



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

3016 E. Memorial Rd.

Name of Development or Applicant

3016 E. Memorial Rd.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2018
Case No.: PUD -	
File Date:	5-16-24
Ward No.:	W7
Nbhd. Assoc.:	Eagle Crest
School District:	Edmond
Extg Zoning:	C-3 / O-2
Overlay:	

9.23 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 \$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

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@wbfbllaw.com; kturner@wbfbllaw.com;

esilberg@wbfbllaw.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.



20130502010607690  
05/02/2013 04:39:25 PM  
Bk:RE12234 Pg:308 Pgs:1 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

## WARRANTY DEED

00

Mail Tax Statement to:  
Grantee

Return to:  
Trustmark Title C13-061  
6307 Waterford Blvd., Suite 120  
Oklahoma City, OK 73118

KNOW ALL MEN BY THESE PRESENTS:

That, **Oklahoma Christian Investment Corporation**, an Oklahoma Corporation, ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Eagle Crest Center, LLC**, an Oklahoma limited liability company, (Grantee"), whose address is 13431 N. Broadway Extension, Ste 115, Oklahoma City, OK 73114, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

**Tax ID # 141545200**

A tract of land being a part of the Government Lot 1, lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4); Thence South 00°23'44" West along the West line of said Northwest Quarter (NW/4) a distance of 169.12 feet to the Point of Beginning; Thence South 89°46'38" East parallel with the North line of said Northwest Quarter (NW/4) a distance of 269.05 feet; Thence North 45°23'44" East a distance of 21.21 feet; Thence North 00°23'44" East a distance of 60.17 feet; Thence North 89°46'38" West parallel with the North line of said Northwest Quarter (NW/4) a distance of 14.05 feet; Thence North 00°23'44" East a distance of 94.00 feet to a point on the North line of said Northwest Quarter (NW/4); Thence South 89°46'38" East along said North line a distance of 494.99 feet; Thence South 00°04'41" West a distance of 438.00 feet; Thence South 89°46'38" East parallel with the North line of said Northwest Quarter (NW/4) a distance of 211.74 feet; Thence South 00°04'41" West a distance of 162.00 feet to the Southwest corner of Lot 1, Block 5, EAGLE CREST II ADDITION; Thence North 89°46'38" West along the North line of Block 6, EAGLE CREST ADDITION a distance of 980.06 feet to a point on the West line of said Northwest Quarter (NW/4); Thence North 00°23'44" East along said West line a distance of 430.88 feet to the Point of Beginning..

together with all the improvements thereon and the appurtenances thereunto belonging, subject to any prior recorded conveyance of any interest in and to oil, gas and minerals therein and thereunder, and SUBJECT TO recorded easements, rights of way, restrictive covenants, restrictions, zoning ordinances, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, her heirs and assigns forever, free and clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise, as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

**Oklahoma Christian Investment Corporation,**  
an Oklahoma Corporation

By: Jeff Bingham, Vice President

20130502010607690  
Filing Fee: \$13.00  
Doc. Stamps: \$1,747.50  
05/02/2013 04:39:25 PM  
DEED

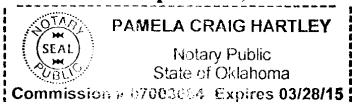


## ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA ss:

The foregoing instrument was acknowledged before me this 1 day of May, 2013, by **Jeff Bingham, Vice President of Oklahoma Christian Investment Corporation**, an Oklahoma Corporation.

SEAL



Pamela Craig Hartley  
Notary Public

EC# C13-061

Revenue Stamps: \$1,747.50

13

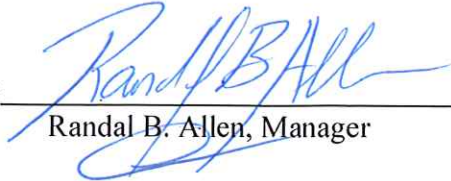
Exhibit A  
Legal Description  
Eagle Crest Center, LLC

A tract of land being a part of the Government Lot 1, lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

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## LETTER OF AUTHORIZATION

Randal B. Allen, Manager of Eagle Crest Center, LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location: 3016 E MEMORIAL RD., EDMOND, OK 73013.

