



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 SPUD ReZONING

Simplified Planned Unit Development District  
NW 87th St. & N. Shartel Ave.

Project Name

625 NW 87th St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1693
Case No.: SPUD -	
File Date:	10-30-24
Ward No.:	W2
Nbhd. Assoc.:	Britton
School District:	OKC
Extg Zoning:	R-1
Overlay:	

.20 acres MOL

ReZoning Area (Acres or Square Feet)

### 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 \$1800.00 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

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)  
522 Colcord Dr.

Applicant's Mailing Address  
Oklahoma City, OK 73102

City, State, Zip Code  
405-232-0080

Phone

dmbox@wfbblaw.com; kturner@wfbblaw.com; esilberg@wfbblaw.com

Email

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

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WHEN RECORDED MAIL TO:

Gerald E. Kelley, Esq.  
Gerald E. Kelley LLC  
One Leadership Square  
211 North Robinson Suite 800  
Oklahoma City, Oklahoma 73102

20160919011322440  
09/19/2016 11:07:22 AM  
Bk:RE13231 Pg:683 Pgs:3 SD  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

SHERIFF'S DEED

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

} SS:

WHEREAS, Garrett and Company, LLC, an Oklahoma limited liability company, did, at the regular term of the District Court of Oklahoma County, State of Oklahoma, on the 19th day of May, 2016, in an action in said Court, wherein said Garrett and Company, LLC was Plaintiff and Reginald Henderson, *et al.* were the Defendants in Cause No. CJ-2016-1111, recover a judgment against the Defendants in and to this cause in the sum of \$24,856.55, upon which an execution and order of sale was issued, dated the 28th day of June, 2016, directed to the undersigned Sheriff to execute, by virtue of which the undersigned Sheriff levied upon the premises hereinafter described, and the time and place of sale thereof having been duly advertised, according to law, the same were struck off and sold to Plaintiff, a limited liability company, it being the highest and best bidder therefore, and later, said sale was duly confirmed by the District Court, and deed ordered to issue to Plaintiff, a limited liability company, its successors and assigns.


NOW THEREFORE, I, John Whetsel, Sheriff of the aforementioned County, in consideration of the premises, do hereby convey to Plaintiff, a limited liability company, its successors and assigns, the following described lots or parcels of land situated in the aforementioned County, State of Oklahoma, to-wit:

See attached Exhibit "A".

(EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202 PAR 13.)

TO HAVE AND TO HOLD the same, with all the appurtenances thereunto belonging, to Plaintiff, a limited liability company, its successors and assigns.

WITNESS my hand and seal this 14 day of SEPT., 2016.

  
JOHN WHETSEL, Sheriff of Oklahoma County

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

} SS:

BE IT REMEMBERED that on the 14 day of SEPT., 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Whetsel, Sheriff of the aforementioned County, known to me to be the same person who is designated in and who executed the above and foregoing instrument, and acknowledged to me that he executed the same as Sheriff of the aforementioned County and as his free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of said County, the day and year last above written.

La Fawnda K. Sherry  
NOTARY PUBLIC

My Commission Expires: 4/8/17



Federal law requires us to inform you that this is an attempt to collect a debt and any information obtained will be used for that purpose."

**SEND TAX STATEMENTS TO:**

Garrett and Company, LLC  
Attn: Patrick Garrett  
9701 N. Broadway Extension  
Oklahoma City, OK 73114

**RETURN TO:**

GERALD E. KELLEY, OBA #4923  
GERALD E. KELLEY LLC  
One Leadership Square  
211 North Robinson Suite 800  
Oklahoma City, Oklahoma 73102  
(405) 235-4671 (405) 234-5511 (fax)  
[gekelley@swbell.net](mailto:gekelley@swbell.net)

20160919011322440  
Filing Fee: \$17.00

09/19/2016 11:07:22 AM  
SD



**EXHIBIT "A"**

REGINALD HENDERSON, *et al.*

The surface rights only in and to Lots Twenty Six (26), Twenty Seven (27), Twenty Eight (28), Twenty Nine (29), Thirty (30), Thirty One (31), Thirty Two (32), Thirty Three (33) in Block Thirty Four (34), East Britton Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Exhibit A**  
**Legal Description**

LEGAL DESCRIPTION- 625 NW 87<sup>th</sup> St.

