



The City of Oklahoma City
Development Services 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

Staff Use Only:	1992
Case No.: PUD -	
File Date:	1-11-24
Ward No.:	W1
Nbhd. Assoc.:	---
School District:	PIEDMONT
Extg Zoning:	AA
Overlay:	

Name of Development or Applicant

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

ReZoning Area (Acres or Square Feet)

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 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. (Make check payable to “City Treasurer”)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

tmassey
Signature of Applicant

Applicant's Name (please print)

Applicant's Mailing Address

City, State, Zip Code

Phone

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 2019 25624
Bk&Pg: RB 4959 382-384
Filed: 09-27-2019
11:26:52 AM
Canadian County, OK

KLJ
QC

EXEMPT Documentary Stamp Tax 68 OS §3202, (4).

③m

QUIT CLAIM DEED

THIS INDENTURE, Made this 17th day of September, 2019, between Stewart Simpson, a single person, hereinafter called Grantor, and Degrees of Freedom, LLC, an Oklahoma Limited Liability Company, 22 NE 3rd Street, Oklahoma City, OK 73104, hereinafter called Grantee, whether one or more:

WITNESSETH, That said Grantor, in consideration of the sum of TENDOLLARS (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, quit claim, grant, bargain, sell and convey unto said Grantee, its successors and assigns, all of Grantor's undivided interest in and to the following described real estate situated in the County of Canadian and State of Oklahoma, to-wit:

- (1) SURFACE RIGHTS ONLY IN AND TO: A tract of land situated in the South Twenty-six (26) acres of the North Eighty-two (82) acres and the East Thirty (30) acres of the South Eighty-five (85) Acres of the Northwest Quarter (NW/4), Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, **Canadian County, Oklahoma**, more particularly described as follows: Beginning at a point 924.09 feet South 0°30'20" East and 510.02 feet North 89°42'18" East of the Northwest corner of said Section 3; Thence North 89°42'18" East a distance of 2130.97 feet to a point on the East Boundary of said Northwest Quarter (NW/4); Thence South 0°39'25" East a distance of 1797.76 feet to the Center of Section 3; Thence South 89°37'12" West along the South boundary of said Northwest Quarter (NW/4) a distance of 956.33 feet; Thence North 0°38'55" West a distance of 1370.42 feet; Thence South 89°42'18" West a distance of 1175.96 feet; Thence North 0°30'20" West a distance of 428.75 feet to the Point of Beginning;
- (2) SURFACE RIGHTS ONLY IN AND TO: Lots 1 & 2 and the South Half of the Northeast Quarter (S/2 NE/4) of Section Five (5), Township Thirteen (13) North, Range Five (5) W.I.M., **Canadian County, Oklahoma** Less 5.1 Acres highway;
- (3) SURFACE RIGHTS ONLY IN AND TO: Lots 3 & 4 and the South Half of the Northwest Quarter (S/2 NW/4) of Section Five (5), Township Thirteen (13) North, Range Five (5) W.I.M., **Canadian County, Oklahoma**;
- (4) SURFACE RIGHTS ONLY IN AND TO: Southeast Quarter (SE/4) of Section Five (5), Township Thirteen (13) North, Range Five (5) W.I.M.,

Return To: *End*
SCHULTE, SCHWEITER & RINSON, PLLC
302 North Main Street
Kingfisher, OK 73750

Canadian County, Oklahoma LESS AND EXCEPT the following: a strip, place or parcel of land lying in part of the SE/4 described as Beginning at the Southeast Corner of said SE/4, thence West along the South line of said SE/4 a distance of 88.02 feet, thence North $00^{\circ}11'14''$ East a distance of 2614.47 feet to the North line of said SE/4; thence East along said North line a distance of 88.02 feet; thence South along the East line of said SE/4 a distance of 2614.47 feet to the point of beginning;

