



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

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Bellflower West

Name of Development or Applicant 9430 SW 15th Street

South of SW 15th, between S Morgan Rd and S County Line Rd

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

16.9795 Acres

ReZoning Area (Acres or Square Feet)

To rezone the site into a PUD to allow for single family residential homes to be constructed

Summary Purpose Statement / Proposed Development

Staff Use Only	1989
Case No.: PUD	12/14/23
File Date:	W3
Ward No.:	---
Nbhd. Assoc.:	Mustang
School District:	AA & PUD-1512
Extg Zoning:	
Overlay:	

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Iron Bull Capital, LLC

Name

11701 South Freeway

Mailing Address

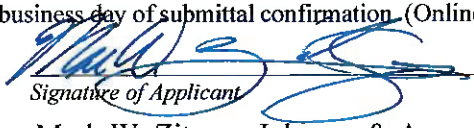
Burleson, TX, 76028

City, State, Zip Code

(817) 841-9625

Phone

Email


Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

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

LEGAL DESCRIPTION

Bellflower West PUD

A tract of land lying in the NW/4 of Section TWELVE (12), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follow:

Commencing at the Southeast Corner of the NW/4 of Section Twelve (12);

Thence N 01°33'40" E along the East Quarter line of Section 12, a distance of 313.99 feet to the Point of Beginning;

Thence N 89°49'59" W a distance of 693.96 feet;

Thence N 01°38'00" E a distance of 595.10 feet;

Thence N 24°44'23" E a distance of 174.11 feet;

Thence N 69°11'38" E a distance of 228.71 feet;

Thence N 35°37'02" E a distance of 353.98 feet;

Thence N 10°51'09" E a distance of 468.90 feet;

Thence N 50°37'23" E a distance of 184.03 feet;

Thence S 01°33'40" W along the East line of the NW/4 of Section 12, a distance of 1701.92 feet to the Point of Beginning.

State Of Oklahoma
Canadian County
Documentary Stamps
\$1014.00



Doc#: R 2023 28380
Bk&Pg: RB 5761 103-105
Filed: 11-21-2023 DAR
10:52:59 AM WD
Canadian County, OK 3E

Ret to:
OLD REPUBLIC TITLE
1601 Health Center Parkway Bldg. 700
Yukon, OK 73099

WARRANTY DEED
Individual

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That **POAGE FAMILY INVESTMENTS, LLC** party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **IRON BULL CAPITAL, LLC** party of the second part the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

A tract of land lying in the NW/4 of Section TWELVE (12), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follow:

Commencing at the Southeast Corner of the NW/4 of Section Twelve (12); Thence N 01°33'40" E along the East Quarter line of Section 12, a distance of 313.99 feet to the Point of Beginning; Thence N 89°49'59" W a distance of 693.96 feet; Thence N 01°38'00" E a distance of 595.10 feet; Thence N 24°44'23" E a distance of 174.11 feet; Thence N 69°11'38" E a distance of 228.71 feet; Thence N 35°37'02" E a distance of 353.98 feet; Thence N 10°51'09" E a distance of 468.90 feet; Thence N 50°37'23" E a distance of 184.03 feet; Thence S 01°33'40" W along the East line of the NW/4 of Section 12, a distance of 1701.92 feet to the Point of Beginning.

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

RETURN TO:
IRON BULL CAPITAL, LLC
11701 SOUTH FREEWAY
BURLESON, TX 76028

TAXES TO:
IRON BULL CAPITAL, LLC
11701 SOUTH FREEWAY
BURLESON, TX 76028

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

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

Signed and delivered 16th day of November, 2023.

POAGE FAMILY INVESTMENTS, LLC

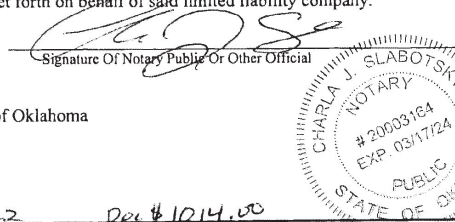
[Signature]

BY: HAROLD L POAGE, SOLE MEMBER/MANAGER

STATE OF OKLAHOMA }
 } ss
COUNTY OF CANADIAN }

Before me, a Notary Public in and for this State, on this **16th day of November, 2023** personally appeared **HAROLD L POAGE** as **SOLE MEMBER/MANAGER**, on behalf of **POAGE FAMILY INVESTMENTS, LLC**, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)



Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 23296047
Underwriter: American Guaranty Title Insurance Company

423296047 CR 3/22 Dec \$1014.00
Warranty Deed (LLC)

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to DeedAFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF ~~OKLAHOMA~~)
 TEXAS) ss.
 COUNTY OF Johnson)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

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

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

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

No alien or any person who is not a citizen of the United States 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.

