



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

S. Western Ave. & W. Indian Hills Rd.
 Name of Development or Applicant

17902 S Western Ave

Cleveland County; Acct. No. 77856
 Address / Location of Property (Provide County name & parcel no. if unknown)

160 ac
 ReZoning Area (Acres or Square Feet)

Mixed-use development.
 Summary Purpose Statement / Proposed Development

Staff Use Only:	2059
Case No.: PUD -	_____
File Date:	1-30-25
Ward No.:	W5
Nbhd. Assoc.:	-----
School District:	Moore
Extg Zoning:	AA
Overlay:	_____

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

David Box

 Signature of Applicant
 Box Law Group PLLC, on behalf of the applicant

 Applicant's Name (please print)
 525 NW 11th St. Suite 205

 Applicant's Mailing Address
 Oklahoma City, OK 73103

 City, State, Zip Code
 405-652-0099

 Phone
 David@boxlawgroup.com; Kaitlyn@boxlawgroup.com;
 Erika@boxlawgroup.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.

(41) 15.00 CK
2640.00 CK

WARRANTY DEED
(Oklahoma Statutory Form)

Doc#: R 2003 49564
Bk&Pg: RB 3678 1851-1852
Filed: 08-25-2003 BAH
03:20:12 PM WD
Cleveland County, OK

KNOW ALL MEN BY THESE PRESENTS:

15

That FRETWELL ENTERPRISES LIMITED PARTNERSHIP, an Oklahoma limited partnership, formerly FRETWELL ENTERPRISES, a general partnership, party of the first part, in consideration of the sum of Ten and No/100 dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto J & J PROPERTIES, L.L.C., an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in Cleveland County, State of Oklahoma, to-wit:

The Southwest Quarter (SW/4) of Section Thirty-three (33), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, together with one-half (1/2) of Grantor's right, title and interest in and to any minerals of whatsoever character (including, but not limited to, all coal, oil and gas) in or underlying this property not conveyed or reserved prior to April 7, 2003.

AND

Surface rights only in and to the South Sixteen (16) acres also being described as the South 263.5 feet of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, less and except all oil, gas and other minerals and all rights incident thereto.

MAIL TAX STATEMENT TO:
J & J Properties, L.L.C.
P.O. Box 720420
Norman, OK 73070

State of Oklahoma
Cleveland County
Documentary Stamps
\$ 2,640.00

together with 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 of the second part, its successors 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, subject to easements, restrictions and right-of-ways of record.

Signed and delivered this 22 day of August, 2003.

FRETWELL ENTERPRISES LIMITED PARTNERSHIP, an Oklahoma limited partnership, formerly Fretwell Enterprises, a general partnership

By: Fretwell Properties, Inc.,
General Partner

By: 
Edward L. Fretwell, Jr., President

Return original to:
166311
Betty J. Cummins
First American Title & Trust Co.
P.O. Box 1234
Oklahoma City, OK 73102

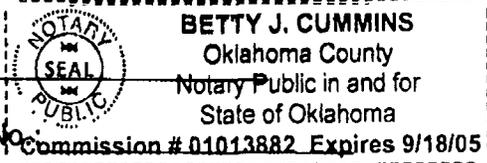
ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

This instrument was acknowledged before me on August 22, 2003, by Edward L. Fretwell, President of Fretwell Properties, Inc., General Partner of Fretwell Enterprises Limited Partnership, an Oklahoma limited partnership, formerly Fretwell Enterprises, a general partnership.

My Commission Expires:

Betty J. Cummins
Notary Public



Commission No.

Filed: 01-18-2017 02:09:30 PM Doc Number: R 2017 1747

Book: RB 5637 Page:347

When recorded, return to

Danae Grace
McAfee & Taft ***SASE**
10th Floor, Two Leadership Square
211 N Robinson
Oklahoma City, OK 73102

Doc#:R 2017 1747
Bk&Pg:RB 5637 347-350
Filed:01-18-2017 BP
02:09:30 PM MG
Cleveland County, OK

ATM

**CERTIFIED COPY OF CERTIFICATE OF MERGER
OF
J & J PROPERTIES, L.L.C. AND ALLIANCE COMPLEX HOLDINGS LLC
INTO
RAVEN INVESTMENTS, LLC**

OFFICE OF THE SECRETARY OF STATE



CERTIFIED COPY OF ONE PARTICULAR
DOCUMENT

CERTIFICATE

I THE UNDERSIGNED, Secretary of State, of the State of Oklahoma do hereby certify that, to the date of this certificate, the attached is a true and correct copy of the document on file as described below of:

NAME OF ENTITY
RAVEN INVESTMENTS, LLC

DOCUMENT TYPE
Articles of Merger

DOCUMENT FILING DATE
December 30, 2016



IN TESTIMONY WHEREOF, I hereunto set my hand and affixed the Great Seal of the State of Oklahoma, done at the City of Oklahoma City, this 17th, day of January, 2017.