By:   
Randal B. Allen, Manager

Date: April 12, 2024

**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 (7 ), 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: April 23, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2868792-OK99

Exhibit A  
Legal Description  
Eagle Crest Center, LLC

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OWNERSHIP REPORT  
ORDER 2868792-OK99

DATE PREPARED: APRIL 29, 2024  
EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3472	R141545200	EAGLE CREST CENTER LLC	C/O SAVAGE SAVAGE & BROWN INC	PO BOX 22845	OKLAHOMA CITY	OK	73123	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W 000 000 PT NW4 SEC 18 13N 2W BEG 169.12FT S OF NW/C NW4 THE E269.05FT NE21.21FT N60.17FT W14.05FT N94FT E494.99FT S488FT E211.74FT S162FT W980.06FT N430.88FT TO BEG (SUBJECT PROPERTY)	3016 E MEMORIAL RD OKLAHOMA CITY
3427	R200851103	MLW HOLDING LLC		3233 E MEMORIAL RD STE 103	EDMOND	OK	73013	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNIT 103	3233 E MEMORIAL RD, Unit 103 OKLAHOMA CITY
3427	R200851102	WIN OFFICE CONDO LLC		3233 E MEMORIAL RD STE 102	EDMOND	OK	73013-7083	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNIT 102	3233 E MEMORIAL RD, Unit 102 OKLAHOMA CITY
3427	R200851101	LONGBOARD HOLDINGS LLC		3233 E MEMORIAL RD STE 101	EDMOND	OK	73013-7082	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNIT 101	3233 E MEMORIAL RD, Unit 101 OKLAHOMA CITY
3427	R200851104	CHERRY PROPERTIES LLC		3233 E MEMORIAL RD STE 104	EDMOND	OK	73013-7083	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNIT 104	3233 E MEMORIAL RD, Unit 104 OKLAHOMA CITY
3427	R200851105	LEWIS & LOELIGER PLLC		3233 E MEMORIAL RD STE 105	EDMOND	OK	73013-7083	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNIT 105	3233 E MEMORIAL RD, Unit 105 OKLAHOMA CITY
3427	R200851106	HORN JANICE S VAN TRS	HORN JANICE S VAN REV TRUST	2617 HIDDEN VALLEY RD	EDMOND	OK	73013	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNITS 106 & 107	3233 E MEMORIAL RD, Unit 106 OKLAHOMA CITY
3427	R200851108	LEWIS & LOELIGER PLLC		3233 E MEMORIAL RD STE 108	EDMOND	OK	73013-7083	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNIT 108	3233 E MEMORIAL RD, Unit 108 OKLAHOMA CITY
3427	R200851109	MLW HOLDING LLC		3233 E MEMORIAL RD STE 103	EDMOND	OK	73013	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNIT 109	3233 E MEMORIAL RD, Unit 109 OKLAHOMA CITY
3427	R200851110	MARAL ENTERPRISES LLC	C/O FORREST DANLEY	3233 E MEMORIAL RD STE 110	EDMOND	OK	73013-7083	3233 E MEMORIAL ASSOC INC	000	000	3233 E MEMORIAL ASSOC INC 000 000 UNIT 110	3233 E MEMORIAL RD, Unit 110 OKLAHOMA CITY