Rachel M. Manager
AFFIANT, individually and as authorized agent of the Entity

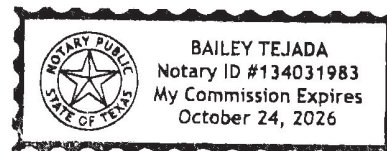
11/10/2023
Date

The foregoing instrument was acknowledged before me this 10th day of November, 2023,
by Ron Wellborn.

B. Tejada
NOTARY PUBLIC

My Commission Expires: 10/24/2026

My Commission Number: 134031983



***Iron Bull Capital, LLC
11701 South Freeway
Burleson, TX 76028
PH: (817) 841-9625***

November 16, 2023

City of Oklahoma City
Planning & Zoning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK, 73102

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

Ron Welborn / Manager

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5064-008/PUD

CERTIFICATE OF BONDED ABTRACTOR

(500 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 500 feet in all directions of the following described land:

A tract of land lying in the NW/4 of Section TWELVE (12), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follow:

Commencing at the Southeast Corner of the NW/4 of Section Twelve (12);

Thence N 01°33'40" E along the East Quarter line of Section 12, a distance of 313.99 feet to the Point of Beginning;

Thence N 89°49'59" W a distance of 693.96 feet;

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Thence N 35°37'02" E a distance of 353.98 feet;

Thence N 10°51'09" E a distance of 468.90 feet;

Thence N 50°37'23" E a distance of 184.03 feet;


Thence S 01°33'40" W along the East line of the NW/4 of Section 12, a distance of 1701.92 feet to the Point of Beginning.

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: OCTOBER 23, 2023 UPDATE: December 4, 2023 at 7:30 AM

First American Title Insurance Company

By: 