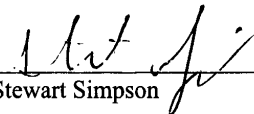
- (5) SURFACE RIGHTS ONLY IN AND TO: East Half of the Southwest Quarter (E/2 SW/4) of Section Five (5), Township Thirteen (13) North, Range Five (5) W.I.M., **Canadian County, Oklahoma**;
- (6) SURFACE RIGHTS ONLY IN AND TO: Southwest Quarter (SW/4) of Section Four (4) Township Thirteen (13) North, Range Five (5) W.I.M., **Canadian County, Oklahoma**;
- (7) SURFACE RIGHTS ONLY IN AND TO: Lots 3 & 4 and the South Half of the Northwest Quarter (S/2 NW/4) of Section Four (4), Township Thirteen (13) North, Range Five (5) W.I.M., **Canadian County, Oklahoma** LESS AND EXCEPT THE FOLLOWING TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: Part of Government Lot 4 and the Southwest Quarter of the Northwest Quarter (SW/4 NW/4), sometimes referred to as the West Half of the Northwest Quarter (W/2 NW/4), of Section Four (4), Township Thirteen (13) North, Range Five (5) W.I.M., Canadian County, Oklahoma, being further described as follows: Commencing at the Northwest Corner of said NW/4, Thence S $00^{\circ}11'47''$ W along the West line of said NW/4 a distance of 985.00 feet; Thence S $89^{\circ}48'13''$ E a distance of 45.17 feet to a point on the east right-of-way of State Highway 4 said point being the Point or Place of BEGINNING; Thence continuing S $89^{\circ}48'13''$ E a distance of 425.59 feet; Thence S $00^{\circ}11'47''$ W a distance of 506.00 feet; Thence N $89^{\circ}48'13''$ W a distance of 437.76 feet to a point on said east right-of-way; Thence N $00^{\circ}11'47''$ E along said right-of way and parallel with the West line of said NW/4 a distance of 137.79 feet; Thence S $89^{\circ}48'13''$ E a distance of 9.20 feet; Thence on a curve to the right having a radius of 22,853.31 feet an arc length of 368.23 feet having a chord bearing of N $00^{\circ}39'28''$ E a distance of 368.23 feet to the Point or Place of Beginning;
- (8) SURFACE RIGHTS ONLY IN AND TO: Lots 1 & 2 and the South Half of the Northeast Quarter (S/2 NE/4) of Section Four (4), Township Thirteen (13) North, Range Five (5) W.I.M., **Canadian County, Oklahoma**;
- (9) SURFACE RIGHTS ONLY IN AND TO: Part of the Southeast Quarter of Section Four (4), Township Thirteen (13) North, Range Five (5) W.I.M.,

Canadian County, Oklahoma, more particularly described as Beginning at the Northwest corner of the SE/4; thence East 1768.76 feet; thence South 1000 feet; thence East 871.24 feet; thence South 1640 feet; thence West 2640 feet; thence North 2640 feet to the point of beginning;

- (10) SURFACE RIGHTS ONLY IN AND TO: The North 56 acres of the North 82 acres of the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) W.I.M., **Canadian County, Oklahoma**;

TO HAVE AND TO HOLD THE SAME, together with, all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining unto the said Grantee, it's successors and assigns, forever.

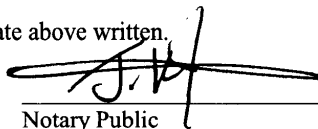
IN WITNESS WHEREOF, The said Grantor has hereunto set his hand the day and year first above written.


Stewart Simpson

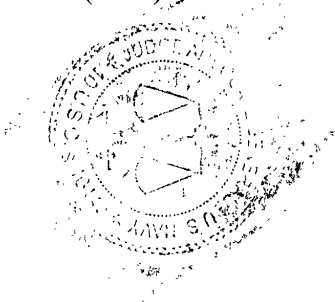
STATE OF HAWAII, County of HONOLULU, ss.

Before me, the undersigned, a Notary Public within and for said County and State, on this 17TH day of SEPTEMBER, 2019, personally appeared **Stewart Simpson**, a single person, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, as such Trustee, for the uses and purposes therein set forth.

WITNESS my hand and official seal the date above written.


Notary Public

(SEAL)





Julesa Heathe, U.S. Navy
Federal Notary, Under Authority of 10 U.S.C. § 1044a
Office of the Judge Advocate General of the Navy
Commission Expires: January 31, 2022

Exhibit "A"

LEGAL DESCRIPTION

Simpson 107 Ac.
Re-zoning Legal Description
NW 164th St. & N Mustang Road
City of Oklahoma City, Canadian County, Oklahoma

December 20, 2023

A tract of land lying in the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

The North Fifty-six (56) acres of the North Eighty (82) acres of the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, OK.

AND

A tract of land situated in the South Twenty-six (26) acres of the North Eighty-two (82) acres and the East Thirty (30) acres of the South Eighty-five (85) acres of the Northwest Quarter (NW/4) of Section 3, Township 13 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: Beginning at a point 924.09 feet South 00°30'20" East and 510.02 feet North 89°42'18" East of the Northwest corner of said Section 3; Thence North 89°42'18" East a distance of 2130.97 feet to a point on the East Boundary of said Northwest Quarter (NW/4); Thence South 00°39'25" East a distance of 1797.76 feet to the Center of Section 3; Thence South 89°37'12" West along the South boundary of said Northwest Quarter (NW/4) a distance of 956.33 feet; Thence North 00°38'55" West a distance of 1370.42 feet; Thence South 89°42'18" West a distance of 1175.96 feet; Thence North 00°30'20" West a distance of 428.75 to the Point of Beginning;

Said tract of land containing 4,663,005 square feet or 107.05 acres, more or less.