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3427	R145101135	GLASS OFFICE LLC		3001 E MEMORIAL RD	EDMOND	OK	73013	BAIRDS CHRISTIAN COLLEGE	000	000	BAIRDS CHRISTIAN COLLEGE 000 000 LOTS 4 5 6 & 7 & PT OF S333FT OF W407FT OF S1/2 GOVT LOT 4 IN SW4 SW4 SEC 7 13N 2W DESC AS BEG 377FT E OF SW/C SW4 TH N50FT W302FT NWLY 35.34FT N258FT E357FT S333FT W30FT TO BEG	3001 E MEMORIAL RD OKLAHOMA CITY
3427	R129791460	HOMEOWNERS ASSOCIATION OF	EDMOND GARDENS INC	13808 PRIMROSE TER	EDMOND	OK	73013- 7067	EDMOND GARDENS	000	000	EDMOND GARDENS 000 000 COMMON AREAS A B C D & PRIVATE STREETS	A-D COMMON AREA
3427	R148707005	AUSTIN HOMES LLC		2208 W HEFNER RD STE C	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 07 13N 2W	000	000	UNPLTD PT SEC 07 13N 2W 000 000 PT SW4 SEC 7 13N 2W BEG 667FT E & 50FT N OF SW/C SW4 TH E155.60FT N230FT W155.60FT S230FT TO BEG	3201 E MEMORIAL RD, Unit A OKLAHOMA CITY
3427	R148707110	RETAIL BUILDINGS INC	C/O JACOBI AND ASSOCIATES	PO BOX 702377	TULSA	OK	74170	UNPLTD PT SEC 07 13N 2W	000	000	UNPLTD PT SEC 07 13N 2W 000 000 PT SW4 SEC 7 13N 2W BEG 407FT E OF SW/C SW4 TH N300FT E210FT S300FT W210FT TO BEG	3101 E MEMORIAL RD OKLAHOMA CITY
3427	R148707030	GMSS LLC		33851 VALENCIA PL	DANA POINT	CA	92629- 2226	UNPLTD PT SEC 07 13N 2W	000	000	UNPLTD PT SEC 07 13N 2W 000 000 PT SW4 SEC 7 13N 2W BEG 967.7FT E OF SW/C SW4 TH N662.8FT E299FT S459.9FT W148.9FT NWLY7.55FT W91.2FT S8.2FT W8.5FT S200FT W45FT TO BEG PLUS A TR BEG 822.60FT E OF SW/C SW4 TH E145FT N280FT W145FT S280FT TO BEG	3221 E MEMORIAL RD OKLAHOMA CITY
3472	R122291080	HESS CARL RUSSELL & LINDA DIANE REV TRUST		13505 SILVER EAGLE TRL	EDMOND	OK	73013- 7436	EAGLE CREST II	005	001	EAGLE CREST II 005 001	13505 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291090	DAVIS JERIANNE TRS	DAVIS FAMILY REV TRUST	110 RED BRICK DR STE 1	SIMI VALLEY	CA	93065	EAGLE CREST II	005	002	EAGLE CREST II 005 002	13509 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291100	ACKER JANET LOU TRS	ACKER JANET LOU TRUST	13601 SILVER EAGLE TRL	EDMOND	OK	73013- 7476	EAGLE CREST II	005	003	EAGLE CREST II 005 003	13601 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291110	COOPER GARY L & GINGER D		13605 SILVER EAGLE TRL	EDMOND	OK	73013- 7476	EAGLE CREST II	005	004	EAGLE CREST II 005 004	13605 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291120	RCP HOLDINGS LLC		13905 QUAIL POINTE DR, Unit ST B	OKLAHOMA CITY	OK	73134	EAGLE CREST II	005	005	EAGLE CREST II 005 005	13609 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291130	MARTINEZ NATHANAEL		13613 SILVER EAGLE TRL	EDMOND	OK	73013	EAGLE CREST II	005	006	EAGLE CREST II 005 006	13613 SILVER EAGLE TRL OKLAHOMA CITY



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3472	R122291140	SHISHEFAR HOSEIN		13617 SILVER EAGLE TRL	EDMOND	OK	73013- 7476	EAGLE CREST II	005	007	EAGLE CREST II 005 007	13617 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291150	SHEA MOLLY K		13608 SILVER EAGLE TRL	EDMOND	OK	73013- 7476	EAGLE CREST II	005	008	EAGLE CREST II 005 008	13608 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291160	BOWKER CORKY J		12 NE 52ND ST	OKLAHOMA CITY	OK	73105- 1826	EAGLE CREST II	005	009	EAGLE CREST II 005 009	13604 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291170	HAYDEN JEFFREY & KATHRYN		13600 SILVER EAGLE TRL	EDMOND	OK	73013	EAGLE CREST II	005	010	EAGLE CREST II 005 010	13600 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291180	KEIRSEY KENNETH B & TERRI C TRS	KEIRSEY KENNETH & TERRI OATH TRUST	7010 N GARDEN STONE LN	OWASSO	OK	74055	EAGLE CREST II	005	011	EAGLE CREST II 005 011	13512 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291190	HICKENBOTHAM KENNETH R & DEBORAH A TRS	HICKENBOTHAM JOINT LIVING TRUST	13508 SILVER EAGLE TRL	EDMOND	OK	73013- 7436	EAGLE CREST II	005	012	EAGLE CREST II 005 012	13508 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291200	WARREN LARRY L & MARY P		13504 SILVER EAGLE TRL	EDMOND	OK	73013- 7436	EAGLE CREST II	005	013	EAGLE CREST II 005 013	13504 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291210	MASSIE JERRY A & NEVILLE O		13500 SILVER EAGLE TRL	EDMOND	OK	73013- 7436	EAGLE CREST II	005	014	EAGLE CREST II 005 014	13500 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291220	IRELAND KIRSTEN		PO BOX 30074	EDMOND	OK	73003- 0002	EAGLE CREST II	005	015	EAGLE CREST II 005 015	13408 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291230	GREGORY STEVEN W & KAREN L		4101 FOLCROFT RD	EDMOND	OK	73013- 1697	EAGLE CREST II	005	016	EAGLE CREST II 005 016	13404 SILVER EAGLE TRL OKLAHOMA CITY
3472	R122291380	RJG INVESTMENTS LLC		11825 KATIE CV	OKLAHOMA CITY	OK	73131- 4400	EAGLE CREST II	006	003	EAGLE CREST II 006 003	13409 GOLDEN EAGLE DR OKLAHOMA CITY
3472	R122291390	KLEM MATTHEW M & KALLYE J		13413 GOLDEN EAGLE DR	EDMOND	OK	73013- 7404	EAGLE CREST II	006	004	EAGLE CREST II 006 004	13413 GOLDEN EAGLE DR OKLAHOMA CITY
3472	R122291400	MCGEE HERMAN VON		13417 GOLDEN EAGLE DR	EDMOND	OK	73013- 7404	EAGLE CREST II	006	005	EAGLE CREST II 006 005	13417 GOLDEN EAGLE DR OKLAHOMA CITY
3472	R122291410	VAN OSDOL FAMILY TRUST		3001 TALON RD	EDMOND	OK	73013- 7409	EAGLE CREST II	006	006	EAGLE CREST II 006 006	3001 TALON RD OKLAHOMA CITY