Mike Hunter

Secretary Of State

OFFICE OF THE SECRETARY OF STATE



CERTIFICATE OF MERGER

WHEREAS,

RAVEN INVESTMENTS, LLC

a limited liability company organized under the laws of the State of OKLAHOMA, has filed in the office of the Secretary of State duly authenticated evidence of a merger whereby said limited liability company is the survivor, as provided by the laws of the State of Oklahoma.

NOW THEREFORE, I, the undersigned Secretary of State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this Certificate evidencing such merger.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the State of Oklahoma.

EFFECTIVE DATE: December 31, 2016



*Filed in the City of Oklahoma City this
30th day of December, 2016, .*

A handwritten signature in black ink, appearing to read "Mike Hunter". The signature is written in a cursive style and is positioned above a horizontal line.

Secretary Of State

ARTICLES OF MERGER OR CONSOLIDATION

The undersigned, for the purpose of filing articles of merger or consolidation pursuant to the provisions of Section 2054 of the Oklahoma Limited Liability Company Act (the "Act"), does hereby execute the following Articles of Merger or Consolidation:

1. The name and state of organization of each of the constituent entities are as follows

<u>Name of Business Entity</u>	<u>Type of Organization</u>	<u>State of Organization</u>
Raven Investments, LLC	Limited Liability Company	Oklahoma
J & J Properties, L.L.C.	Limited Liability Company	Oklahoma
Alliance Complex Holdings LLC	Limited Liability Company	Oklahoma

2. An Agreement and Plan of Merger has been approved and executed by Raven Investments, LLC, an Oklahoma limited liability company (the "Surviving Company"), J & J Properties, L.L.C., an Oklahoma limited liability company and Alliance Complex Holdings LLC, an Oklahoma limited liability company (collectively, the "Merging Companies"), in each case, in accordance with the provisions of Section 2054.

3. The surviving limited liability company is the Surviving Company and its name is "Raven Investments, LLC".

4. The merger of the Merging Companies with and into the Surviving Company shall be effective as of December 31, 2016.

5. The Articles of Organization of the Surviving Company shall not be amended or changed by virtue of the merger of the Merging Companies with and into the Surviving Company.

6. The Agreement and Plan of Merger is on file at the principal place of business of the Surviving Company, which is located at 3245 South Hattie Avenue, Oklahoma City, Oklahoma 73129-6621.

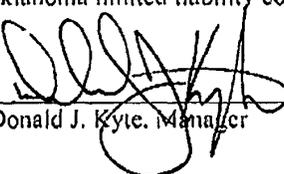
7. A copy of the Agreement and Plan of Merger will be furnished by the Surviving Company, upon request and without cost, to any member of the constituent entities.

EXECUTED and delivered as of December 30, 2016.

12/30/2016 03:26 PM
OKLAHOMA SECRETARY OF STATE



RAVEN INVESTMENTS, LLC,
an Oklahoma limited liability company

By: 
Donald J. Kyte, Manager

RECEIVED

DEC 30 2016

OKLAHOMA SECRETARY
OF STATE

RAVEN INVESTMENTS, LLC
APPOINTMENT OF MANAGER

WHEREAS Article II, Paragraph 2.1 of the Amended and Restated Operating Agreement of RAVEN INVESTMENTS, LLC, an Oklahoma limited liability company (the "Company"), empowers and authorizes the Members of the Company to appoint Managers of the Company.

NOW, THEREFORE, the undersigned, being all of the Members of the Company, took the following actions without a meeting and hereby consent unanimously to the taking of such actions without a meeting of the Members of the Company as if adopted at a properly called meeting of the Members.

1. Appointment of Manager.

WHEREAS, Article II, Paragraph 2.1 of the Amended and Restated Operating Agreement of the Company provides, in part, as follows: ". . . The Members may appoint additional Managers."

THEREFORE, BE IT RESOLVED, that Linda Hildebrant is hereby appointed as a Manager of the Company.

BE IT FURTHER RESOLVED, that Domer Scaramucci, Jr. and Donald J. Kyte shall continue to actively serve as Managers of the Company and their prior appointment as Managers of the Company is hereby ratified and confirmed.

2. Approval of Actions.

BE IT RESOLVED, that all prior acts of every kind taken by any Manager, official or officer of the Company, as reflected by the books or accounts and records of the Company are hereby authorized, adopted, approved, ratified and confirmed.

3. Filing of Records.

BE IT RESOLVED, that this Appointment of Manager be made a part of the Company's official minutes and records.

Dated and effective this 8th day of December, 2017.

THE JAY 2008 VI TRUST

By: 
Domer Scaramucci, Family Trustee

By: 
Donald J. Kyte, Independent Trustee

JAY "S" COMPANY HOLDINGS, LLC

By: _____

Donald J. Kyte, Manager

A handwritten signature in blue ink, appearing to read 'Donald J. Kyte', is written over a horizontal line. The signature is stylized and cursive.

Legal Description

Western Hills Addition

The Southwest Quarter and the South 16 acres (also being described as the South 263.5 feet) of the Northwest Quarter of Section 33, Township 10 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma.