**Degrees of Freedom, LLC
c/o Stewart Simpson
302 N. Main
Kingfisher, OK 73750**

January 8, 2024

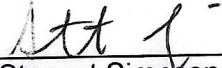
Planning Department
Subdivision & Zoning
420 W. Main Street, 9th Floor
OKC, OK 73102

**RE: Letter of Authorization for rezoning and platting property located south of NW
164th Street and east of Mustang Road**

To Whom it May Concern:

As Member/Manager for Degrees of Freedom LLC, owner of the above described property, I hereby authorize Grubbs Consulting, LLC and/or David Box with Williams Box Forshee and Bullard, PC, to act as agents on their behalf in the preparation, filing and representation of the above referenced applications to the City of Oklahoma City.

Respectfully,



Stewart Simpson, Member/Manager
Degrees of Freedom LLC

CERTIFICATE OF BONDED ABTRACTOR
(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:

A tract of land lying in the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

The North Fifty-six (56) acres of the North Eighty (82) acres of the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, OK.

AND


A tract of land situated in the South Twenty-six (26) acres of the North Eighty-two (82) acres and the East Thirty (30) acres of the South Eighty-five (85) acres of the Northwest Quarter (NW/4) of Section 3, Township 13 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: Beginning at a point 924.09 feet South 00°30'20" East and 510.02 feet North 89°42'18" East of the Northwest corner of said Section 3; Thence North 89°42'18" East a distance of 2130.97 feet to a point on the East Boundary of said Northwest Quarter (NW/4); Thence South 00°39'25" East a distance of 1797.76 feet to the Center of Section 3; Thence South 89°37'12" West along the South boundary of said Northwest Quarter (NW/4) a distance of 956.33 feet; Thence North 00°38'55" West a distance of 1370.42 feet; Thence South 89°42'18" West a distance of 1175.96 feet; Thence North 00°30'20" West a distance of 428.75 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.

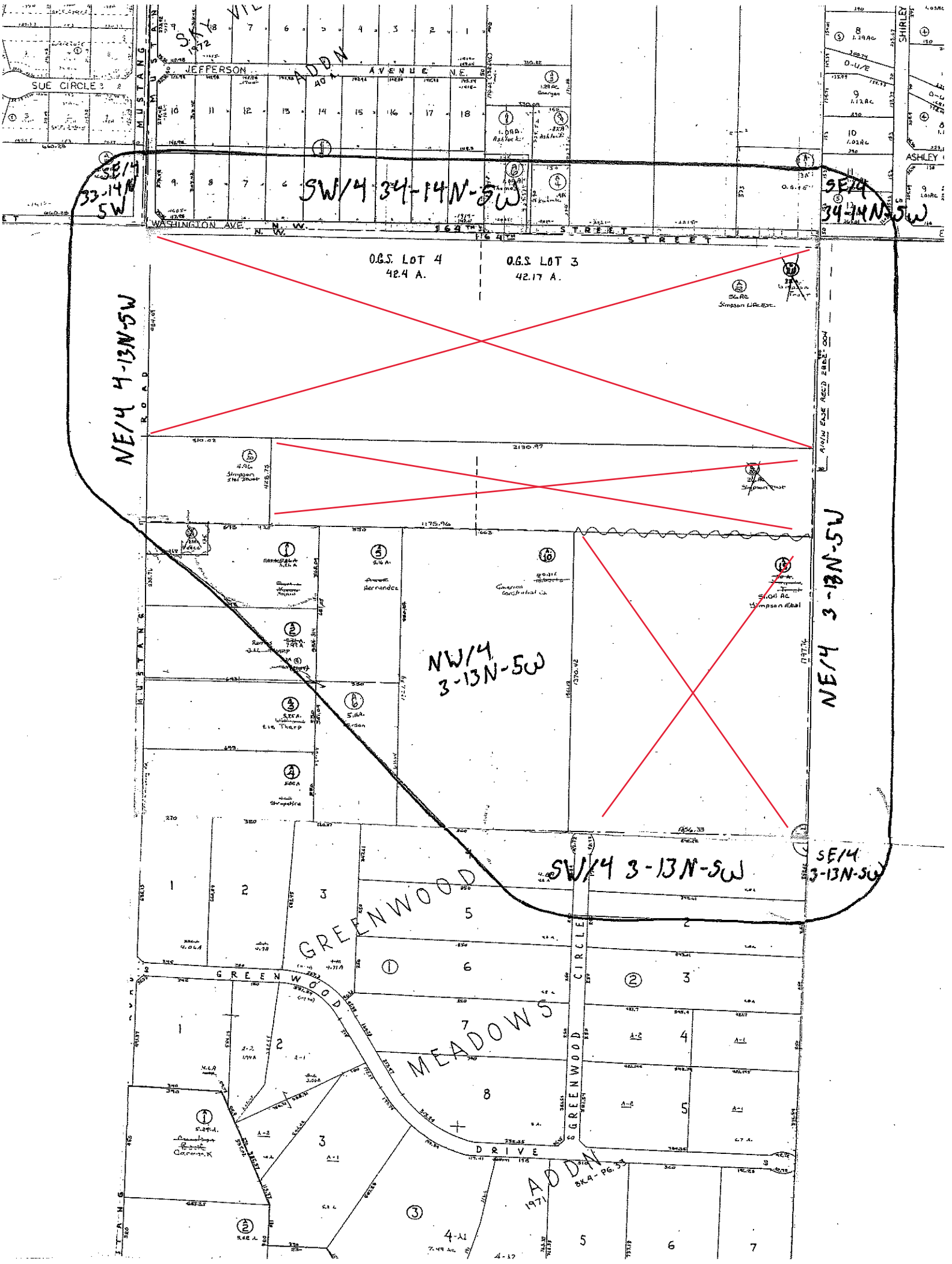
Dated: January 3, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Sarah Overholser

Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2851035-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
MARK STEVEN SIMPSON	PO BOX 487.PIEDMONT.OK.73078			PT NW/4 3-13N-5W (A#22 ON THE MAP) - SUBJECT PROPERTY
MARK SIMPSON C/O THERESA SCHULTE	PO BOX 487.PIEDMONT.OK.73078-0000			T NW/4 3-13N-5W (A#15 ON THE MAP) - SUBJECT PROPERTY
GH DEVELOPMENT OF PIEDMONT LLC	16200 SONOMA PARK DR.EDMOND.OK.73013			PT NE/4 3-13N-5W (A#2 ON THE MAP)
HARRIS CREEK LAND FUND LLC	1320 N PORTER.NORMAN.OK.73071			PT SE/4 3-13N-5W (A#1 ON THE MAP)
TONY R SIMMONS & JAMIE L SIMMONS	15700 GREENWOOD CIRCLE.PIEDMONT.OK.73078	1, 2	2	GREENWOOD MEADOWS
BRYAN EDWARD BRADLEY & SUANNAH WYNN BRADLEY	15725 GREENWOOD CIRCLE.PIEDMONT.OK.73078	4	1	GREENWOOD MEADOWS
TREPAGNIER FAMILY REVOCABLE TRUST	15701 GREENWOOD CIRCLE.PIEDMONT.OK.73078	5	1	GREENWOOD MEADOWS
CIMARRON CONSTRUCTION CO	3501 NE 63RD ST.OKLAHOMA CITY.OK.73121			PT NW/4 3-13N-5W (A#10 ON THE MAP)
LUIS MIGUEL SOARS & AMBER R SOARES	15914 N MUSTANG RD.PIEDMONT.OK.73078			PT NW/4 3-13N-5W (A#6 ON THE MAP)
DORA A HERNANDEZ	15920 N MUSTANG RD. PIEDMONT.OK.73078			PT NW/4 3-13N-5W (A#5 ON THE MAP)
TANISHA MOORE & BRANDON MOORE	15908 N MUSTANG RD.PIEDMONT.OK.73078			PT NW/4 3-13N-5W (A#3 ON THE MAP)
JOSE RAMOS & LETICIA RAMOS	16000 N MUSTANG RD.PIEDMONT.OK.73078			PT NW/4 3-13N-5W (A#2 ON THE MAP)
FAITH LAMPSON & STEVEN M LAMPSON	2528 AMY COURT NE.PIEDMONT.OK.73078			PT NW/4 3-13N-5W (A#1 ON THE MAP)
MARK SIMPSON & MARILYN SIMPSON	PO BOX 487.PIEDMONT.OK.73078			PT NW/4 3-13N-5W (A#20 ON THE MAP)
MARK STEVEN SIMPSON	PO BOX 487.PIEDMONT.OK.73078			PT NE/4 4-13N-5W - BEING ALL NE4 - LESS BEG 261'E, OF NW/C, TH S351' E267' N351' W267' TPB
ROBERT KELLEY & ROGENE KELLEY REVOCABLE LIVING TRUST	1419 WASHINGTON AVE E.PIEDMONT.OK.73078			PT SE/4 33-14N-5W (A#14 ON THE MAP)
SHELIA K GAGE	1530 SUE CIRCLE NE.PIEDMONT.OK.73078	2	1	COTTONWOOD ESTATES
RAY VIGIL	1576 SUE CIRCLE NE.PIEDMONT.OK.73078	1	1	COTTONWOOD ESTATES
KATHERINE ANN JETER LIVING TRUST	5644 SKYLER RIDGE ROAD NE.PIEDMONT.OK.73078	9	1	SKY VIEW ACRES
JOYCE ANN LOGAN	1615 WASHINGTON AVE EAST.PIEDMONT.OK.73078	8	1	SKY VIEW ACRES
NELDA KUNTZ	PO BOX 373.PIEDMONT.OK.73078	7	1	SKY VIEW ACRES
KENNETH BRADLEY BEARD & JORITA BEARD	1713 WASHINGTON AVE EAST.PIEDMONT.OK.73078	6	1	SKY VIEW ACRES
DARREN G GOAD & MICHELLE V GOAD	1725 WASHINGTON AVE NE.PIEDMONT.OK.73078	5	1	SKY VIEW ACRES
DARLENE KAY MITCHELL TRUST	1809 WASHINGTON AVE NE.PIEDMONT.OK.73078	4	1	SKY VIEW ACRES
INDEPENDENT RENTALS INC	4900 N PORTLAND AVE STE 111.OKLAHOMA CITY.OK.73112	3	1	SKY VIEW ACRES
LOIS M MARTIN	1911 WASHINGTON AVE NE.PIEDMONT.OK.73078	2	1	SKY VIEW ACRES
JERRY L STRAIT & BILLIE J STRAIT	1919 NE WASHINGTON AVE.PIEDMONT.OK.73078	1	1	SKY VIEW ACRES
LEON R THOMAS	2005 WASHINGTON AVE NE.PIEDMONT.OK.73078			PT SW/4 34-14N-5W (A#6 ON THE MAP)
ERMA L ASHLOCK	2009 WASHINGTON NE.PIEDMONT.OK.73078			PT SW/4 34-14N-5W (A#8 ON THE MAP) AND PT SW/4 34-14N-5W (A#9 ON THE MAP)
JOHN C KUZMIC & KENDRA D KUZMIC	2019 WASHINGTON AVE NE.PIEDMONT.OK.73078			PT SW/4 34-14N-5W (A#4 ON THE MAP)
DAVID A WAKEFIELD & MEAGAN A WAKEFIELD	2121 WASHINGTON AVE E.PIEDMONT.OK.73078			PT SW/4 34-14N-5W (A#2 ON THE MAP)
RICK R WILSON & RHONDA R WILSON	2215 WASHINGTON AVE NE.PIEDMONT.OK.73078			PT SW/4 34-14N-5W (A#5 ON THE MAP)
O G & E	P.O. BOX 321.OKLAHOMA CITY.OK.73102			PT SW/4 34-14N-5W (A#1 ON THE MAP)
BUCKY WINFREY	33 SHIRLEY LN NE.PIEDMONT.OK.73078	12	5	EASTWIND ESTATES
MICHAEL J MAGEE	79 SHIRLEY LN NE.PIEDMONT.OK.73078	11	5	EASTWIND ESTATES
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.



