

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2056

MASTER DESIGN STATEMENT FOR

Orr Family Farm II

January 16, 2025

January 17, 2025

PREPARED FOR:

Chevy Chase II
14400 S. Western Ave.
Oklahoma City, Oklahoma
405-202-0021
glenn@orrfamilyfarm.com

PREPARED BY:

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

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Orr Family Farm, consisting of approximately 30 acres, is located within the Northwest Quarter (NW/4) of Section 21, Township 10 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Chevy Chase Joint Venture and Celestial Acres Stud, 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: PUD-1688 and AA Districts and used for Orr Family Farm and undeveloped land.
East: R-1 District and used for residential development.
South: PUD-1688 and AA Districts and used for Orr Family Farm and undeveloped land.
West: AA District and used for residential development.

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

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently developed with a barn/garage structure.

SECTION 6.0CONCEPT

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

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

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

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

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

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

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

7.8COMPREHENSIVE PLAN

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

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

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

8.1.....USE AND DEVELOPMENT REGULATIONS

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

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

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

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

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

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

9.2 LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Any existing screening shall be permitted to remain and deemed to conform to applicable regulations.

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 shall be taken from S. Western Ave. and through the adjacent PUD-1688.

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

9.10.1 FREESTANDING ON-PREMISE SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 OFF-PREMISE SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be ~~prohibited~~in accordance with the base zoning district.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

The existing sidewalk along S. Western Ave. shall be permitted to remain and deemed to conform to applicable regulations.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

Exhibit A - Legal Description

Exhibit B - Conceptual Master Development Plan

Exhibit C - Topography Plan



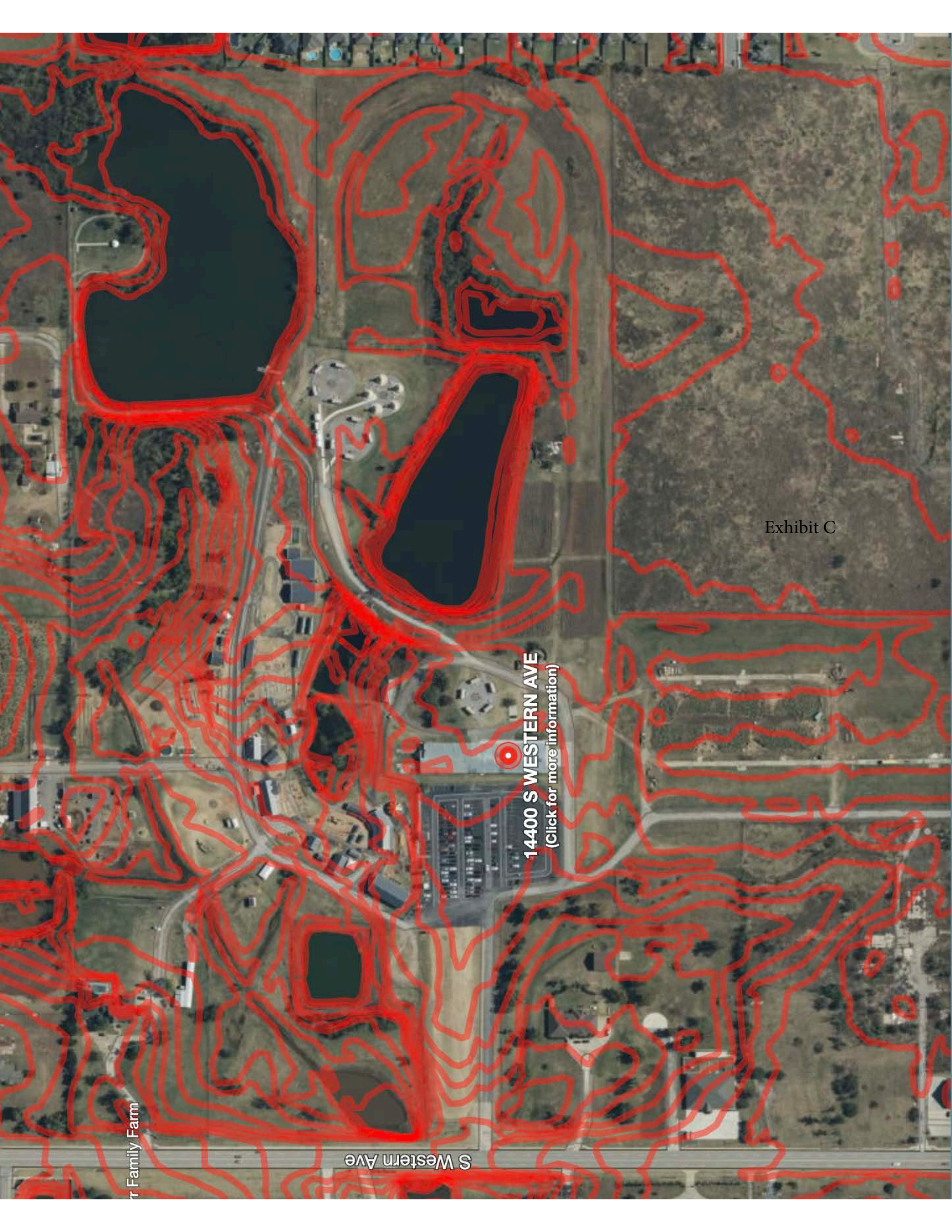


Exhibit C

14400 S WESTERN AVE
(Click for more information)

r Family Farm

S Western Ave