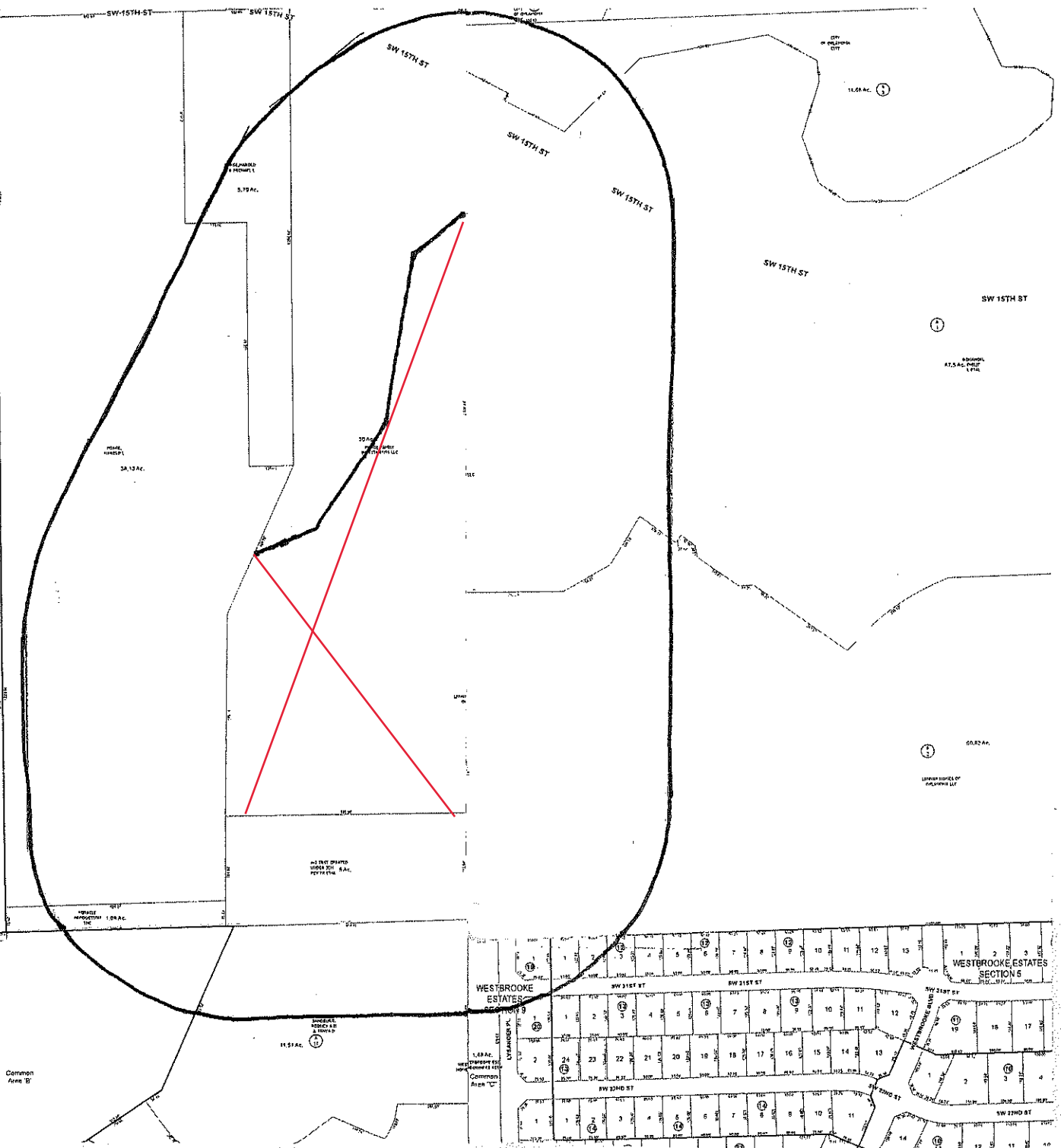
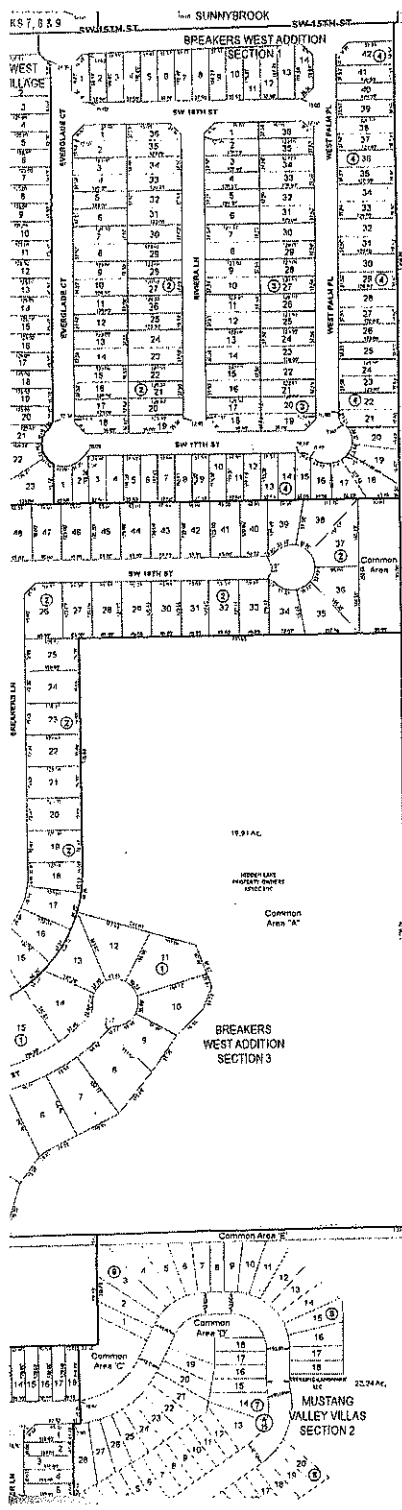
Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2841420-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
IRON BULL CAPITAL, LLC	PO BOX 850680.YUKON.OK.73085			PT NW/4 12-11N-5W (A#1 ON THE MAP) - INCLUDES SUBJECT PROPERTY
CHISHOLM SPRINGS GBD LLC	600 S WASHINGTON ST.ARD MOR.OK.76401			PT SW/4 1-11N-5W (A#6 ON THE MAP)
				PT SE/4 1-11N-5W (A#7 ON THE MAP) AND
CITY OF OKLAHOMA CITY	200 N WALKER AVE.OKLAHOMA CITY.OK.76102			PT NE/4 12-11N-5W (A#3 ON THE MAP)
PHILIP L BOHANON	1513 BRIGHTON AVE.OKLAHOMA CITY.OK.73120			PT NE/4 12-11N-5W (A#1 ON THE MAP)
LENNAR HOMES OF OKLAHOMA LLC	1707 MARKET PL BLVD STE 100.IRVING.TX.75063			PT NE/4 12-11N-5W (A#2 ON THE MAP)
STEPHANIE MICHELLE ROBERTS & DAVID JOHN ROBERTS	9341 SW 21ST ST.OKLAHOMA CITY.OK.73128	3	12	WESTBROOKE ESTATES 5
HUNG QUOC NGO & HOA THI NGUYEN	9345 SW 21ST ST.OKLAHOMA CITY.OK.73128	2	12	WESTBROOKE ESTATES 5
JAMES D STRONG & KELLI K STRONG	9349 SW 21ST STREET.OKLAHOMA CITY.OK.73128	1	12	WESTBROOKE ESTATES 5