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3472	R122291420	BUTTROSS ERNEST L JR TRS BUTTROSS KEVIN ROBERT TRS	BUTTROSS SCOTT EDWARD TRS BUTTROSS ERNEST L JR TRUST	3005 TALON RD	EDMOND	OK	73013- 7409	EAGLE CREST II	006	007	EAGLE CREST II 006 007	3005 TALON RD OKLAHOMA CITY
3472	R122291430	TEHRANI BIJAN & BOBBI SUE		3308 ROUND BARN RD	EDMOND	OK	73034- 7030	EAGLE CREST II	006	008	EAGLE CREST II 006 008	3009 TALON RD OKLAHOMA CITY
3472	R122291440	GIVENS TRACEY LIVING TRUST		3013 TALON RD	EDMOND	OK	73013- 7409	EAGLE CREST II	006	009	EAGLE CREST II 006 009	3013 TALON RD OKLAHOMA CITY
3472	R122291450	ROSSON MARJORIE A REV TRUST		3017 TALON RD	EDMOND	OK	73013	EAGLE CREST II	006	010	EAGLE CREST II 006 010	3017 TALON RD OKLAHOMA CITY
3472	R122291460	SAWYER GREGORY B & MARTHA W	STURM EDWARD	3021 TALON RD	EDMOND	OK	73013	EAGLE CREST II	006	011	EAGLE CREST II 006 011	3021 TALON RD OKLAHOMA CITY
3472	R122291470	ROESLER ROBERT LEE & PATRICIA ANN TRS	ROESLER ROBERT & PATRICIA REV TRUST	3101 TALON RD	EDMOND	OK	73013- 7478	EAGLE CREST II	006	012	EAGLE CREST II 006 012	3101 TALON RD OKLAHOMA CITY
3472	R122291480	WHITE ROBERT L	ELLIOTT LINDA SUE	3105 TALON RD	EDMOND	OK	73013- 7478	EAGLE CREST II	006	013	EAGLE CREST II 006 013	3105 TALON RD OKLAHOMA CITY
3472	R122291490	HARRIS GARY & BERNICE TRUST		3109 TALON RD	EDMOND	OK	73013- 7478	EAGLE CREST II	006	014	EAGLE CREST II 006 014	3109 TALON RD OKLAHOMA CITY
3472	R122291500	WOODS RAYMOND M & LINDA D		3113 TALON RD	EDMOND	OK	73013- 7478	EAGLE CREST II	006	015	EAGLE CREST II 006 015	3113 TALON RD OKLAHOMA CITY
3472	R122291510	STAFFORD BARRY G & TONDA C		3117 TALON RD	EDMOND	OK	73013- 7478	EAGLE CREST II	006	016	EAGLE CREST II 006 016	3117 TALON RD OKLAHOMA CITY
3472	R122291520	RICE DRAKE N & LUELLEN TRUST		3121 TALON RD	EDMOND	OK	73013- 7478	EAGLE CREST II	006	017	EAGLE CREST II 006 017	3121 TALON RD OKLAHOMA CITY
3472	R122291530	RAYNER KEVIN D & LETA KAY		3000 TALON RD	EDMOND	OK	73013- 7408	EAGLE CREST II	007	001	EAGLE CREST II 007 001	3000 TALON RD OKLAHOMA CITY
3472	R122291540	AKINS STEVEN D & CARRIE A		3004 TALON RD	EDMOND	OK	73013- 7408	EAGLE CREST II	007	002	EAGLE CREST II 007 002	3004 TALON RD OKLAHOMA CITY
3472	R122291550	BOHL SUSAN D & RICHIE L		3008 TALON RD	EDMOND	OK	73013- 7408	EAGLE CREST II	007	003	EAGLE CREST II 007 003	3008 TALON RD OKLAHOMA CITY
3472	R122291560	JURNEY LARRY L & NANCY H		3012 TALON RD	EDMOND	OK	73013- 7408	EAGLE CREST II	007	004	EAGLE CREST II 007 004	3012 TALON RD OKLAHOMA CITY
3472	R122291570	PARKS CURTIS A & DELORES A TRS	PARKS JOINT LIVING TRUST	3016 TALON RD	EDMOND	OK	73013- 7408	EAGLE CREST II	007	005	EAGLE CREST II 007 005	3016 TALON RD OKLAHOMA CITY
3472	R122291580	ALLEN MATTHEW GERY & KELLY MARIE		3100 TALON RD	EDMOND	OK	73013- 7478	EAGLE CREST II	007	006	EAGLE CREST II 007 006	3100 TALON RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2868792-OK99

