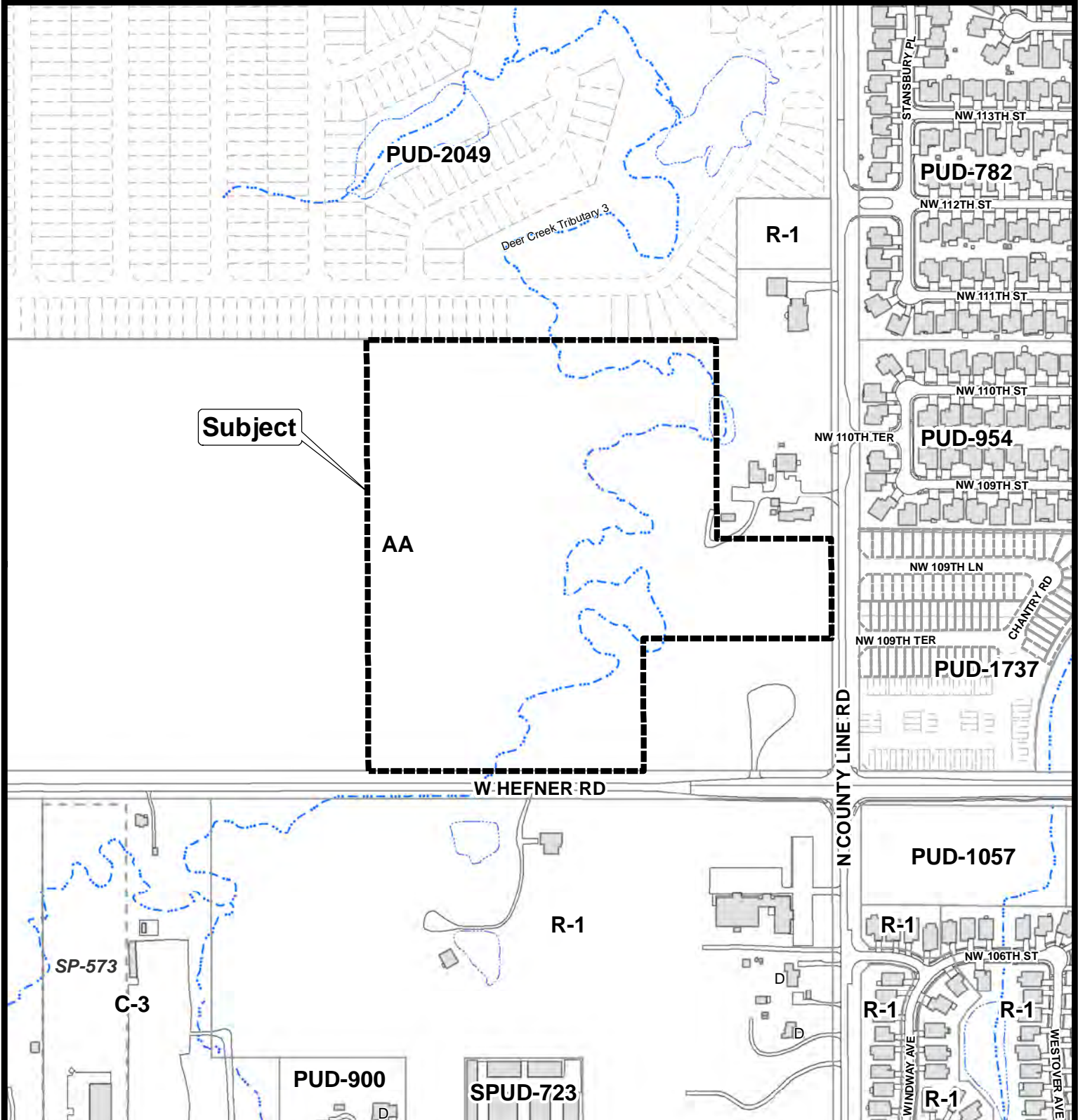


**Case No: PUD-2069 Applicant: Cornerstone Real Property, LLC,
Randy Mecklenburg, RJaK-OKC, Inc., and Justin Mecklenburg
Existing Zoning: AA
Location: 9109 W. Hefner Rd.**



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400 Feet

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD –

MASTER DESIGN STATEMENT

LARKSPUR---W. HEFNER ROAD & N. COUNTY LINE ROAD

04/28/2025

PREPARED FOR:

Premium Land, LLC
P.O. Box 6718
Edmond, OK 73083

PREPARED BY:

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

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Hefner Road and North County Line Road, consisting of approximately 31.89 acres is located within the SE/4 of Section 24, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located north of West Hefner Road and west of North County Line Road.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Premium Land, LLC, P.O. Box 6718, Edmond, OK 73018.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: PUD-2049 currently vacant land.

