 3 is proposed to allow development in accordance with the R-2 District. The PUD regulations could provide for a FAR within the Urban Low Intensity LUTA range. The conceptual plan for the development identifies 29 single-family residences in Tract 2 and 128 duplex units (65 lots) within Tract 3. A total of 157 dwelling units on the roughly 38.69-acre site would be 4.06 du/acre.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located at the northwest corner of South Sara Road and SW 44th Street, both Minor Arterial Streets in the Urban Low LUTA. The site currently has one access point along SW 44th Street. The Master Design Statement proposes

utilizing SW 44th Street and South Sara Road for access but does not specify a quantity or location. The conceptual plan for the development illustrates four access points along SW 44th Street, two in Tract 3, and one each in Tracts 1 and 2. One access point is shown along South Sara Road, within Tract 1. Connections between tracts are not shown but should be required for Tracts 2 and 3.

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 currently available along South Sara Road and partially along SW 44th Street. The Master Design Statement requires sidewalks along arterial and internal streets.

2) Compatibility: The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing or proposed agricultural or residential uses, "Building Scale and Site Design", "Traffic", and "Operational Impact" are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building's orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD proposes a mixed-use development across three tracts. Tract 1, at the arterial intersection, allows development in accordance with the C-3 District. Tract 2 utilizes an R-1 base, and Tract 3 is proposed to allow development in accordance with the R-2 District. The PUD maintains the lot sizes, setbacks and maximum building height requirements of the respective base districts. The base C-3 District would be subject to step-downs in height, increased setbacks, and a landscape buffer adjacent to the abutting AA District to the north and R-1 base district of Tract 2 to the west.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located at the northwest corner of South Sara Road and SW 44th Street, both Minor Arterial Streets in the Urban Low LUTA. No triggers requiring mitigation measures related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical

residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *Some of the proposed uses may create spill light, noise, or detectable odors above those found in typical residential settings. The conceptual plan for the development illustrates a common area would be located between the commercial and the residential Tract. The PUD provides mitigation by requiring the Convenience Sales and Personal Services and Eating Establishments: Drive-In and Fast Food with Drive-thru Order Window uses to be located at least 150 feet from residential uses. The base C-3 District would be subject to step-downs in height, increased setbacks, and a landscape buffer adjacent to the abutting AA District to the north and R-1 base district of Tract 1 to the west. The PUD requires dumpsters to be located at least 50 feet from all property lines adjacent to residential uses or zoning.*

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

4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
   - Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of floodway and 100-year floodplain for Tributary 2 of Mustang Creek. The conceptual plan for the application illustrates development will be located outside floodplain areas. The development is required to comply with all City, State, and Federal requirements within the floodplain. Plan conformance would be strengthened by maintaining the riparian area in a natural state and keeping all structures and impervious paving at least 100 feet from the creek bank.*
   - Upland Forests: N/A

5) **Transportation System:** The subject site is located at the northwest corner of South Sara Road and SW 44th Street, both Minor Arterial Streets in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, South Sara Road had 7,606 average daily trips, with a capacity of 10,000 and SW 44th Street had 4,132 average daily trips, with a capacity of 10,000.

6) **Other Development Related Policies**
   - Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions

should achieve a mixture of housing types within a unified development. (SU-4)

- Favor commercial development clustered in nodes at arterial or collector intersections or along brief "main street" style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
  - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
  - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
  - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.
  - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)

- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

b. Plan Conformance Considerations

The subject site is located at the northwest corner of South Sara Road and SW 44th Street. The site is currently zoned AA and developed with a single-family residence. Land to the north, and across South Sara Road, to the east, are zoned AA and undeveloped. South of the site, across SW 44th Street, are undeveloped AA land and PUD-1904, which allows commercial uses at the arterial intersection and is surrounded by single-family residential development (R-1 base with R-1ZL lot sizes). West of the site is undeveloped R-1 land, followed by a single-family residence zoned AA and a single-family residential neighborhood further west.

The PUD proposes development across three tracts. Tract 1, at the arterial intersection, allows development in accordance with the C-3 District. Moving west, Tract 2 has an R-1 base, and Tract 3 is proposed to allow development in accordance with the R-2 District (two-family attached/duplexes). The PUD regulations maintain the lot sizes, setbacks and maximum building height required by the respective base districts. The base C-3 District would be subject to step-downs in height, increased setbacks, and a landscape buffer adjacent to the abutting AA District to the north and R-1 base district of Tract 2 to the west.