NE 1/4 4-13N-5W

SW 1/4 34-14N-5W

SE 1/4 34-14N-5W

NW 1/4 3-13N-5W

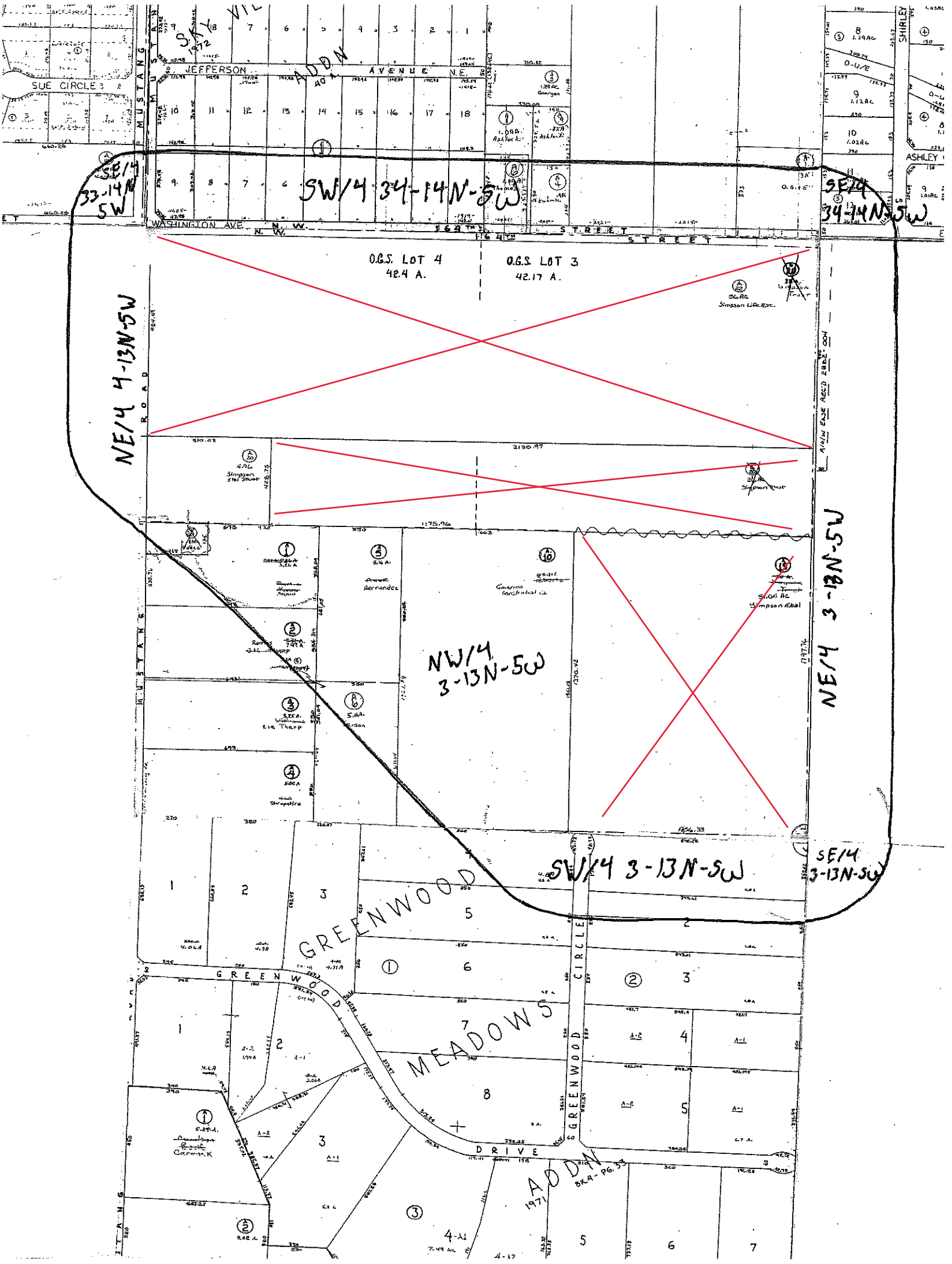
SW 1/4 3-13N-5W

SE 1/4 3-13N-5W

GREENWOOD MEADOWS

O.G.S. LOT 4
42.4 A.

O.G.S. LOT 3
42.17 A.



PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

SIMPSON

PUD-_____

January 3, 2024

PREPARED FOR:

**Meek Development
1800 S. Sara Road
Yukon, OK 73099**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 107.05 acres and is located in the Northwest Quarter of Section 3, Township 13 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, at the southeast corner of NW 164th Street and Mustang Road.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The developer of this property is Meek Development.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property consists of vacant farmland. The property is currently zoned AA Agricultural. Surrounding properties are zoned and used for:

North: Piedmont City Limits/residences

East: R-1/proposed Greenhill residential subdivision

South: AA/residences

West: Piedmont City Limits/vacant

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1160 feet in the northwest to 1140 feet in the southeast. The subject property has a predominant soil type of Bethany Silt Loam, which is well drained silt sandy loam, and is currently covered by a mixture of grass pasture.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for a mixed use development to include commercial and urban residential development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the C-3 base zoning district of Chapter 59, Oklahoma City Municipal Code, 2020, as amended; and variations to Chapter 3, Article V of the Oklahoma City Municipal Code, 2020, as amended, relating to Sign Regulations, for Tract 1 of the PUD.

- **Section 59-6200.2 Table 6200.1** amended by eliminating several permitted uses.