East: PUD-782, PUD-954, and PUD-1737 currently single family residential, Chapel Creek Addition.

South: PUD-731, C-3, and R-1, with majority of the land vacant other than a single residence and a church

West: Currently zoned AA and vacant.

SECTION 5.0PHYSICAL CHARACTERISTICS

The highest elevation on the subject property is approximately 1,224 feet, located near the southeast corner. Generally, higher elevations are found along the site's outer boundaries, while the central portion is traversed by Deer Creek Tributary 3, which flows from south to north. The lowest elevation, approximately 1,203 feet, is located along the northern boundary within the creek channel. Off-site runoff from the west, southwest, east, and southeast flows across the site and ultimately discharges into Deer Creek Tributary 3. The overall site slope is approximately 3%, descending into the creek.

The property's soil composition includes silty loam and silty clay characteristics typical of Bethany Silt Loam, Kirkland Silt Loam, Port Silt Loam, and Renfrow Silt Loam. Along the banks of Deer Creek Tributary 3, soil consists primarily of the Grand-Port complex, with slopes ranging from 0% to 12%.

SECTION 6.0CONCEPT

The concept for this Planned Unit Development is to establish a townhome community that serves as a transitional land use between the existing agricultural properties and the adjacent single-family residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest arterial street to the south is West Hefner Road, which has a 50-foot right-of-way and is paved to rural arterial standards. To the east, North County Line Road also features a 50-foot right-of-way and is similarly constructed to rural arterial standards. This Planned Unit Development shall take access from both West Hefner Road and North County Line Road.

All streets or driveways located on adjacent properties within 200 feet of this PUD shall be identified and shown on the Master Development Plan.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available, on site, as part of a previously constructed sanitary sewer extension (SB-0043).

7.3 WATER

Water facilities for this property are available on the north side of W. Hefner Road and on the east side of N. County Line Road.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 32 located at 12233 N. Mustang Road, Oklahoma City, OK, approximately 3.5 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

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

This property drains into the Deer Creek Tributary 3 drainage basin. This Planned Unit Development is not located within the FEMA 100-year floodplain. Stormwater will be detained on-site as required by the OKC Drainage Criteria Manual. Collected stormwater will be discharged

into Deer Creek Tributary 3. Off-site runoff from the west, southwest, east, and southeast flows across the site and ultimately discharges into Deer Creek Tributary 3.

7.8COMPREHENSIVE PLAN (PLAN OKC)

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

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

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

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "R-4" Single-Family Residential District shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

9.1MODIFIED LOT REQUIREMENTS

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

Tract 1:

Maximum number of units per building / structure: Eight (8)

Minimum lot width: 22 feet

Minimum lot size: 968 square feet

Tract 2:

Maximum number of units per building / structure: Twenty-Four (24)

9.2.....FACADE REGULATIONS

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

9.3 LANDSCAPING REGULATIONS

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

9.4LIGHTING REGULATIONS

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

9.5 SCREENING REGULATIONS

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

9.6 SUBDIVISION REGULATIONS

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

9.7 DRAINAGE REGULATIONS

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

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations, as amended. W. Hefner Road and N. County Line Road will provide access to this PUD.

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

9.9DUMPSTER REGULATIONS

Dumpsters may be utilized in this PUD and shall be operated in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

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 Single-Family Residential zoning districts or use.

9.10PARKING REGULATIONS

The design and number of all parking facilities within this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. All required parking spaces shall be located on private property. On-Street maneuvering into parking spaces shall be permitted. The location of the On-Street maneuvering shall only be permitted within the frontage of a common area lot.

9.11..... SIGNAGE REGULATIONS

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

9.12 ROOFING REGULATIONS

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

9.13 SIDEWALK REGULATIONS

All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.14 HEIGHT REGULATIONS

For Tract 1, the maximum height shall be 2-1/2 stories or 35 feet. For Tract 2, the maximum height shall be 3 stories or 42 feet.