AARON M SMATHERS & LISHA M SMATHERS	9353 SW 21ST ST.OKLAHOMA CITY.OK.73128	1	19	WESTBROOKE ESTATES 9
MICHAEL HOFFATT & DESHAWN HOGGATT	9348 SW 21ST ST.OKLAHOMA CITY.OK.73128	1	20	WESTBROOK ESTATES 9
WESTBROOKE EST HOMEOWNERS ASSN	2700 LYSANDER PL.OKLAHOMA CITY.OK.73128			WESTBROOKE ESTATES SEC 9 COMMON AREA "C"
RODNEY A SANDBURG II & TANYA D SANDBURG	2425 LYSANDER PL.OKLAHOMA CITY.OK.73128			PT SW/4 12-11N-5W (A#11 ON THE MAP)
A-2 TRUST CREATED UNDER JCM REVOCABLE TRUST	17730 N MACARTHYR BLVD STE A.EDMOND.OK.73012			PT NW/4 12-11N-5W (A#3 ON THE MAP)
STERLING-LANDMARK LLC ATTN: BRYAN STAMBECK	2900 WASHINGTON DR.NORMAN.OK.73069			MUSTANG VALLEY VILLAS 2 COMMUN AREA "B"
MIRACLE PRODUCTION INC	PO BOX 850680.YUKON.OK.73085			PT NW/4 12-11N-5W (A#4 ON THE MAP)
HAROLD L POAGE	PO BOX 850680.YUKON.OK.73085			PT NW/4 12-11N-5W (A#2 ON THE MAP)
HAROLD L POAGE & MICHAEL L POAGE	PO BOX 850680.YUKON.OK.73085			PT NW/4 12-11N-5W (A#5 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