- **Section 3-102(c)** Specific accessory sign standards modified by reducing size and scale and electronic message display signs are prohibited.
- **Section 3-119(1)** Non-accessory signs prohibited.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts Mustang Road and NW 164th Street, both designated as rural arterial streets according to Oklahoma City's street classification layer in the OKC Data Portal. Both streets are designated as minor arterial streets on planOKC's street typology map.

7.2 SANITARY SEWER

Public sanitary sewer will be extended to the property from the proposed sanitary sewer being constructed for the Greenhill Addition located to the east.

7.3 WATER

Public water lines will be extended along the adjacent arterials and throughout the site from the proposed public water lines being constructed for the Greenhill Addition located to the east.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 32 located three miles to the south at 12233 N. Mustang Road.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public transportation is unavailable to this site.

7.7 DRAINAGE

The property within this Planned Unit Development drains to the southeast.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in Urban Low Land Use Typology Area with an Urban Future Land Use Layer.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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

The PUD permits commercial and single family residential development in accordance with the use and development regulations of the R-1 Single Family Residential and C-3 Community Commercial zoning districts in Tracts 1 and 2 as depicted on the Master Development Plan Map. Tract boundaries shall be permitted to increase and/or decrease by no more than 15%. An approved preliminary plat shall determine exact tract boundaries.