9.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district. If this PUD is developed as a single lot multifamily development, then no internal building setbacks shall be required, except as required by the fire code.

9.16 PUBLIC IMPROVEMENTS

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

9.17..... COMMON AREAS

Maintenance of the common areas, 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.

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 – Master Development Plan
- Exhibit C – Topographic Map
- Exhibit D – Illustrative Master Plan

A tract of land situate within the Southeast Quarter (SE/4) of Section Twenty-Four (24), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, being more particularly described as follows:

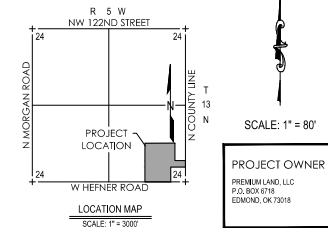
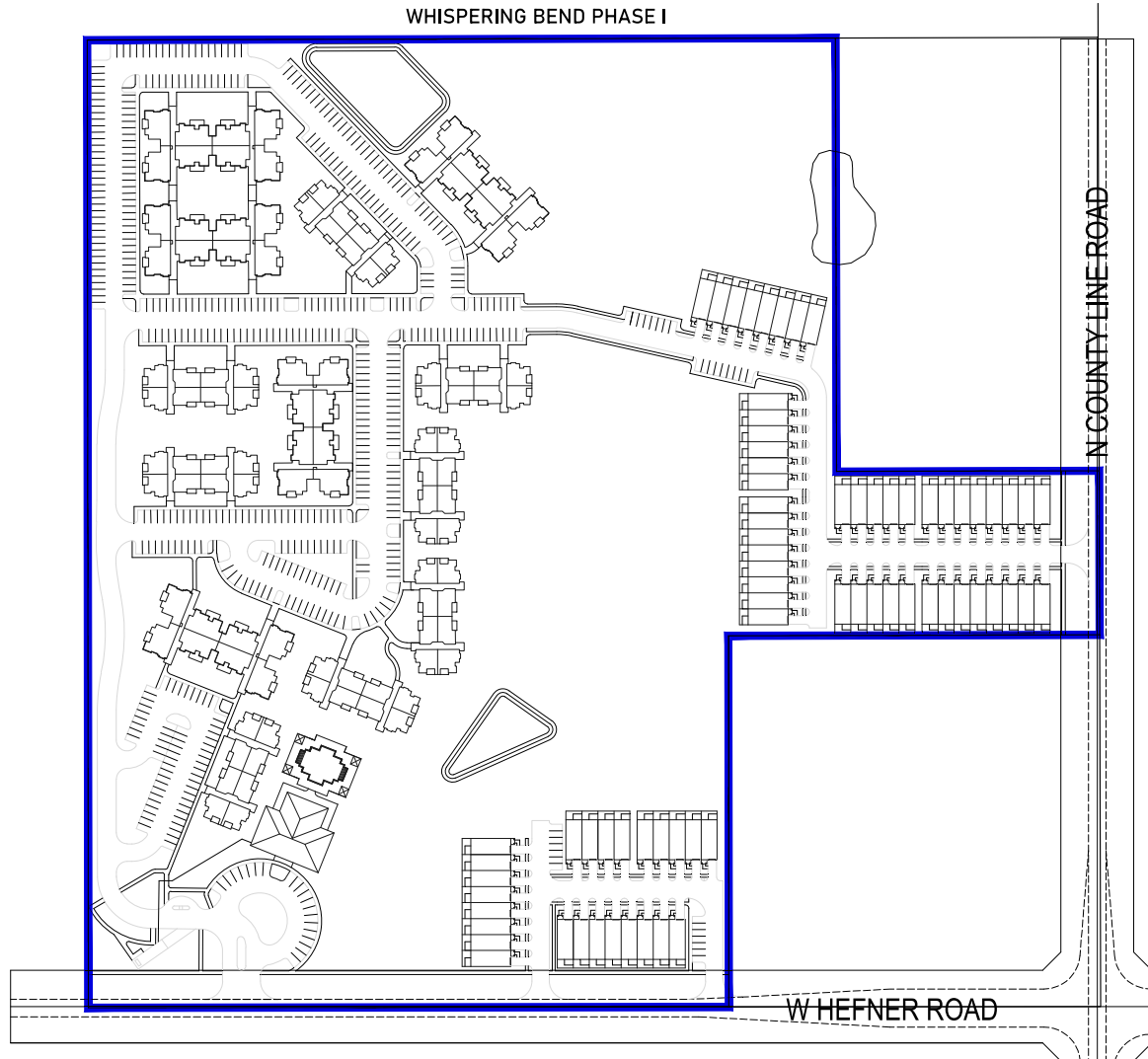
COMMENCING at the Southeast Corner of said SE/4; thence
N 89° 56' 03" W along the South Line of said SE/4 a distance of 589.23 feet to the POINT OF BEGINNING; thence
N 89° 56' 03" W a distance of 816.42 feet; thence
N 00° 15' 00" W a distance of 1327.81 feet; thence
N 89° 59' 30" E along the North Line of the S/2 of the SE/4 a distance of 1037.22 feet; thence
S 00° 11' 34" E a distance of 590.09 feet; thence
S 89° 59' 37" E a distance of 369.84 feet; thence
S 00° 11' 07" E along the East Line of said SE/4 a distance of 295.87 feet; thence
N 89° 56' 03" W a distance of 589.22 feet; thence
S 00° 11' 04" E a distance of 443.57 feet
to the POINT OF BEGINNING.