Some of the proposed uses in Tract 1 may create spill light, noise, or detectable odors above those found in typical residential settings. The PUD provides mitigation by reducing the uses allowed in Tract 1, and requiring the *Convenience Sales and Personal Services, Drive-In* and *Fast Food with Drive-thru Order Window* uses to be located at least 150 feet from residential uses. Additionally, riparian area is present on the subject site in the form of floodway and 100-year floodplain for Tributary 2 of Mustang Creek. The conceptual plan for the development uses this area as a buffer between the commercial and residential tracts. Trees will be preserved within the common area. However, Tracts 2 and 3 should be connected, and at least one street stub should be provided north to preserve access options for future development.

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. Modify the first sentence of Screening Regulations to state: No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of *Tract 1* where it is adjacent to any residential *zoning district or* use.
2. A vehicular connection is required between Tracts 2 and 3, and at least one street stub to the north is required from either Tract 2 or 3**.**
3. Specify that the centrally located, useable open space shall be within 1,320 feet *walkable distance, along sidewalks or trails,* of each dwelling unit.
4. Label Tracts on Exhibit B**.**

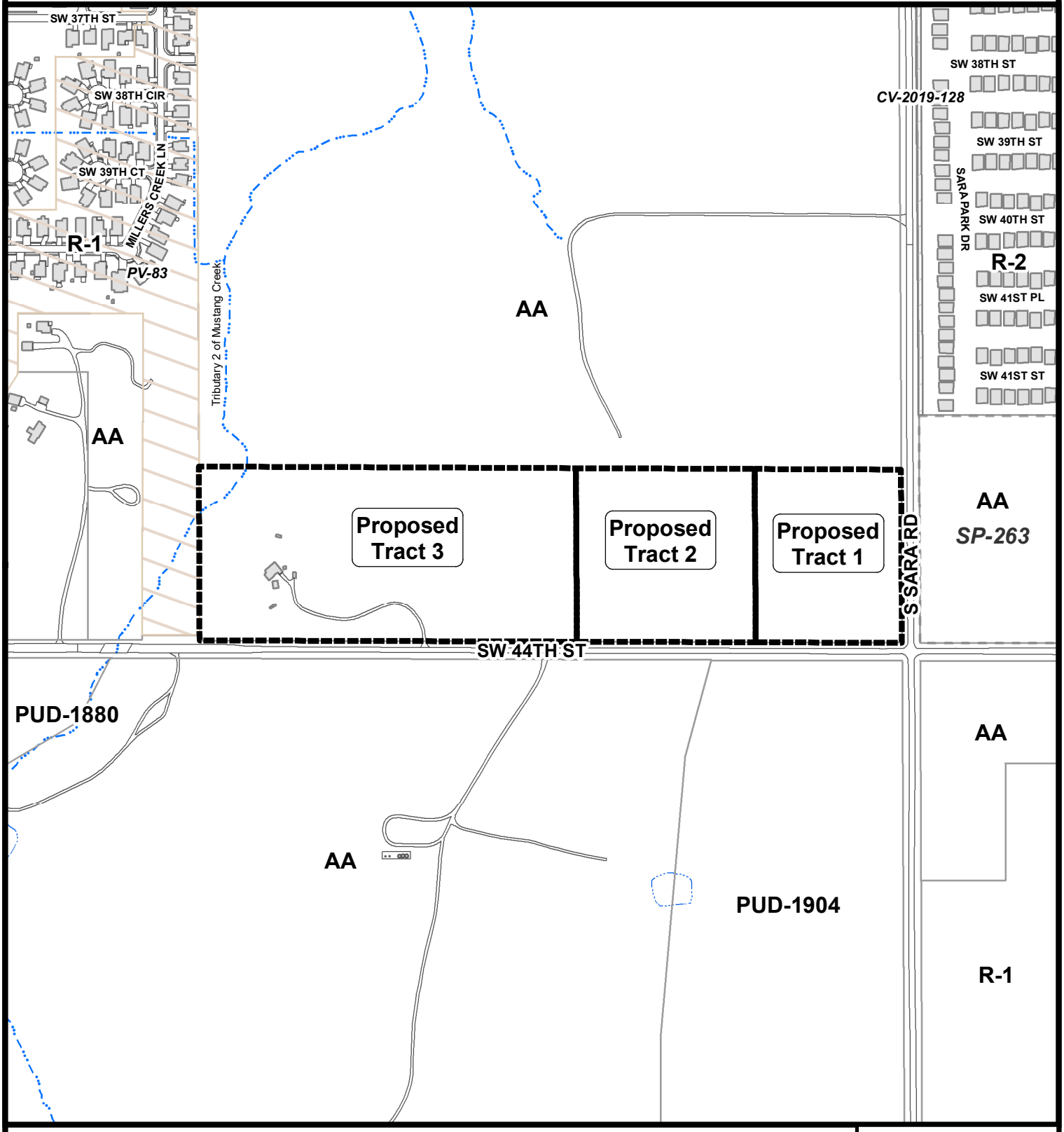
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

gjh

Case No: PUD-2136 **Applicant: Tropical Minerals, Inc.**

Existing Zoning: AA

Location: 4499 S. Sara Rd.