Said described tract of land contains a gross area of 7,675,055 square feet or 176.1950 acres.

LETTER OF AUTHORIZATION

I, _____ or,

Linda Hildebrant

Agent of the Property Owner of Record and Title

authorize,

*Box Law Group, PLLC.
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:



Signature

Title: Manager /Raven Investments, LLC

Manager / Proprietor

Date:

1/30/2025

MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

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

The Southwest Quarter (SW/4) and the South 16 acres (also being described as the South 263.5 feet) of the Northwest Quarter (NW/4) of Section Thirty-Three (33), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

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: January 15, 2025 at 7:30 AM

First American Title Insurance Company



By:
Panda Craven
Abstractor License No. 85
OAB Certificate of Authority # 49
File No. 2912754-MO99

OWNERSHIP LIST
ORDER #2912754-MO99

DATE PREPARED: January 22, 2025
EFFECTIVE DATE: January 15, 2025 at 7:30 A.M.

MAP NO	ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL
	77856 & 77855 Subject Property	Raven Investments, LLC (f/k/a J & J Properties LLC)	PO Box 7187	Moore	OK	73153-1187	33-10-3W 160 AC SW/4 AND 33-10-3W 16 AC S16 AC OF S/2 NW/4
	77841	Raven Investments, LLC	PO Box 7187	Moore	OK	73153-1187	32-10-3W 159 AC NE/4 LESS BEG N1733' SE/C W243' N200' E243' S200' POB
	87373	Gina & Co. LLC	3224 SW 119th St	Oklahoma City	OK	73170-4548	32-10-3W 5AC N/2 NE/4 NE/4 SE/4
	133352	Thanh Hong Nguyen & Tina Nguyen	901 McLaughlin Dr	Oklahoma City	OK	73170-9510	32-10-3W 5AC LT 15 MCLAUGHLIN EST AKA S/2 NE/4 NE/4 SE/4
	133353	Jason A. & Ashley Winick	900 McLaughlin Dr	Oklahoma City	OK	73170	32-10-3W 5AC N/2 S/2 E/2 NE/4 SE/4
	54161	Kirby G. & Rebecca A. Shelton	10020 Gramercy Dr	Oklahoma City	OK	73139-5416	32-10-3W 5 AC S/2 S/2 E/2 NE/4 SE/4
	77839	A & K Properties, LLC	1421 SW 149th St	Oklahoma City	OK	73170	32-10-3W 80 AC S/2 SE/4
	193003	Gregroy Westermier	20501 E Waterloo Rd	Luther	OK	73054-8160	5-9-3W 40AC PRT NE/4 BEG NE/C NE/4 S832.50' W2093.05' N832.50' E2093.05' POB
	139835	City of Norman	330 W Gray St	Norman	OK	73069-7129	4-9-3W 11.89AC PRT SW/4 AND NW/4 BEG NW/C NW/4 E196.85' S50' S 78D W90.25' S2515.09' S2219.89' S 01D E131.27' S196.85' S 45D E58.35' E180.45' S 73D E68.45' S33' W393.70' N5223.50' POB
	139838	Raven Investments, LLC	PO Box 7187	Moore	OK	73153-1187	4-9-3W 150.65AC GOV'T LOTS 3 AND 4 AND S/2 NW/4 LESS RD TO CITY OF NORMAN
	76372	Raven Investments, LLC	PO Box 7187	Moore	OK	73153-1187	4-9-3W 156.58 AC LOTS 1 & 2 & S/2 NE/4 AKA NE/4
	189652	Aria Development, LLC	3110 N Interstate Dr, Ste 210	Norman	OK	73072-7205	33-10-3W 8.47 AC PRT SE/4 BEG 1518'W SE/C SE/4 W1116.95' N330' E1118.01' S330' POB
	189653	Aria Development, LLC	3110 N Interstate Dr, Ste 210	Norman	OK	73072-7205	33-10-3W 55.99 AC PRT S/2 SE/4 BEG SE/C SE/4 W915.97' N363' W602' S33' W1118.01' N991.31' E1319.90' S330.35' E1319.42' S991.14' POB
	165209	Wesley Robinson Living Trust, Wesley Wayne Robinson, Trustee	404 SW 175th TER	Oklahoma City	OK	73170-7045	Lot 20, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK

OWNERSHIP LIST
ORDER #2912754-MO99

DATE PREPARED: January 22, 2025
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165208	Nichole Lynn Fanning & Frederick Travis Fanning	408 SW 175th TER	Oklahoma City	OK	73170-7045	Lot 19, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165207	Dustin L. Carpenter	412 SW 175th Ter	Oklahoma City	OK	73170-7045	Lot 18, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165206	Corey Wayne Britt & Stephanie Dawn Britt	416 SW 175th Ter	Oklahoma City	OK	73170-7045	Lot 17, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165205	Ranisha N. Willingham & Brandon J. Willingham	17513 Murcielago CT	Oklahoma City	OK	73170-7044	Lot 16, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165204	Tray H. & Alyse R. Reynolds	17509 Murcielago CT	Oklahoma City	OK	73170-7044	Lot 15, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165203	Jeremy R. & Jaime Dixon	17505 Murcielago CT	Oklahoma City	OK	73170-7044	Lot 14, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165202	Seth Lain	17501 Murcielago CT	Oklahoma City	OK	73170	Lot 13, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165201	David D. & Deanna D. Mobley	17413 Murcielago CT	Oklahoma City	OK	73170-7043	Lot 12, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165200	Leblanc Investments, LLC	PO Box 6718	Edmond	OK	73083-6718	Lot 11, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165199	Thomas D. & Jacquelin R. Little	17405 Murcielago CT	Oklahoma City	OK	73170-7043	Lot 10, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165198	Michael Robert Telfer & Mekensey Buley Telfer	17401 Murcielago CT	Oklahoma City	OK	73170-7043	Lot 9, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165197	Jay K. Asbill	17400 Murcielago CT	Oklahoma City	OK	73170-7033	Lot 8, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165196	Wendy Ogle	17404 Murcielago CT	Oklahoma City	OK	73170-7033	Lot 7, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165195	Kristal L. & David C. Vasquez	17408 Murcielago CT	Oklahoma City	OK	73170-7033	Lot 6, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165194	Jeffery W. & Gina M. Yearout	17500 Murcielago CT	Oklahoma City	OK	73170-7032	Lot 5, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165193	Michael S. & Janet R. Prather	17504 Murcielago CT	Oklahoma City	OK	73170	Lot 4, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165192	Mark Aaron & Michelle L. Yotter	17508 Murcielago CT	Oklahoma City	OK	73170-7032	Lot 3, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165191	Jason W. & Emily D. Coats	17517 Aragon LN	Oklahoma City	OK	73170-9209	Lot 2, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK
165190	Patrick Horace Harris, III & Starla Ranee Harris	17513 Aragon LN	Oklahoma City	OK	73170-9209	Lot 1, Block 10, RIO TOSCANO SEC. 2, to OKC, Cleveland County, OK

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162686	Shane Alan Robb & Lacey Robb	17509 Aragon LN	Oklahoma City	OK	73170-9209	Lot 5, Block 4, RIO TOSCANO SEC. 1, to OKC, Cleveland County, OK
162685	Heisman Homes, LLC	17505 Aragon LN	Oklahoma City	OK	73170	Lot 4, Block 4, RIO TOSCANO SEC. 1, to OKC, Cleveland County, OK
162684	Austin Taulbee	17501 Aragon LN	Oklahoma City	OK	73170	Lot 3, Block 4, RIO TOSCANO SEC. 1, to OKC, Cleveland County, OK
162683	Zachariah Edward Jett	17413 Aragon LN	Oklahoma City	OK	73170	Lot 2, Block 4, RIO TOSCANO SEC. 1, to OKC, Cleveland County, OK
162682	Forrest L. & Brenda P. Brown	17409 Aragon Ln	Oklahoma City	OK	73170	Lot 1, Block 4, RIO TOSCANO SEC. 1, to OKC, Cleveland County, OK
159977	Coy Bruce Troxell, Jr. & Annette Kambryn Troxell	404 SW 173rd St	Oklahoma City	OK	73170	Lot 2, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159978	James Leon Wilson & Sharolyn Lou Wilson Revocable Trust, Sharolyn Lou Wilson, as Trustee	412 SW 173rd ST	Oklahoma City	OK	73170	Lot 3, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159979	Carlos & Denise Ruiz	412 SW 173rd ST	Oklahoma City	OK	73170	Lot 4, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159980	Karim Saadeddline	416 SW 173rd ST	Oklahoma City	OK	73170-6656	Lot 5, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159981	Ryan T. Anson	17321 Prado DR	Oklahoma City	OK	73170-6665	Lot 6, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159982	Sandra D. & Jorge Zarate	3032 Cedar Springs CT	Arcadia	OK	73007-7551	Lot 7, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159983	Shari Payne	17313 Prado DR	Oklahoma City	OK	73170-6665	Lot 8, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159984	Christopher Y. Tauscher & Sarah M. Tauscher	17309 Prado DR	Oklahoma City	OK	73170-6665	Lot 9, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159985	Tyler S. & Candice E. Duncan	17305 Prado DR	Oklahoma City	OK	73170-6665	Lot 10, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159986	Richard Dumas, Jr, & Kiana Dumas	17301 Prado DR	Oklahoma City	OK	73170-6665	Lot 11, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159987	Tamera Matthews & Tierra Matthews	17225 Prado DR	Oklahoma City	OK	73170-6663	Lot 12, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159988	Randy R. Duke	17221 Prado DR	Oklahoma City	OK	73170-6663	Lot 13, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159989	Jeffrey & Kaylon Wilson	17217 Prado DR	Oklahoma City	OK	73170-6663	Lot 14, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK

OWNERSHIP LIST
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159990	Efren J. Pico & Marleni D. Pico	17213 Prado DR	Oklahoma City	OK	73170-6663	Lot 15, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159991	Brian Dwayne Knight & Carly Renae Knight Revocable Family Trust, Brian Dwayne Knight & Carly Renae Knight, Co-Trustees	17209 Prado DR	Oklahoma City	OK	73170	Lot 16, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159992	Esther M. Key	1720S Prado DR	Oklahoma City	OK	73170-6663	Lot 17, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159993	Hien Thi Huynh	17201 Prado DR	Oklahoma City	OK	73170-6663	Lot 18, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159994	Steven K. & Debra Hinman	17117 Prado DR	Oklahoma City	OK	73170-6661	Lot 19, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159995	Cynthia J. Williams	17113 Prado DR	Oklahoma City	OK	73170-6661	Lot 20, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159996	Noel & Irma Aquino	17109 Prado DR	Oklahoma City	OK	73170-6661	Lot 21, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159997	Richard Chriss Phelps & Debra Ann Phelps	1710S Prado DR	Oklahoma City	OK	73170-6661	Lot 22, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159998	Patti Elaine Larman	17101 Prado DR	Oklahoma City	OK	73170	Lot 23, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
159999	Sharon L. & Kevin C. Myers	17021 Prado DR	Oklahoma City	OK	73170-6660	Lot 24, Block 21, TALAVERA SEC. 3, to OKC, Cleveland County, OK
164789	Kenneth P. Barton & Betty J. Baron	17017 Prado DR	Oklahoma City	OK	73170-6660	Lot 1, Block 28, TALAVERA SEC. 4, to OKC, Cleveland County, OK
164836	Ronnie Allen Harjo & Tracy Jean Harjo	413 SW 170th ST	Oklahoma City	OK	73170	Lot 18, Block 29, TALAVERA SEC. 4, to OKC, Cleveland County, OK
160055	Cynthia Denise Cabrera Living Trust	412 SW 170th ST	Oklahoma City	OK	73170-6647	Lot 8, Block 24, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160054	Cloyce C. Reissig	408 SW 170th ST	Oklahoma City	OK	73170	Lot 7, Block 24, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160053	Amy Hoppe Brown Adams, Trustee of The Amy Hoppe Brown Adams Trust	404 SW 170th ST	Oklahoma City	OK	73170-6647	Lot 6, Block 24, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160058	Doris Quispe	405 SW 171st ST	Oklahoma City	OK	73170	Lot 11, Block 24, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160057	Trevor & Hannah Walch	306 Lihau ST	Kailua	HI	96734-1855	Lot 10, Block 24, TALAVERA SEC. 3, to OKC, Cleveland County, OK

OWNERSHIP LIST
ORDER #2912754-MO99

DATE PREPARED: January 22, 2025
EFFECTIVE DATE: January 15, 2025 at 7:30 A.M.

160056	Heidi Nichols	413 SW 171st ST	Oklahoma City	OK	73170	Lot 9, Block 24, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160036	Paige N. & Garrett L. Marshall	408 SW 171st ST	Oklahoma City	OK	73170	Lot 10, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160037	Larry Dean King & Tammy Lee King	404 SW 171st ST	Oklahoma City	OK	73170	Lot 11, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160038	Mark E. Freeman	400 SW 171st ST	Oklahoma City	OK	73170-6649	Lot 12, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160039	Adam R. & Kendra C. Mewhorter	17209 Aragon LN	Oklahoma City	OK	73170-6666	Lot 13, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160040	Randall Scott Ashbrook	17213 Aragon LN	Oklahoma City	OK	73170	Lot 14, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160041	Walter David Deason, III & Janice Marie Deason	17217 Aragon LN	Oklahoma City	OK	73170-6666	Lot 15, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160042	Jeffery S. & Valerie J. Underwood	17221 Aragon LN	Oklahoma City	OK	73170-6666	Lot 16, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160043	Donald & Candace Peak	17225 Aragon Ln	Oklahoma City	OK	73170-6666	Lot 17, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160044	Trayveah S. Osborne & Karen L. Osborne	17301 Aragon LN	Oklahoma City	OK	73170-6668	Lot 18, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160045	Scott & Michele Abbitt	17305 Aragon LN	Oklahoma City	OK	73170-6668	Lot 19, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160046	Margie J. & Jon C. Ebnet	812 Acacia Ave	Torrance	CA	90501	Lot 20, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160047	Mary L. Massey-Douglas	17313 Aragon LN	Oklahoma City	OK	73170-6668	Lot 21, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160027	Austin Hilterbran	17312 Prado DR	Oklahoma City	OK	73170-6664	Lot 1, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160028	Russell J. & Joyce E. Lewellen	17308 Prado DR	Oklahoma City	OK	73170-6664	Lot 2, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160029	Scott Cheatham	17304 Prado DR	Oklahoma City	OK	73170-6664	Lot 3, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160030	Cory B. Northern	17300 Prado DR	Oklahoma City	OK	73170-6664	Lot 4, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160031	Sean Timothy Kelly & Riley Shea Kelly	17224 Prado DR	Oklahoma City	OK	73170-6662	Lot 5, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160032	Lawana Willis	17220 Prado DR	Oklahoma City	OK	73170-6662	Lot 6, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK

OWNERSHIP LIST
ORDER #2912754-MO99

DATE PREPARED: January 22, 2025
EFFECTIVE DATE: January 15, 2025 at 7:30 A.M.