DATE PREPARED: APRIL 29, 2024  
EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 AM

3472	R122291590	BOLVIN BRONSON & ROBIN		3104 TALON RD	EDMOND	OK	73013-7478	EAGLE CREST II	007	007	EAGLE CREST II 007 007	3104 TALON RD OKLAHOMA CITY
3472	R122291600	CROWELL DAVID C		3108 TALON RD	EDMOND	OK	73013	EAGLE CREST II	007	008	EAGLE CREST II 007 008	3108 TALON RD OKLAHOMA CITY
3472	R122291610	CHAPMAN EDWARD & GAIL B CO TRS	CHAPMAN ED & GAIL FAMILY REV TRUST	3112 TALON RD	EDMOND	OK	73013-7478	EAGLE CREST II	007	009	EAGLE CREST II 007 009	3112 TALON RD OKLAHOMA CITY
3472	R122291620	LEONARD JOSEPH R		2716 KENWOOD CT	EDMOND	OK	73034-6727	EAGLE CREST II	007	010	EAGLE CREST II 007 010	3116 TALON RD OKLAHOMA CITY
3472	R122291630	CHALK MOUNTAIN INVESTMENTS LLC		15501 APARADOS WAY	EDMOND	OK	73013	EAGLE CREST II	007	011	EAGLE CREST II 007 011	3120 TALON RD OKLAHOMA CITY
3472	R122291640	LONG DEBORAH GAIL TRS	LONG DEBORAH GAIL TRUST	3121 AERIE DR	EDMOND	OK	73013-7477	EAGLE CREST II	007	012	EAGLE CREST II 007 012	3121 AERIE DR OKLAHOMA CITY
3472	R122291650	RATKE PAUL D & JANE K		3117 AERIE DR	EDMOND	OK	73013-7477	EAGLE CREST II	007	013	EAGLE CREST II 007 013	3117 AERIE DR OKLAHOMA CITY
3472	R122291660	WILLIAMS ROBERT V	OVERSTREET REBECCA JILL	3113 AERIE DR	EDMOND	OK	73013-7477	EAGLE CREST II	007	014	EAGLE CREST II 007 014	3113 AERIE DR OKLAHOMA CITY
3472	R122291670	CORDOVA DEISY R		4411 KAREN DR	EDMOND	OK	73013-8125	EAGLE CREST II	007	015	EAGLE CREST II 007 015	3109 AERIE DR OKLAHOMA CITY
3472	R122291680	FREEMAN BRIAN LOREN	FREEMAN CAMELIA	3105 AERIE DR	EDMOND	OK	73013	EAGLE CREST II	007	016	EAGLE CREST II 007 016	3105 AERIE DR OKLAHOMA CITY
3472	R122291690	BRYAN PERRY & CINDI J TRS	BRYAN CINDI J LIV TRUST	3101 AERIE DR	EDMOND	OK	73013-7477	EAGLE CREST II	007	017	EAGLE CREST II 007 017	3101 AERIE DR OKLAHOMA CITY
3472	R122291700	MESSICK ABBY & JOSHUA		3017 AERIE DR	EDMOND	OK	73013	EAGLE CREST II	007	018	EAGLE CREST II 007 018	3017 AERIE DR OKLAHOMA CITY
3472	R122291710	ROBERTSON ERIN CORDEIRO		3013 AERIE DR	EDMOND	OK	73013-7411	EAGLE CREST II	007	019	EAGLE CREST II 007 019	3013 AERIE DR OKLAHOMA CITY
3472	R122291720	MCANALLY JIMMY & ALANA		3009 AERIE DR	EDMOND	OK	73013	EAGLE CREST II	007	020	EAGLE CREST II 007 020	3009 AERIE DR OKLAHOMA CITY
3472	R122291730	SYMES JOHN CLAYTON & TARA		3005 AERIE DR	EDMOND	OK	73013-7411	EAGLE CREST II	007	021	EAGLE CREST II 007 021	3005 AERIE DR OKLAHOMA CITY
3472	R122291740	KENNEDY ROE D LIVING TRUST		3001 AERIE DR	EDMOND	OK	73013-7411	EAGLE CREST II	007	022	EAGLE CREST II 007 022	3001 AERIE DR OKLAHOMA CITY
3472	R141545100	TERRY DAVID L TRS	TERRY DAVID L LIVING TRUST	13501 SKYVIEW RD	EDMOND	OK	73013-7467	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W 000 000 PT NW/4 SEC 18 13N 2W BEG 825FT W & 661.50FT S OF NE/C NW/4 TH W491.12FT S110.25FT E490.69FT N110.25FT TO BEG CONT 1.25ACRSMORE OR LESS AKA N110.25FT OF S220.5FT OF TR 4 COLLEGE VIEW ESTATES	13501 SKYVIEW RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2868792-OK99