-East Britton Addition 034 000 Lots 30-33

## LETTER OF AUTHORIZATION

I, Garrett and Company LLC or,  
*Property Owner of Record*  
  
\_\_\_\_\_, authorize,  
*Agent of the Property Owner of Record and Title*  
  
Williams, Box, Forshee & Bullard, P.C.  
*Designated Representative*

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

By: Walter L. Davis  
*Signature*  
  
Title: Manager  
*Manager / Proprietor*  
  
Date: 10-25-24  
*MM/DD/YYYY*

R 130207475  
East Britton ADD. BLK 34 Lots 30-33

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF OKLAHOMA                                 )

The undersigned bonded abstractor in and for Oklahoma 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 Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma 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:


See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (6 ), 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 16, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2901339-OK99

**Exhibit A**  
**Legal Description**

LEGAL DESCRIPTION- 625 NW 87<sup>th</sup> St.

-East Britton Addition 034 000 Lots 30-33



OWNERSHIP REPORT  
ORDER 2901339-OK99

DATE PREPARED: OCTOBER 29, 2024  
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MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3732	R130207475	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 30 THRU 33 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3732	R130166125	THOMPSON BOBBY & CARLENE		709 NW 88TH ST	OKLAHOMA CITY	OK	73114-2815	BRITTON CITY SECOND	32	0	BRITTON CITY SECOND 032 000 LOTS 43 & 44	709 NW 88TH ST OKLAHOMA CITY
3732	R130166150	LEGACY INVESTMENT HOLDINGS LLC		6011 N ROBINSON AVE	OKLAHOMA CITY	OK	73118	BRITTON CITY SECOND	32	0	BRITTON CITY SECOND 032 000 LOTS 45 & 46	705 NW 88TH ST OKLAHOMA CITY
3732	R130166175	RCH PARTNERS LLC		4217 S MAY AVE	OKLAHOMA CITY	OK	73119	BRITTON CITY SECOND	32	0	BRITTON CITY SECOND 032 000 LOTS 47 & 48	701 NW 88TH ST OKLAHOMA CITY
3732	R130166200	N&C ENTERPRISE LC		3024 SW 95TH ST	OKLAHOMA CITY	OK	73159	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 1 & 2	700 NW 88TH ST OKLAHOMA CITY
3732	R130166225	FOX DAVID WAYNE		704 NW 88TH ST	OKLAHOMA CITY	OK	73114-2816	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 3 & 4	704 NW 88TH ST OKLAHOMA CITY
3732	R130166250	MULDER GRACE	MULDER STEPHEN	708 NW 88TH ST	OKLAHOMA CITY	OK	73114	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 5 & 6	708 NW 88TH ST OKLAHOMA CITY
3732	R130166275	ELLISON JAMES L JR		712 NW 88TH ST	OKLAHOMA CITY	OK	73114	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 7 & 8	712 NW 88TH ST OKLAHOMA CITY

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3732	R130166300	MURPHY INVESTMENT PROPERTIES LP		PO BOX 7204	EDMOND	OK	73083-7204	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 9 & 10	716 NW 88TH ST OKLAHOMA CITY
3732	R130166675	COTTER LORETTO		717 NW 87TH ST	OKLAHOMA CITY	OK	73114-2813	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 39 & 40	717 NW 87TH ST OKLAHOMA CITY
3732	R130166700	FUGLE CARMON	GRAY WILLIAM T	12805 SELTERS ST	JONES	OK	73049	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 41 & 42	713 NW 87TH ST OKLAHOMA CITY
3732	R130166725	R4 INVESTMENTS LLC		100 W RANCHWOOD DR	OKLAHOMA CITY	OK	73139	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 43 & 44	709 NW 87TH ST OKLAHOMA CITY
3732	R130166750	TRAN THANH VAN		705 NW 87TH ST	OKLAHOMA CITY	OK	73114-2813	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 45 & 46	705 NW 87TH ST OKLAHOMA CITY
3732	R130166775	MICKEY KARA	SMYTHWOOD SHIRLEY ELIZABETH	716 NW 87TH ST	OKLAHOMA CITY	OK	73114-2814	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 47 & 48	701 NW 87TH ST OKLAHOMA CITY
3732	R130169435	SHAN LLC		3008 MIDDLESEX DR	OKLAHOMA CITY	OK	73120	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 1 & 2	700 NW 87TH ST OKLAHOMA CITY
3732	R130169440	RIGGS ANASTASIA LYNN	RIGGS JERRY LYNN	704 NW 87TH ST	OKLAHOMA CITY	OK	73114	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 3 & 4	704 NW 87TH ST OKLAHOMA CITY
3732	R130169445	FLORES BOBBIE		708 NW 87TH ST	OKLAHOMA CITY	OK	73114-2814	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 5 & 6	708 NW 87TH ST OKLAHOMA CITY