160033	Anne Fischer, Trustee of The Anne Fischer Revocable Trust	17216 Prado DR	Oklahoma City	OK	73170-6662	Lot 7, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160034	Lashonda P. Reynolds & Dama M. Reynolds	17212 Prado DR	Oklahoma City	OK	73170-6662	Lot 8, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
160035	Gregory Todd White	17208 Prado DR	Oklahoma City	OK	73170	Lot 9, Block 23, TALAVERA SEC. 3, to OKC, Cleveland County, OK
77858	Rasila Bhakta, as Trustee of The Rasila Bhakta Revocable Living Trust	500 Pleasant DR	Oklahoma City	OK	73170-9503	33-10-3W 5.03AC LT 2 PLEASANT EST AKA PRT S/2 NW/4 BEG 2234'E & 528'S NW/C S/2 E415' S528' W415' N528' POB
77859	CDS Trust	520 Pleasant DR	Oklahoma City	OK	73170-9503	33-10-3W 5.91AC LOT 4 PLEASANT EST AKA PRT S/2 NW/4 BEG 1778.14'E AND 369.61'S NW/C S/2 E62.92' S28D E181.19' E305.44' S528' W455.86' N686.39' POB
77862	Tracy S. & Tammy Davis	600 Pleasant DR	Oklahoma City	OK	73170-9505	33-10-3W 5.78AC LOT 6 PLEASANT EST AKA PRT S/2 NW/4 BEG 1332.29'E AND 528.01'S NW/C S/2 E302.5' N26D E177.42' E62.92' S686 .39' W445.85' N527.99' POB
77860	Thomas G. & Deborah A. Orr	700 Pleasant DR	Oklahoma City	OK	73170-9504	33-10-3W 7.23AC LT 8 PLEASANT ESTS PRT NW/4 BEG 917.29' 528.01' NW/C S/2 NW/4 E415' S527.99' W836.69' N05D E235.05' S86D E370.80' N05D E317.27' POB
87408	Kyle & Kadie Hare	725 Pleasant DR	Oklahoma City	OK	73170	33-10-3W 6.55 AC LT 9 PLEASANT EST SURVEY AKA PRT S/2 NW/4 BEG 598.66'E NW/C E318.63' S528.01' S5D W317.27' N86D W370.80' N5D E373.40' E48.10' N450' POB
77861	Paul B. Leathers 1987 Trust, Paul B. Leathers, Trustee	PO Box 890073	Oklahoma City	OK	73189-0073	33-10-3W 7.25 AC LT 10 PLEASANT EST AKA PRT S/E NW/4 BEG 450'S NW/C S/2 E550.56' S 5D W608.45' W492.05' N606' POB

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR
S. Western Ave. & W. Indian Hills Rd.

January 30, 2025

PREPARED FOR:

Raven Investments, LLC
PO Box 7187
Moore, OK 73153
mckownrichard@mac.com
(405) 637-8742

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of S. Western Ave. & W. Indian Hills Rd., consisting of 160 acres, is located within the Southwest Quarter (SW/4) of Section 33, Township 10 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Raven Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

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

- North: AA District and used for residential development.
- East: R-1 District and used for residential development.
- South: City of Norman and is undeveloped.
- West: AA District and used for undeveloped.

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

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a mixed-use development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Pleasant Dr. The nearest street to the east is S. Santa Fe Ave. The nearest street to the south is W. Indian Hills Rd. The nearest street to the west is S. Western Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available for a portion of the property in the hard corner of S. Western Ave. and W. Indian Hills Rd. Sanitary sewer services will be provided from public mains, septic, and/or aerobic.

7.3 WATER

Water facilities for this property are available. The addition will be served by a proposed waterline which will have to be extended approximately half a mile east along Indian Hills Road and then approximately a quarter of a mile north along Santa Fe Avenue to connect to an existing water main.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S. May Ave.. It is approximately 5 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

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

7.8COMPREHENSIVE PLAN

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

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City’s Planning and Zoning Code as such exists at

the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

There shall be two (2) Tracts within this PUD as follows:

Tract 1: The use and development regulations of the **C-3 Community Commercial District** and the **R-4 General Residential District** shall govern Tract 1, except as herein modified.