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

PUD - ____

DESIGN STATEMENT FOR

Bellflower West

Southwest of SW 15th Street & S County Line Road

December 14, 2023

Prepared For:

Lennar Homes of Oklahoma, LLC
1707 Market Place Blvd. #310
Irving, TX 75063

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of Bellflower West, consisting of approximately 16.9795 acres is located within the NW/4 of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located south of SW 15th Street and west of S Countyline Road.

2.0 LEGAL DESCRIPTION:

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

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Lennar Homes of Oklahoma, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located southwest of SW 15th Street and S County Line Road in southwest Oklahoma City. The property is currently zoned as AA, “Agricultural” District and PUD-1512, specifically Tract 3 with a base zoning of I-1, “Light Industrial” District. The subject property is currently undeveloped.

North: North of the subject site is zoned PUD-1512 with a base zoning of I-1, “Light Industrial” District and is currently operating as industrial.

East: East of the subject site is currently zoned as R-1, “Single-Family” Residential. However, there is currently an application to rezone the property to PUD-1974 with a base zoning of R-1, “Single-Family” Residential. It is presently undeveloped.

South: South of the subject site is zoned as AA, “Agricultural” District and is undeveloped.

West: West of the subject site is zoned R-1, “Single-Family Residential” District and PUD-1512 with base zonings of I-1, “Light Industrial” District and C-3, “Community Commercial” District. The property is currently being used for industrial and/or commercial operations, primarily as a laydown yard.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from 1238 to 1214 feet and generally slopes to the northwest. There are tree groupings abutting the stream, on the northwest corner of the site that are anticipated to be preserved upon development of the site. The north portion of the site is within the 100-Year FEMA Floodplain and/or the FEMA Floodway. A majority of the site is within the 500-Year FEMA Floodplain. There is one USGS Blue Line Stream, Mustang Creek, within the FEMA Floodplain in this location that generally follows the west property line. The proposed development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as residential single-family homes. This proposed development will be an extension of the Bellflower Estates development currently under construction, abutting the site on the east. In an effort to provide a variety of housing types, various lot sizes are proposed. This development will provide a housing variety that is needed in this area of Oklahoma City. Given the site's unique access to the Kilpatrick Turnpike, future residents will be able to easily access I-40 and I-44.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This development proposes connections to the abutting Bellflower Estates development to the east. Bellflower Estates is to be accessed from SW 15th Street with 100 feet of right-of-way and S County Line Road with 60 feet of right-of-way.

Proposed streets within this Planned Unit Development may be public streets that will conform to City of Oklahoma City standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are 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 site is Station No. 20 which is located at 7929 SW 29th St. Station No. 20 is approximately 2 miles southwest of the subject PUD. Anticipated response times are of Urban Service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no Oklahoma City EMBARK bus lines in the area nor are there any planned.

7.7 DRAINAGE

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

Planokc projects this parcel to be in the Urban Low Intensity land use typology area. The proposed uses in this Planned Unit Development are consistent with the Urban Low Intensity standards.

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. 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 ("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-1, "Single Family Residential" District** shall govern this PUD except as herein modified below.

9.0 SPECIAL CONDITIONS:

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

Permitted Uses:

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Model Home (8200.8)
- Single-Family Residential (8200.14)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% stucco, wood or other non-masonry materials shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

All 30-foot lots shall be limited to a one car garage and driveway no wider than 12 feet in width.

9.2 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, except as otherwise noted.

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

Screening shall be per the base zoning district.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Oklahoma City Subdivision Regulations.

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

Not Applicable.

9.8 VEHICULAR ACCESS REGULATIONS

Access shall be per the City of Oklahoma City Subdivision and Zoning Regulations.

9.9 PARKING REGULATIONS

The design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Only one space shall be required per lot and the garage space may count toward this requirement.

All garages shall be placed at least 18 feet from the back of the sidewalk.

Maneuvering in the right-of-way shall be permitted within this PUD.

9.10 SIGNAGE REGULATIONS

Signage shall be per the base zoning district.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Internal sidewalks shall be required per code. All sidewalks shall be in place prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The maximum building height for structures shall be per the base zoning district.

9.14 SETBACK REGULATIONS

Setbacks for individual lots shall be:

Front: 15 feet, driveways and garages shall be provided no less than 18 from the back of the sidewalk.

Side: 5 feet

Rear: 10 feet

9.15 LOT COVERAGE

The maximum lot coverage shall be 60%.

9.16 LOT WIDTH

The minimum lot width within this PUD shall be 30 feet.

9.17 LOT SIZE

The minimum lot size for this PUD shall be 3,000 sf.

9.18 PUBLIC IMPROVEMENTS

The Developer shall make public improvements throughout the PUD as may be 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.

9.19 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the developer. 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.

9.20 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

9.21 SPECIFIC PLAN AND PERMITTING REQUIREMENTS

A specific plan shall not be required for this PUD.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land lying in the NW/4 of Section TWELVE (12), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follow:

Commencing at the Southeast Corner of the NW/4 of Section Twelve (12);

Thence N 01°33'40" E along the East Quarter line of Section 12, a distance of 313.99 feet to the Point of Beginning;

Thence N 89°49'59" W a distance of 693.96 feet;

Thence N 01°38'00" E a distance of 595.10 feet;

Thence N 24°44'23" E a distance of 174.11 feet;