DATE PREPARED: APRIL 29, 2024  
EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 AM

3472	R141545215	DEBOARD RALPH C & BRENDA S		PO BOX 3015	EDMOND	OK	73083-3015	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W BEG 825FT W & 441.55FT S NE/C NW4 TH W491.98FT S220.5FT E491.12FT N220.5FT TO BEG CONT 2.5ACRS MORE OR LESS PT TR 4	13513 SKYVIEW RD OKLAHOMA CITY
3472	R141545225	DO INVESTMENTS LLC		4015 N PENNSYLVANIA AVE STE C	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W BEG 75FT S & 50FT E OF NW/C NW4 TH NE35.41FT E151.07FT S119.12FT W176.43FT N94.12FT TO BEG	13636 N BRYANT AVE OKLAHOMA CITY
3472	R141545220	QUICK CHANGE OIL COMPANY		3020 E MEMORIAL RD	EDMOND	OK	73013-7012	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W BEG 75FT S & 50FT E & 35.41FT NE & 151.07FT E OF NW/C NW4 TH E43.93FT S44FT E14.05FT S60.17FT SW21.21FT W42.62FT N119.12FT TO BEG	3020 E MEMORIAL RD OKLAHOMA CITY
3472	R141545210	KALIDY LLC		PO BOX 226	EDMOND	OK	73083-0226	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W BEG 764.99FT E & 50FT S OF NW/C NW4 TH S388FT E211.74FT N388FT W211.74FT TO BEG	3200 E MEMORIAL RD OKLAHOMA CITY
3472	R141545105	BOLVIN BYRON	BOLVIN JANA	PO BOX 5582	EDMOND	OK	73083-5582	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W BEG AT A POINT 825FT W OF NE/C SD NW4 TH W495FT S441.38FT E247.50FT N285FT E247.50FT N156.55FT TO POINT OF BEG AKA PT OF LOT 1 COLLEGE VIEW ESTATES	UNKNOWN
3646	R182511015	MCDONALDS CORPORATION	C/O WAGNER & SON LLC	2720 N HEMLOCK CT STE B	BROKEN ARROW	OK	74012-1194	UNPLTD PT SEC 12 13N 3W	000	000	UNPLTD PT SEC 12 13N 3W BEG SE/C OF SE4 TH W230.01FT N270.01FT E230.01FT S270.01FT TO BEG SUBJ TO ESMTS OF RECORD	2933 E MEMORIAL RD OKLAHOMA CITY
3649	R140350200	13501 N BRYANT AVE OK PROPCO LLC		13501 N BRYANT AVE	EDMOND	OK	73013	UNPLTD PT SEC 13 13N 3W	000	000	UNPLTD PT NE4 SEC 13 13N 3W BEG 594FT S OF NE/C NE4 TH S729.38FT WLY660.96FT N730.96FT ELY660.33FT TO BEG SUBJ TO ESMTS OF RECORD	13501 N BRYANT AVE OKLAHOMA CITY
3649	R140350175	PDX PROPERTIES LLC		13535 N BRYANT AVE	EDMOND	OK	73013-7591	UNPLTD PT SEC 13 13N 3W	000	000	UNPLTD PT SEC 13 13N 3W BEG 307FT S OF NE/C NE4 TH S287FT WLY351.09FT N339FT ELY73.09FT S52FT ELY278FT TO BEG CONT 2.399ACRS OF GROSS AREA	13535 N BRYANT AVE OKLAHOMA CITY
3649	R140350187	SHYAM INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	UNPLTD PT SEC 13 13N 3W	000	000	UNPLTD PT SEC 13 13N 3W BEG 300FT S OF NE/C NE4 TH S7FTFT W278FT N307FT E10FT S300FT E268FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2868792-OK99