8.1 USE AND DEVELOPMENT REGULATIONS

- a) Tract 1 shall be developed in accordance with the C-3 Community Commercial District use and development regulations except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable.
- b) Tract 2 shall be developed in accordance with the R-1 Single Family Residential District use and development regulations except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable.
- c) The following uses will be the only uses permitted in Tract 1:
 - 1) Administrative and Professional Offices (8300.1)
 - 2) Alcoholic Beverage Retail Sales (8300.5)
 - 3) Animal Sales and Services: Grooming (8300.8)
 - 4) Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
 - 5) Building Maintenance Services (8300.23)
 - 6) Business Support Services (8300.24)
 - 7) Child Care Centers (8300.25)
 - 8) Community Recreation: General (8250.2)
 - 9) Community Recreation: Property Owners Association (8250.3)
 - 10) Community Recreation: Restricted (8250.4)
 - 11) Convenience Sales and Personal Services (8300.32)
 - 12) Cultural Exhibits (8250.5)
 - 13) Dwelling Units and Mixed Uses (8200.2)
 - 14) Eating Establishments: Drive-In (8300.34)
 - 15) Eating Establishments: Fast Food (8300.35)
 - 16) Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36)
 - 17) Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
 - 18) Food and Beverage Retail Sales (8300.41)

- 19) Gasoline Sales, Large (8300.45)
- 20) Gasoline Sales, Small: Restricted (8300.46)
- 21) Greenhouse (8150.6.3)
- 22) Laundry Services (8300.48)
- 23) Library Services and Community Centers (8250.11)
- 24) Light Public Protection and Utility: General (8250.12)
- 25) Light Public Protection and Utility: Restricted (8250.13)
- 26) Lodging Accommodations: Bed and Breakfast (8300.49)
- 27) Lodging Accommodations: Commercial Lodging (8300.51)
- 28) Low Impact Institutional: Neighborhood Related (8250.14)
- 29) Medical Services: General (8300.52)
- 30) Medical Services: Restricted (8300.53)
- 31) Participant Recreation and Entertainment: Indoor (8300.55)
- 32) Personal Services: General (8300.58)
- 33) Personal Services: Restricted (8300.59)
- 34) Repair Services: Consumer (8300.61)
- 35) Research Services: Restricted (8300.62)
- 36) Retail Sales and Services: General (8300.63)
- 37) Senior Independent Living (8200.13)

8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein.

8.3 ACCESS REGULATIONS

- a) In Tract 1, no access shall be permitted within 120 feet of the intersection of NW 164th Street and Mustang Road, along both streets.
- b) In Tract 1, driveways shall maintain a minimum separation of 200 feet, measuring centerline to centerline.

8.4 SIGN REGULATIONS

- a) Free Standing Accessory Signs:
 - 1. Freestanding accessory signs, within Tract 1, will be limited to monument type signs, each having a maximum height of eight feet and maximum display area of 100 square feet. A landscaped area not less than 25 square feet shall be provided around the base of all free-standing signs.
- b) Attached Signs:
 - 1. Attached signs will be in accordance with the base zoning district regulations.
- c) Non-Accessory signs:
 - 1. Non-Accessory signs are prohibited.

d) Electric Message Display Signs (EMD's):

1. Electronic Message Display signs are prohibited.

8.5 PARKING REGULATIONS

- a) Parking shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses in Tract 2 shall not be required.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) An approved preliminary plat shall establish the location of the use and development regulations of each area.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) For all uses in Tract 1, exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on primary buildings shall not be permitted.

8.9 LIGHTING REGULATIONS

- a) 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.

8.10 DRAINAGE REGULATIONS

- a) Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways 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.

8.11 DUMPSTER REGULATIONS

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

8.12 ROOFING REGULATIONS

- a) Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

- a) Four foot sidewalks shall be constructed along interior public streets.
- b) Five foot sidewalks shall be constructed along the rural arterials.
- c) Sidewalks within this PUD shall be in accordance with the City of Oklahoma City Municipal Code requirements.

8.14 HEIGHT REGULATIONS

- a) The base zoning district regulations shall regulate heights of structures in this PUD unless otherwise noted herein

8.15 SETBACK REGULATIONS

- a) The base zoning district regulations shall regulate setbacks of structures in this PUD unless otherwise noted herein

8.16 PUBLIC IMPROVEMENTS

- a) 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.

8.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

Exhibit "A"

LEGAL DESCRIPTION

Simpson 107 Ac.
Re-zoning Legal Description
NW 164th St. & N Mustang Road
City of Oklahoma City, Canadian County, Oklahoma