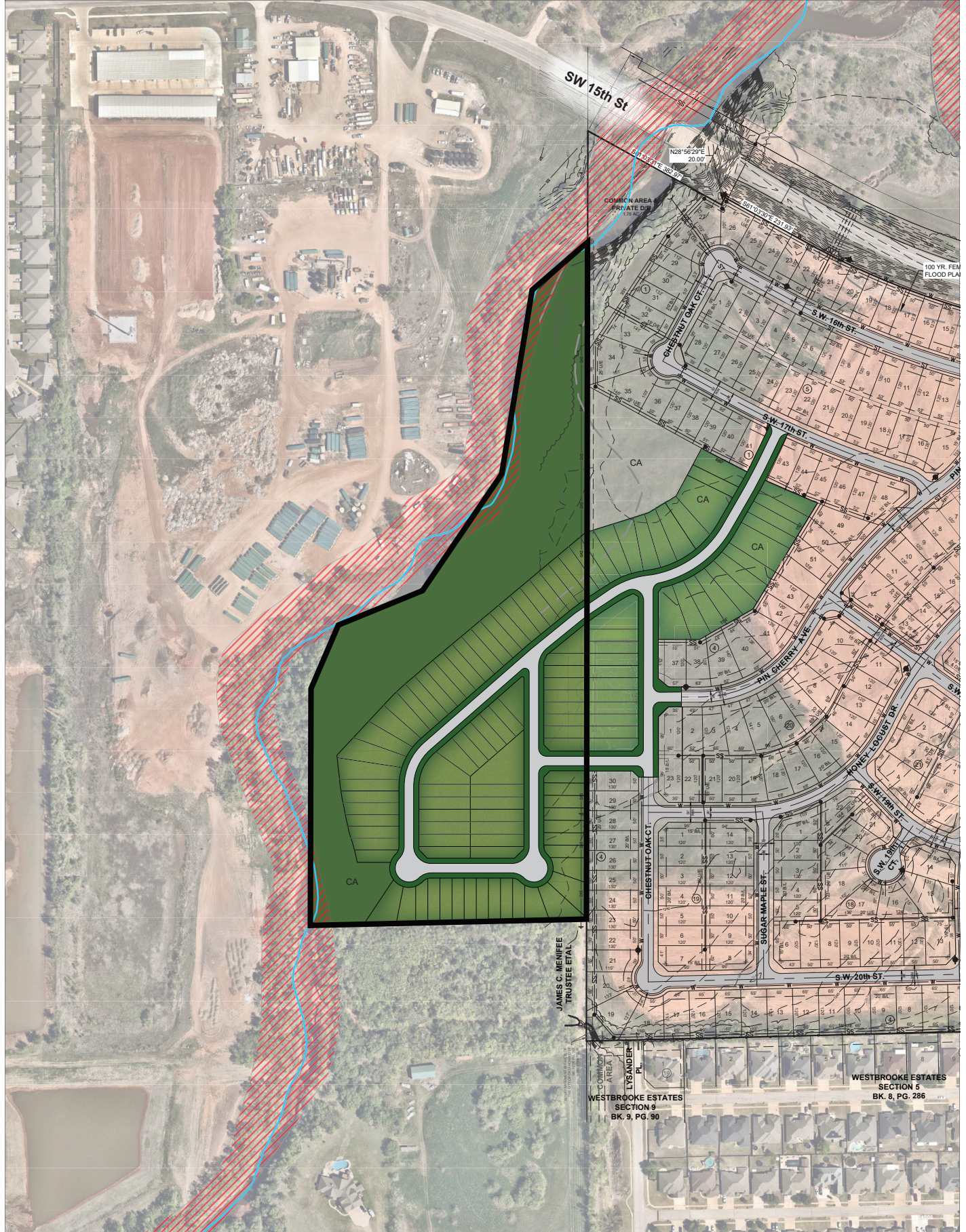
Thence N 69°11'38" E a distance of 228.71 feet;

Thence N 35°37'02" E a distance of 353.98 feet;

Thence N 10°51'09" E a distance of 468.90 feet;

Thence N 50°37'23" E a distance of 184.03 feet;

Thence S 01°33'40" W along the East line of the NW/4 of Section 12, a distance of 1701.92 feet to the Point of Beginning.



PUD-_____ **Bellflower West**

Exhibit B
 Conceptual Master Development Plan

+/-16.9795 acres



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ENGINEERS SURVEYORS PLANNERS

12/14/23

Conceptual site plan showing feasible option
 permitted under proposed rezoning