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3732	R130169450	COLEMAN WILLIAM R & CHARMEI		5804 PECAN GROVE PL	EDMOND	OK	73034- 1040	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 7 & 8	712 NW 87TH ST OKLAHOMA CITY
3732	R130169455	SMYTHWOOD KARA MICKEY	SMYTHWOOD SHIRLEY E	716 NW 87TH ST	OKLAHOMA CITY	OK	73114- 2814	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 9 & 10	716 NW 87TH ST OKLAHOMA CITY
3732	R130169540	ONTIVEROS BRYAN NOE		709 NW 86TH ST	OKLAHOMA CITY	OK	73114- 2811	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 43 & 44	709 NW 86TH ST OKLAHOMA CITY
3732	R130169545	ALVARADO SALVADOR MATTHEW		4101 NW 54TH ST	OKLAHOMA CITY	OK	73112- 2144	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 45 & 46	705 NW 86TH ST OKLAHOMA CITY
3732	R130169550	SFR3 020 LLC		609 SUMIT AVE	MILL VALLEY	CA	94941	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 47 & 48	701 NW 86TH ST OKLAHOMA CITY
3732	R130205655	PRESTIGE DEVELOPMENT LLC		4864 BISMARC DR	DEL CITY	OK	73115- 4414	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 31 & 32	627 NW 88TH ST OKLAHOMA CITY
3732	R130205785	PRESTIGE DEVELOPMENT LLC		4864 BISMARC DR	DEL CITY	OK	73115- 4414	EAST BRITTON ADD	33	35	EAST BRITTON ADD 033 035	0 UNKNOWN OKLAHOMA CITY
3732	R130205845	WARRIOR HOLDINGS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114- 2408	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 33 & 34	623 NW 88TH ST OKLAHOMA CITY
3732	R130205850	HARRIS CHEREE		PO BOX 826	OKLAHOMA CITY	OK	73101	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 36 THRU 38	617 NW 88TH ST OKLAHOMA CITY

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3732	R130205915	COMMUNITY ENHANCEMENT CORP	C/O MARK GILLET	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 39 & 40	613 NW 88TH ST OKLAHOMA CITY
3732	R130205980	OXLAJ ODILIA ZARAT		609 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 41 & 42	609 NW 88TH ST OKLAHOMA CITY
3732	R130206045	RODICAN FAMILY REV LIVING TRUST		2310 FAIRFIELD WAY	UPLAND	CA	91784	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 43 & 44	605 NW 88TH ST OKLAHOMA CITY
3732	R130207020	HAUN ANNA RUTH TRS	HICKS DOLLIE M TESTAMENTARY TRUST	528 NW 88TH ST	OKLAHOMA CITY	OK	73114- 3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 14 & 15	528 NW 88TH ST OKLAHOMA CITY
3732	R130207085	TEAGUE J DERRICK TRS	SREJ REV TRUST	834 TALL PINES DR	TUTTLE	OK	73089	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 16 THRU 19	600 NW 88TH ST OKLAHOMA CITY
3732	R130207150	TCB HOUSES 200 LLC		2011 W DANFORTH RD #545	EDMOND	OK	73003	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 20 & 21	608 NW 88TH ST OKLAHOMA CITY
3732	R130207215	PRESTIGE DEVELOPMENT LLC		4864 BISMARC DR	DEL CITY	OK	73115- 4414	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 22 & 23	612 NW 88TH ST OKLAHOMA CITY
3732	R130207280	PRESTIGE DEVELOPMENT LLC		4864 BISMARC DR	DEL CITY	OK	73115- 4414	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 24 & 25	616 NW 88TH ST OKLAHOMA CITY
3732	R130207345	PRESTIGE DEVELOPMENT LLC		4864 BISMARC DR	DEL CITY	OK	73115- 4414	EAST BRITTON ADD	34	0	EAST BRITTON ADD BLK 034 N/2 OF LOTS 26 27 28 29	624 NW 88TH ST OKLAHOMA CITY