December 20, 2023

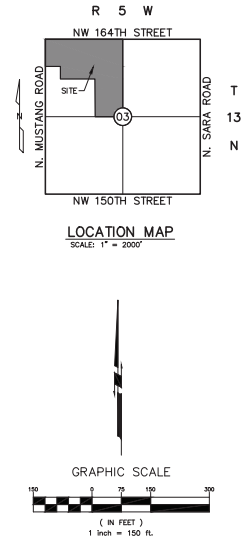
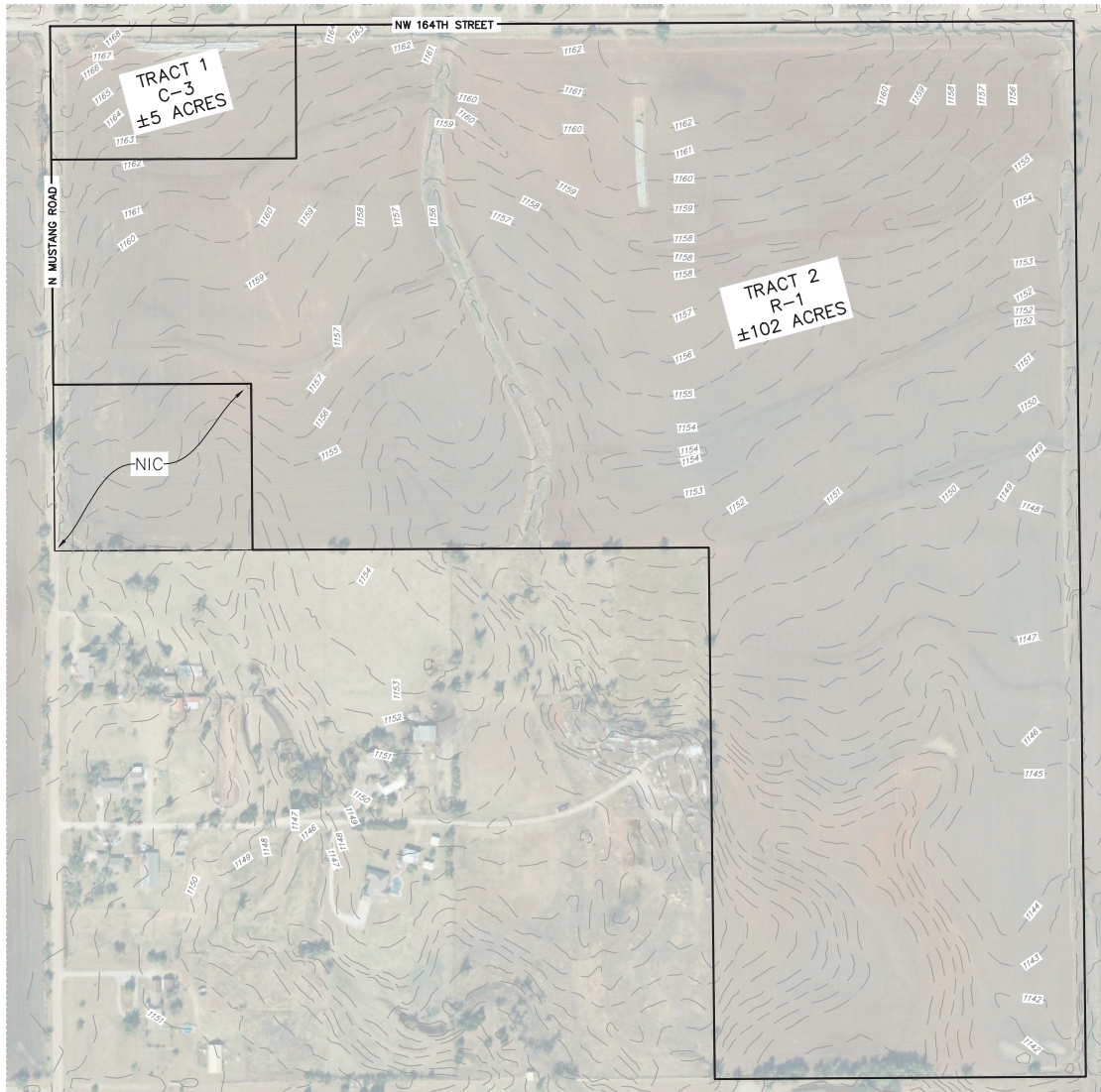
A tract of land lying in the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

The North Fifty-six (56) acres of the North Eighty (82) acres of the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, OK.

AND

A tract of land situated in the South Twenty-six (26) acres of the North Eighty-two (82) acres and the East Thirty (30) acres of the South Eighty-five (85) acres of the Northwest Quarter (NW/4) of Section 3, Township 13 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: Beginning at a point 924.09 feet South 00°30'20" East and 510.02 feet North 89°42'18" East of the Northwest corner of said Section 3; Thence North 89°42'18" East a distance of 2130.97 feet to a point on the East Boundary of said Northwest Quarter (NW/4); Thence South 00°39'25" East a distance of 1797.76 feet to the Center of Section 3; Thence South 89°37'12" West along the South boundary of said Northwest Quarter (NW/4) a distance of 956.33 feet; Thence North 00°38'55" West a distance of 1370.42 feet; Thence South 89°42'18" West a distance of 1175.96 feet; Thence North 00°30'20" West a distance of 428.75 to the Point of Beginning;

Said tract of land containing 4,663,005 square feet or 107.05 acres, more or less.



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SIMPSON
NW 164TH ST. & MUSTANG RD.
OKC, OK
MASTER DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SHEET NUMBER
EXH-B