Said tract contains 1,389,045 Sq Ft or 31.89 Acres, more or less

The foregoing legal description forms a mathematically closed figure and was prepared under the supervision of Lee Allen Schroeder PLS 1502 on 4/17/2025 in conjunction with Crafton Tull & Associates Project 25603500, the basis of control is OKLAHOMA NORTH NAD83 (2011) EPOCH 2010.0

MASTER DEVELOPMENT PLAN
OF
HEFNER RD & N. COUNTY LINE
A PART OF THE SE/4 OF SECTION 24, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIANT COUNTY, OKLAHOMA

WHISPERING BEND PHASE I



LEGAL DESCRIPTION

A tract of land situate within the Southeast Quarter (SE/4) of Section Twenty-Four (24), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, being more particularly described as follows:

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EXHIBIT B

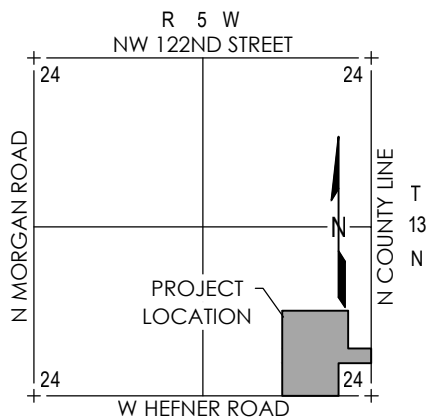
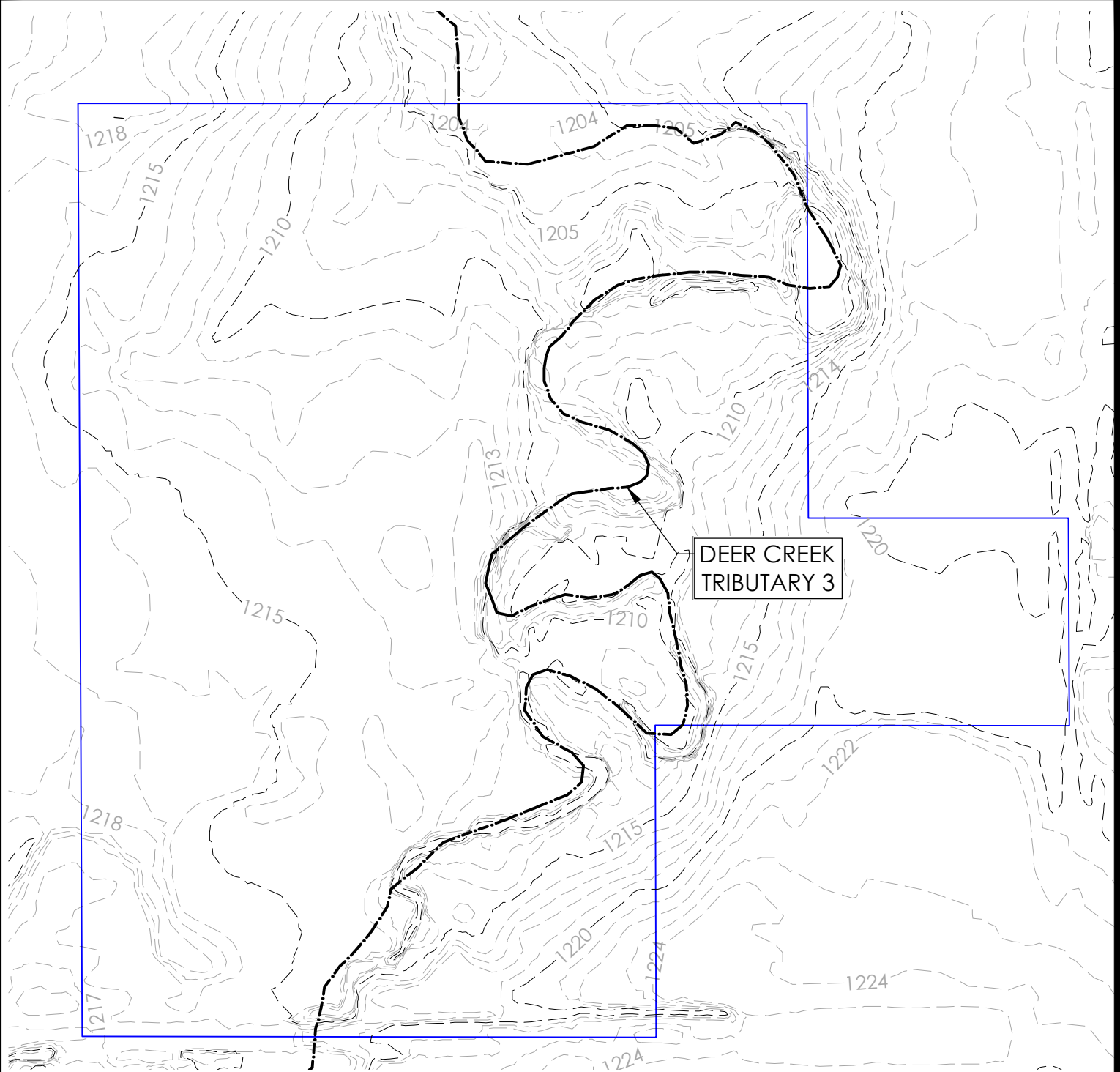
MASTER DEVELOPMENT PLAN
THE WATERS DUPLEXES



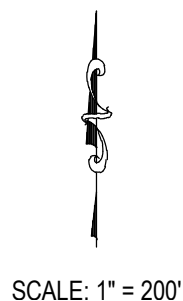
Crafton Tull
architectural engineering planning
400-787-0201 400-383-0201
www.craftontull.com

CRAFTON TULL & ASSOCIATES
A PROFESSIONAL CORPORATION

SHEET NO.: 1 OF 1
DATE: 4/3/2025
PROJECT NO.: 25603300



LOCATION MAP
SCALE: 1" = 3000'



PROJECT OWNER AND DEVELOPER:

Premium Land, LLC
P.O. Box 6718
Edmond, OK 73018

PH: 405.397.3855
EMAIL: zach@premiumlandok.com

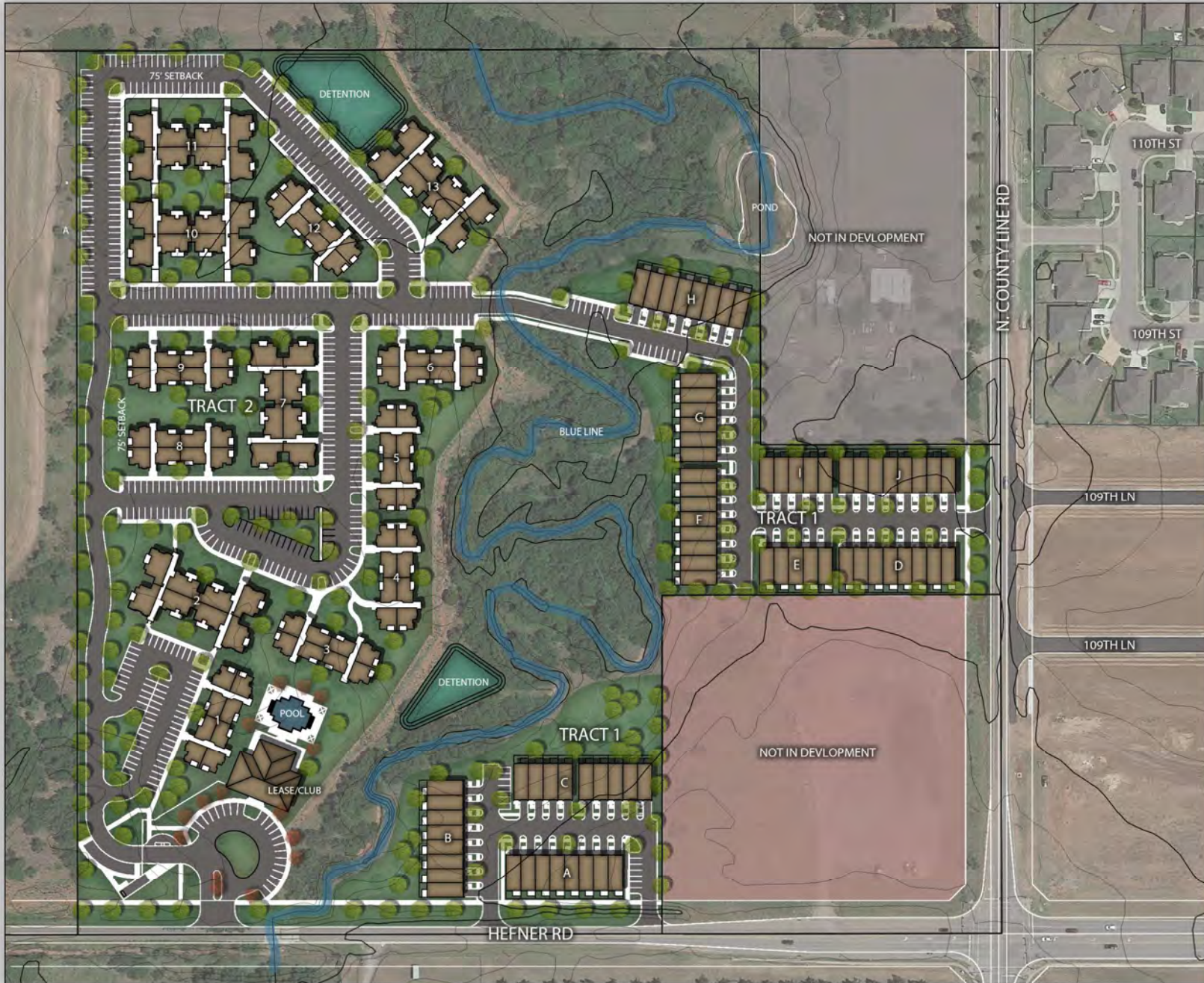
HEFNER ROAD & N. COUNTY LINE - EXHIBIT C



Crafton Tull
architecture | engineering | surveying
405.787.6270 f 405.787.6276 f
www.craftontull.com

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

SHEET NO.: 1 of 1
DATE: 04/21/25
PROJECT NO.: 25603500



SUMMARY

SITE AREA: ~ 31.5 ACRES
EXISTING ZONING: AA
PROPOSED ZONING: (PUD)
MULTI-FAMILY RESIDENTIAL

TRACT 1

TOWNHOME PRODUCT
UNITS: 73
BUILDINGS: 8, 2-STORY, 8-UNITS MAX.
UNIT SIZE SHOWN: 22' X 44'
LOT WIDTH: 22'
ONE CAR GARAGE, ONE CAR DRIVE
FRONT YARD: 25' MINIMUM
PRIVATE STREETS SHOWN

TRACT 2

GARDEN APARTMENT PRODUCT
BUILDABLE AREA: ~15.0 ACRES
BUILDINGS: 13, 3-STORY
UNITS: 24 / BUILDING = 312
DENSITY FOR BUILDABLE AREA: 20.8 UNITS/ACRE

HEFNER RD & N. COUNTY LINE RD

OKLAHOMA CITY, OK

APRIL, 2025



GRAPHIC SCALE IN FEET