DATE PREPARED: APRIL 29, 2024  
EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 AM

3649	R140350195	JANVI MART INC		3048 N GRAND BLVD	OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 13 13N 3W	000	000	UNPLTD PT SEC 13 13N 3W 000 000 PT NE4 SEC 13 13N 3W BEG NE/C NE4 TH S300FT W268FT N300FT E268FT TO BEG EX N50FT & E50FT FOR RD ESMT & EX A TR BEG 50FT S & 50FT WLY FROM NE/C NE4 TH S25FT NW20.98FT N10FT ELY15FT TO BEG (ROAD ESMT)	2924 E MEMORIAL RD, Unit A OKLAHOMA CITY
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**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**  
**3016 E. Memorial Rd.**

May 16, 2024

**PREPARED FOR:**

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(405) 340-1900  
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## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13

SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN .....	9.17
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>



## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of 3016 E. Memorial Rd., consisting of approximately 9.23 acres, is located within the Northwest Quarter (NW/4) of Section 18, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma 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 Eagle Crest Center, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for C-3 Community Commercial District. Surrounding properties are zoned and used for:

North: C-3 District and used for commercial development.  
East: C-3 District and is currently undeveloped.  
South: R-1 District and used for residential development.  
West: C-3 District and used for commercial development.

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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently used for a commercial development.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing C-3 base zoning to permit Outdoor Sales and Display, and Outdoor Storage.

## **SECTION 7.0 ..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is E. Memorial Rd. The nearest street to the east is Silver Eagle Trail. The nearest street to the south is Talon Rd. The nearest street to the west is N. Bryant Ave.

### **7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

### 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Rd. It is approximately 3 miles from this PUD development.

### 7.5 .....GAS, 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.

### 7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity 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

The use and development regulations of the C-3 Community Commercial District shall govern this PUD, except as herein modified.

**In addition to all C-3 uses, the following uses shall also be permitted:**

8300.54          Outdoor Sales and Display, and Outdoor Storage

## 9.0.....SPECIAL CONDITIONS

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

### 9.1.....FAÇADE REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, galvanized sheeting, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted.

### 9.2 ..... LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood. Screening shall be permitted around any new structure within this PUD and shall not be required around Outdoor Sales and Display, and Outdoor Storage. In the event of screening around Outdoor Sales and Display, and Outdoor Storage, a chain link or metal fence with a maximum height of eight (8) feet shall be permitted.

### 9.5 ..... PLATTING REGULATIONS

Platting shall not be required within this PUD.

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 50 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

The existing access drives shall be permitted to remain and deemed to conform to applicable regulations. There may be two (2) access points off of N. Bryant Ave.

9.9 ..... PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 there may be a reduction in parking to allow for Outdoor Sales and Display, and Outdoor Storage to a maximum of 150 parking spaces.

9.10 ..... SIGNAGE REGULATIONS

The existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure the following shall apply:

9.10.1 ..... FREESTANDING ACCESSORY 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 ..... NON-ACCESSORY 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.

#### 9.11 ..... ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

#### 9.12 ..... SIDEWALK REGULATIONS

The existing sidewalk shall be permitted to remain and deemed to conform to applicable regulations.

#### 9.13 ..... HEIGHT REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum height shall be forty feet (40').

#### 9.14 ..... SETBACK REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements in this PUD shall be the same as the base-zoning district.

#### 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 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/DENSITY**

Developmental phasing shall be allowed as a part of the development of this PUD. There may be four (4) structures within this PUD.