The following uses shall be permitted within Tract 1:

- 8300.1 Administrative and Professional Offices
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel & Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use (this use is limited to allow shared parking amongst multiple users for uses located within Tract 1 of this PUD)
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8250.5 Cultural Exhibits
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Use (this use unit, in addition to all uses permitted within its definition, shall also allow for a single building to be integrated to allow all uses permitted within this Tract of the PUD)
- 8300.34 Eating Establishments: Drive-In
- 8300.35 Eating Establishments: Fast Food
- 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.45 Gasoline Sales, Large
- 8150.6.3 Greenhouse
- 8150.6.5 Hoop House
- 8300.48 Laundry Services

- 8250.11 Library Services and Community Centers
- 8250.12 Light Public Protection & Utility: General
- 8250.13 Light Public Protection & Utility: Restricted
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8200.12 Multiple-Family Residential
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.58 Personal Services: General
- 8300.59 Personal Services: Restricted
- 8300.61 Repair Services: Consumer
- 8300.62 Research Services: Restricted
- 8300.63 Retail Sales and Services: General
- 8200.13 Senior Independent Living

Tract 2: The use and development regulations of the **R-1 General Residential District** shall govern Tract Two (2) of this PUD, except as herein modified. The minimum lot size shall be 4,000 square feet. The minimum frontage of lots within this Tract shall be 46'. Single-family residential development shall be permitted to be developed at 85% lot coverage. Accessory uses are allowed subject to the compliance of the conditions and review procedures required by the zoning ordinance.

The following uses shall be permitted within Tract 2:

- 8250.3 Community Recreation: Property Owners Association
- 8250.13 Light Public Protection and Utility: Restricted
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8200.8 Model Home
- 8200.9 Model Home Accessory Parking Lot (This use shall be permitted to be on an adjacent lot or a lot that is separated from the lot in which the Model Home is located)
- 8200.14 Single-Family Residential (There shall be a maximum of 500 single family lots within Tract 2)
- 8500.2 Permitted Temporary Uses. Temporary Buildings, On-Site. As Sales Trailer. Sales office in Model home garage, which will be converted back to a garage before occupied as a residence by homeowner.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

All commercial structures in Tract 1 of this PUD shall have 70% brick veneer, rock, stone or similar masonry finish and no more than 30%, stucco, wood, wood type, or engineered wood siding products on the first-floor perimeter (exclusive of windows, doors, and breezeways). Exposed metal wall panels or unfinished concrete block shall not be permitted as part of the building façade.

The exterior building wall finish, exclusive of windows and doors on all main structures, for single-family residential development in Tracts 1 and 2 of this PUD shall consist of a minimum of 55% brick veneer, rock or stone masonry and no more than 45% Engineered Composite Wood products or Engineer Wood Products (EWP). Smartside, cement based, or solid wood types shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

For development pursuant to the Multiple-Family Residential (8200.12) and Senior Independent Living (8200.13) use units, the following shall apply: A minimum of 30% brick veneer, rock, stone, stucco or similar masonry finish and no more than 70%, wood, wood type, engineered wood siding products, or cement board on the first floor perimeter (exclusive of windows, doors, and breezeways). The façade for all floors above the first floor, excluding windows and doors, shall be cementitious fiberboard, architectural metal, masonry cedar siding. Exposed metal wall panels or unfinished concrete block shall not be permitted as part of the building façade.

9.2 LANDSCAPING REGULATIONS

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

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

The base zoning district of each respective tract shall regulate the screening requirements, except that four (4) foot split rail or other open see through fencing shall be permitted to abut common areas adjacent to any residential uses.

9.5 SUBDIVISION REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 25 feet from all property lines adjacent to residential zoning district or use.

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

9.8 ACCESS REGULATIONS

Non-residential lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. Platted building setbacks shall be enforced in lieu of the base zoning setbacks on lots platted to take access from a platted common area/access easement.

A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed.

Non-residential lots may be platted/subdivided, and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this PUD. A split lot is not required to have frontage on an approved street.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that parking and maneuvering adjacent to a platted common lot will be permitted in the public street right-of-way upon receipt of a revocable permit. All parking spaces shall be located off of the right-of-way on private property. The plat shall indicate the location where maneuvering will be permitted within this PUD. However, the development may reduce the parking requirements within any commercial development of this PUD by 15% if the following policy is adhered to:

Provide incentives to encourage commercial districts rather than linear, strip development as the preferred pattern for new commercial development. A commercial district is similar to the traditional “main street” with multi-story buildings, service alleys, shared parking, narrow facades, and an occasional parking lot. These commercial uses should have a combination of uses including residential. Buildings, drives, parking areas, and walkways should be laid out in patterns which encourage pedestrian activity. Commercial districts should be interconnected with surrounding neighborhoods for easy and convenient access. As an incentive, developers would be allowed to dedicate larger amounts of land to commercial use than typically allowed in strip commercial developments.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ON-PREMISE SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 OFF-PREMISE SIGNS

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

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed on the arterial street or six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways shall be provided in this Planned Unit Development and shall connect residential tracts to adjacent Common Areas.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

For Tract One (1):

The base zoning district shall govern the setbacks within this Tract, except that for any multi-family development within this Tract, the R-4 General Residential District shall govern said development.

For Tract Two (2):

Front: A minimum of 2’ is permitted provided all garages have a minimum 20’ front yard setback.