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3732	R130207410	PRESTIGE DEVELOPMENT LLC		4864 BISMARC DR	DEL CITY	OK	73115-4414	EAST BRITTON ADD	34	0	EAST BRITTON ADD BLK 034 S/2 OF LOTS 26 27 28 29	8816 N SHARTEL AVE OKLAHOMA CITY
3732	R130207540	MILBOURN R WAYNE & MARY E		4201 E 64TH ST	TULSA	OK	74136-1651	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 34 & 35	0 UNKNOWN OKLAHOMA CITY
3732	R130207605	BENNETT PHILIP TABOR, FERBER KATHY STEEL TRUST, LOOCK VIRGINIA LEE TRUST, ROUTH MARY ANN TRUST	HAUGHEY HEIDI, ROZMUS MARY, LOOCK WILLIAM III, SHILDNECK DIANA	PO BOX 24128	OKLAHOMA CITY	OK	73124-0128	EAST BRITTON ADD	34	36	EAST BRITTON ADD 034 036	0 UNKNOWN OKLAHOMA CITY
3732	R130207670	PINNACLE IMAGE PROPERTIES	SCHOONOVER NORMAN	1801 GREY OWL LN	BLANCHARD	OK	73010-5092	EAST BRITTON ADD	34	37	EAST BRITTON ADD BLK 034 LOT 037	0 UNKNOWN OKLAHOMA CITY
3732	R130207735	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 38 & 39	0 UNKNOWN OKLAHOMA CITY
3732	R130207800	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 40 THRU 43	0 UNKNOWN OKLAHOMA CITY
3732	R130207865	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 44 THRU 46	0 UNKNOWN OKLAHOMA CITY
3732	R130208515	MUSTARD SEED DEVELOPMENT CORP		PO BOX 16457	OKLAHOMA CITY	OK	73113-2457	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 13 & 14	0 UNKNOWN OKLAHOMA CITY
3732	R130208580	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 15 & 16	0 UNKNOWN OKLAHOMA CITY
3732	R130208645	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY
3732	R130208710	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 19 THRU 23	0 UNKNOWN OKLAHOMA CITY

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3732	R130208775	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 24 THRU 27	0 UNKNOWN OKLAHOMA CITY
3732	R130208840	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 28 & 29	0 UNKNOWN OKLAHOMA CITY
3732	R130208905	OLDHAM RAHE		814 NW 65TH ST	OKLAHOMA CITY	OK	73116	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 30 & 31	0 UNKNOWN OKLAHOMA CITY
3732	R130208970	OKLAHOMA HEART HOSPITAL RESEARCH FOUNDATION		4200 W MEMORIAL RD STE 510	OKLAHOMA CITY	OK	73120-8378	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 32 THRU 35	0 UNKNOWN OKLAHOMA CITY
3732	R130209035	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 36 & 37	0 UNKNOWN OKLAHOMA CITY
3732	R130209100	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 38 THRU 41	0 UNKNOWN OKLAHOMA CITY
3732	R130209230	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 42 & 43	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**NW 87<sup>th</sup> St. & N. Shartel Ave.**

**October 30, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

Kaitlyn Turner

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

[kturner@wbfbllaw.com](mailto:kturner@wbfbllaw.com)

## **SPUD- MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

### **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-2 Medium-Low Density District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-2 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Density:**

There shall be a maximum of two (2) structures and four (4) dwelling units within this SPUD.

There shall be no maximum lot coverage and the minimum lot size for structures within this SPUD shall be 6,000 square feet. There shall be a minimum of one (1) dwelling unit per 3,000 square feet.



**5. Building Setback Lines**

Front Yard: 25 feet  
Rear Yard: 10 feet  
Side Yard: 5 feet

Internal setbacks shall not be required within this SPUD.

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Freestanding On-Premise Signs**

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

**8.2 Attached Signs**

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

**8.3 Off-Premise Signs**

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

**8.4 Electronic Message Display Signs**

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

**9. Access:**

Access may be taken from N. Shartel Ave. and NW 87<sup>th</sup> St.

**10. Sidewalks:**

Sidewalks shall not be required within this SPUD.

**II. Other Development Regulations:**

**1. Architecture:**

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 buildings shall not be permitted.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

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

**5. Dumpsters:**

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

**6. Parking:**

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

**7. Maintenance:**

Maintenance of the common areas 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.