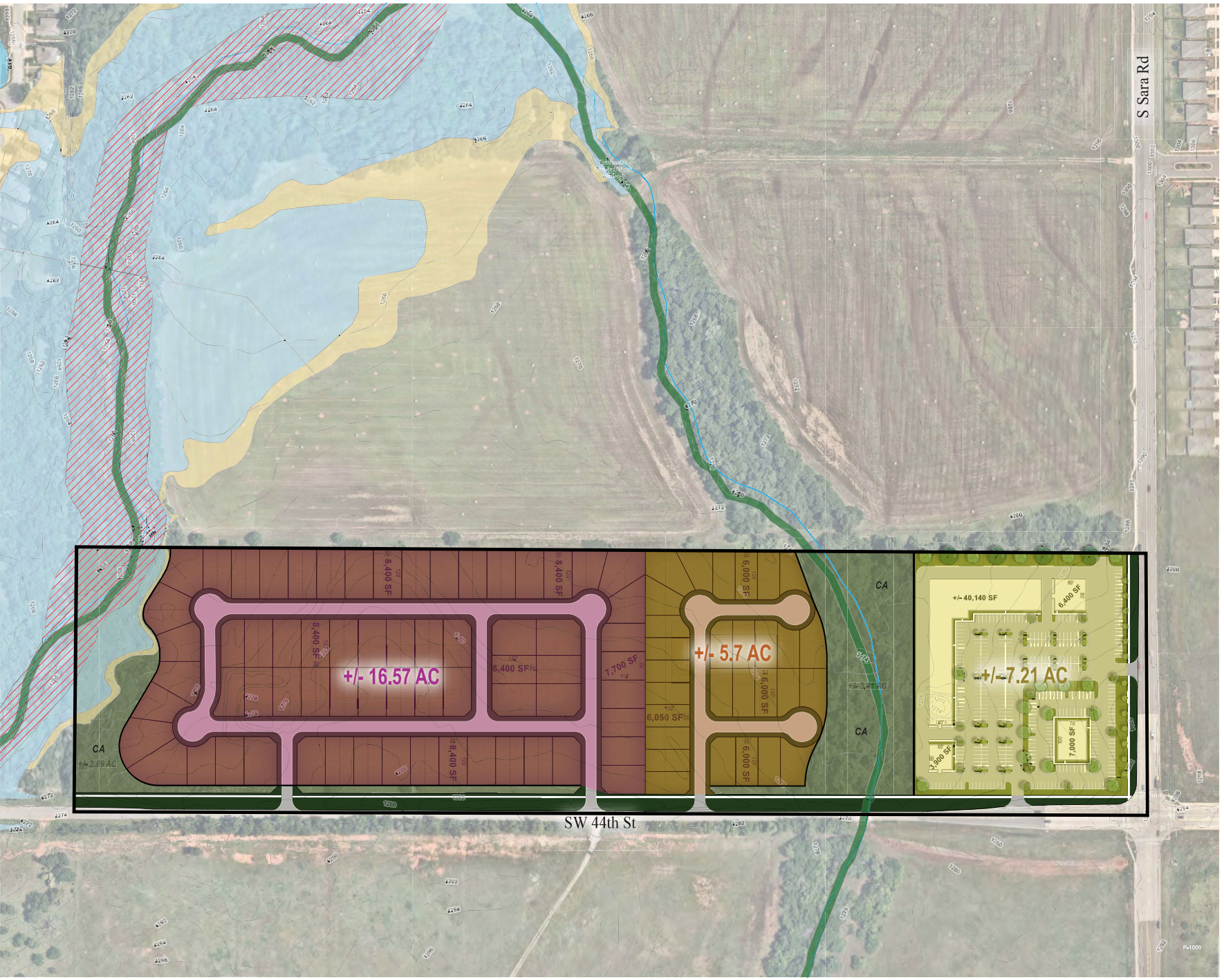


The City of OKLAHOMA CITY

Planned Unit Development

N W E S

0 250 500 Feet



0 100' 200'

PUD-2136 Exhibit B

10927 SW 44th St

Conceptual Site Plan

- Deplex Housing (+/- 16.57 AC)
  - 65 Lots
  - 128 Dublex Lots
- Single Family Lots(+/- 5.7 AC)
  - 29 Total Lots
- Standard Commercial (+/- 7.21 AC)
  - 57,440 Total SF
  - 396 Total Parking Spaces

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8679

ENGINEERS SURVEYORS PLANNERS

1/23/26

Conceptual site plan showing feasible option permitted under proposed rezoning

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Existing Zoning: AA

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Aerial Photo from 3/2025

The City of OKLAHOMA CITY

Planned Unit Development

N W E S

0 250 500 Feet