Rear: 10’

Side: 0’ or 3’ or 6’

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department

or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

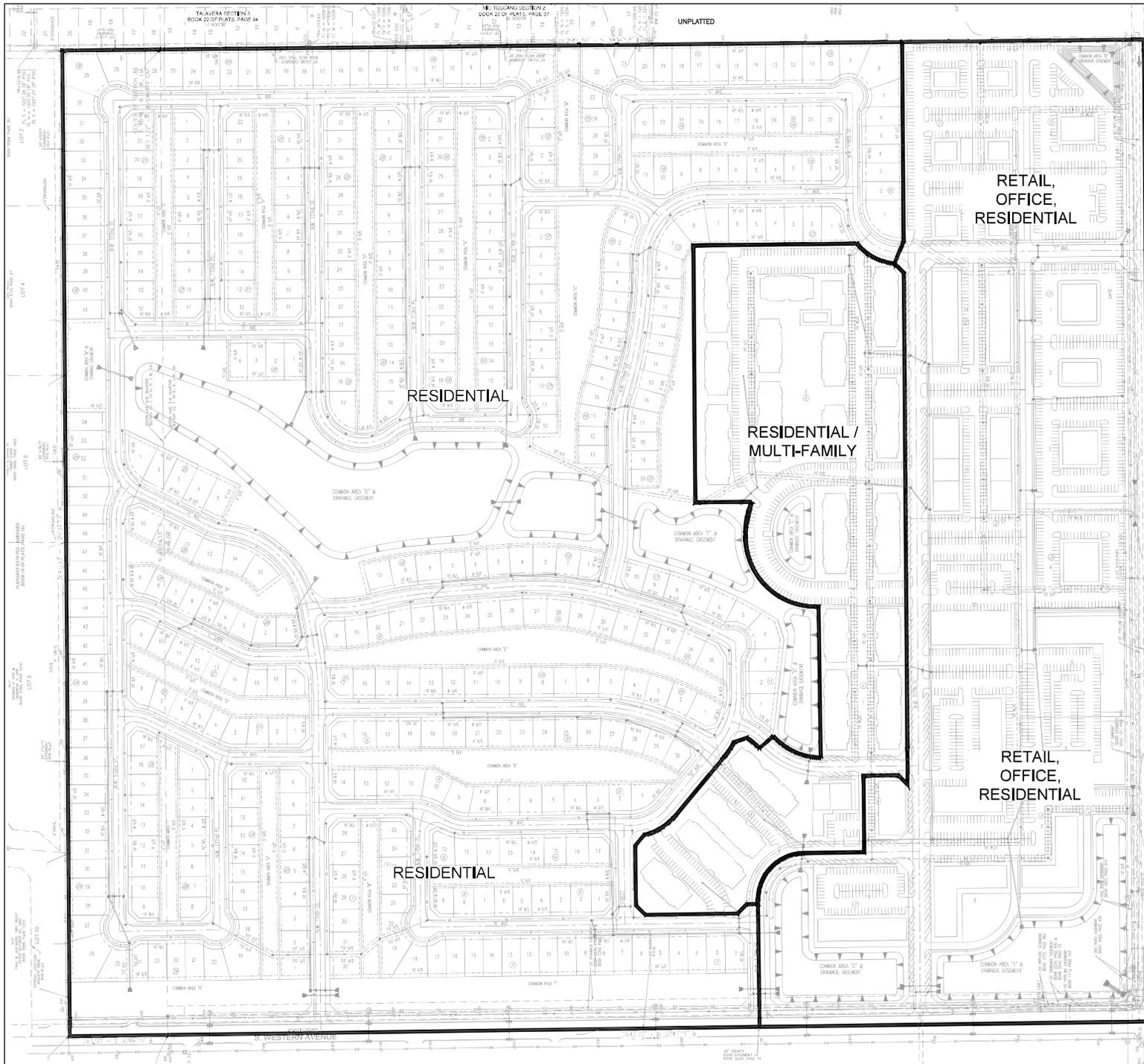
10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

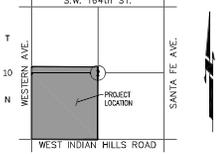


Master Zoning Exhibit
WESTERN HILLS
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE W. 1/2, SECTION 2,
 T10N, R3W, L.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA
 R 3 W
 S.W. 164th ST.



OWNER:
 Raven Investments, LLC
 P.O. Box 7187
 Moore, Oklahoma 73153

Engineer:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106



LOCATION MAP
 1" = 2000'



- RESIDENTIAL - 113.94 ACRES
- RESIDENTIAL / MULTI FAMILY - 18.11 ACRES
- RETAIL, OFFICE, RESIDENTIAL - 44.15 ACRES
- OPEN SPACE = 37.31 Ac.

WESTERN HILLS
 INDIAN HILLS RD. & 60TH AVE. N.W.
 NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 PROJECT NO. 2008001
 DATE: 01/28/2008
 SCALE: 1" = 100'
 DRAWN: P.F.B.
 CHECKED: P.E. MURPHY

MASTER ZONING EXHIBIT
 SHEET NO. 1