**8. Drainage:**

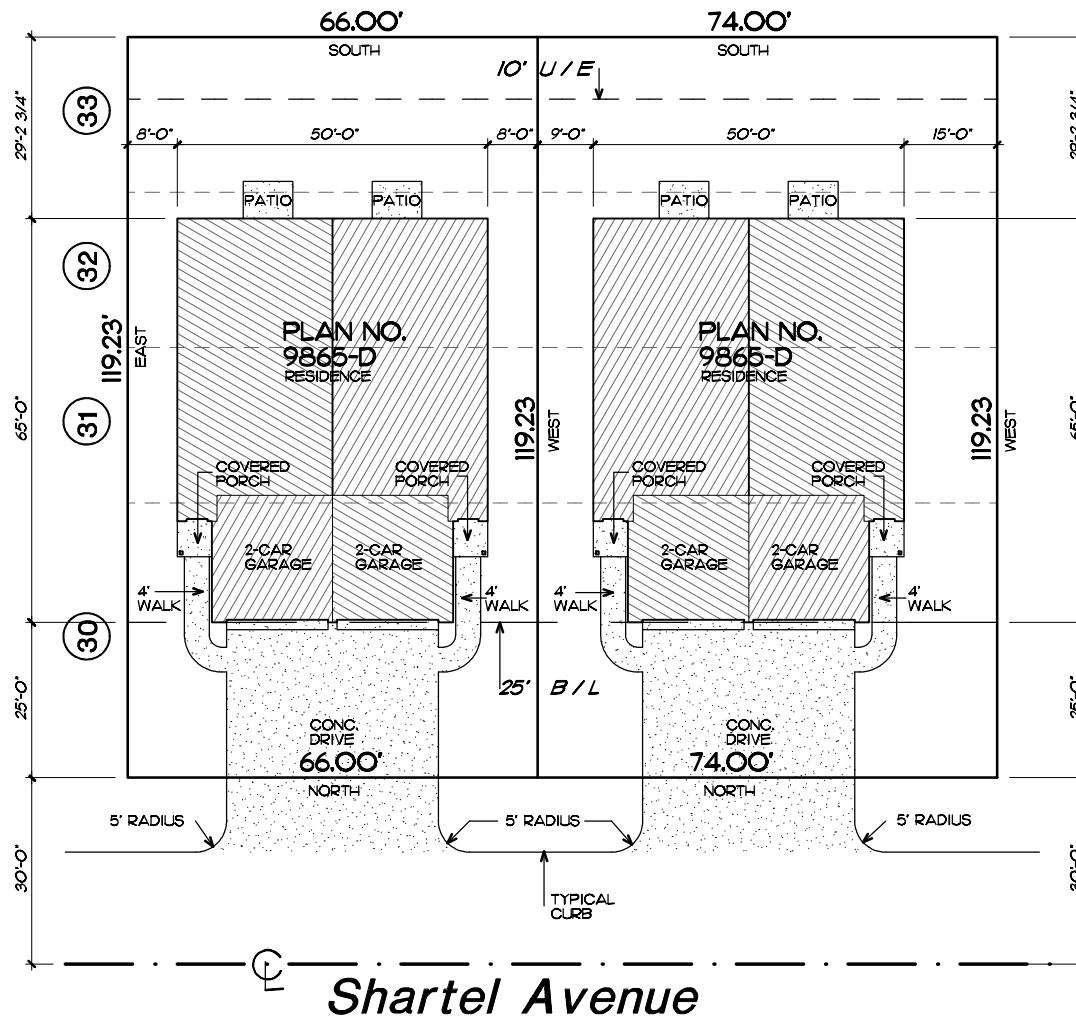
Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit B



Scale : 1" = 20'-0"

**NOTE:**

ALL PLOT INFORMATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

**Plot Plan**

LOT - 30 THRU 33 BLOCK - 34

**East Britton**

OKLAHOMA CITY, OKLAHOMA

**Residence For :**

OWNERS

**Prestige Development LLC**

BUILDER

FILLMORE & CHAMBERS DESIGN GROUP, LLC, HEREBY EXPRESSLY DISCLAIMS ITS LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION, IN CONNECTION WITH THE PREPARED AND/OR PROVIDED HEREON, IN WHOLE OR IN PART, IS STRICTLY FORGED UNLESS EXPRESSLY AUTHORIZED IN WRITING BY FILLMORE & CHAMBERS DESIGN GROUP, LLC.

PLAN NUMBER :  
**9865-D**

Fillmore & Chambers Design Group \* 6901 N. Robinson \* Oklahoma City, OK 73116 \* (405) 843-5456

**FILLMORE & CHAMBERS**