## **11.0 ..... EXHIBITS**

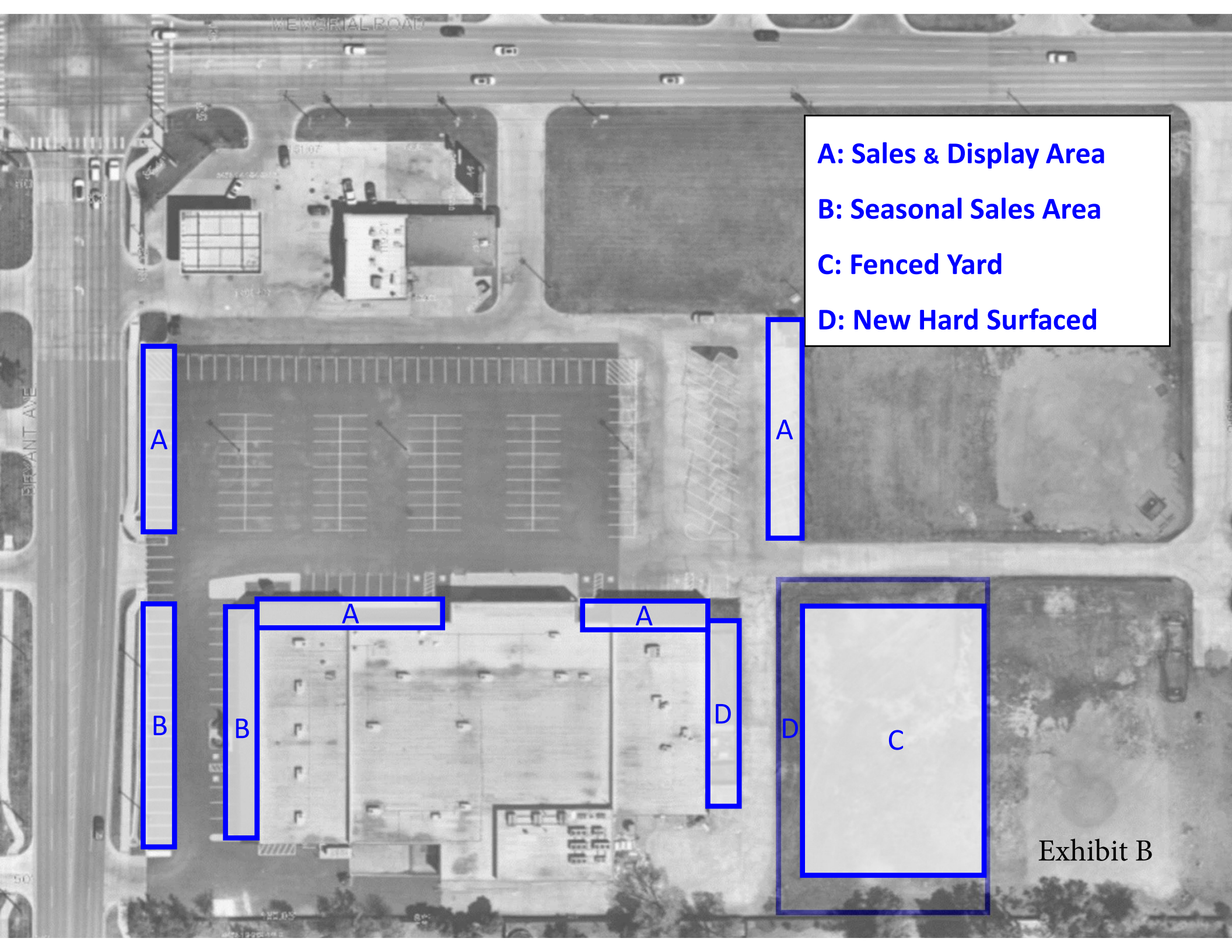
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

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

Exhibit A  
Legal Description  
Eagle Crest Center, LLC

A tract of land being a part of the Government Lot 1, lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4); Thence South 00°23'44" West along the West line of said Northwest Quarter (NW/4) a distance of 169.12 feet to the Point of Beginning; Thence South 89°46'38" East parallel with the North line of said Northwest Quarter (NW/4) a distance of 269.05 feet; Thence North 45°23'44" East a distance of 21.21 feet; Thence North 00°23'44" East a distance of 60.17 feet; Thence North 89°46'38" West parallel with the North line of said Northwest Quarter (NW/4) a distance of 14.05 feet; Thence North 00°23'44" East a distance of 94.00 feet to a point on the North line of said Northwest Quarter (NW/4); Thence South 89°46'38" East along said North line a distance of 494.99 feet; Thence South 00°04'41" West a distance of 438.00 feet; Thence South 89°46'38" East parallel with the North line of said Northwest Quarter (NW/4) a distance of 211.74 feet; Thence South 00°04'41" West a distance of 162.00 feet to the Southwest corner of Lot 1, Block 5, EAGLE CREST II ADDITION; Thence North 89°46'38" West along the North line of Block 6, EAGLE CREST ADDITION a distance of 980.06 feet to a point on the West line of said Northwest Quarter (NW/4); Thence North 00°23'44" East along said West line a distance of 430.88 feet to the Point of Beginning.



**A: Sales & Display Area**

**B: Seasonal Sales Area**

**C: Fenced Yard**

**D: New Hard Surfaced**

A

A

B

B

A

A

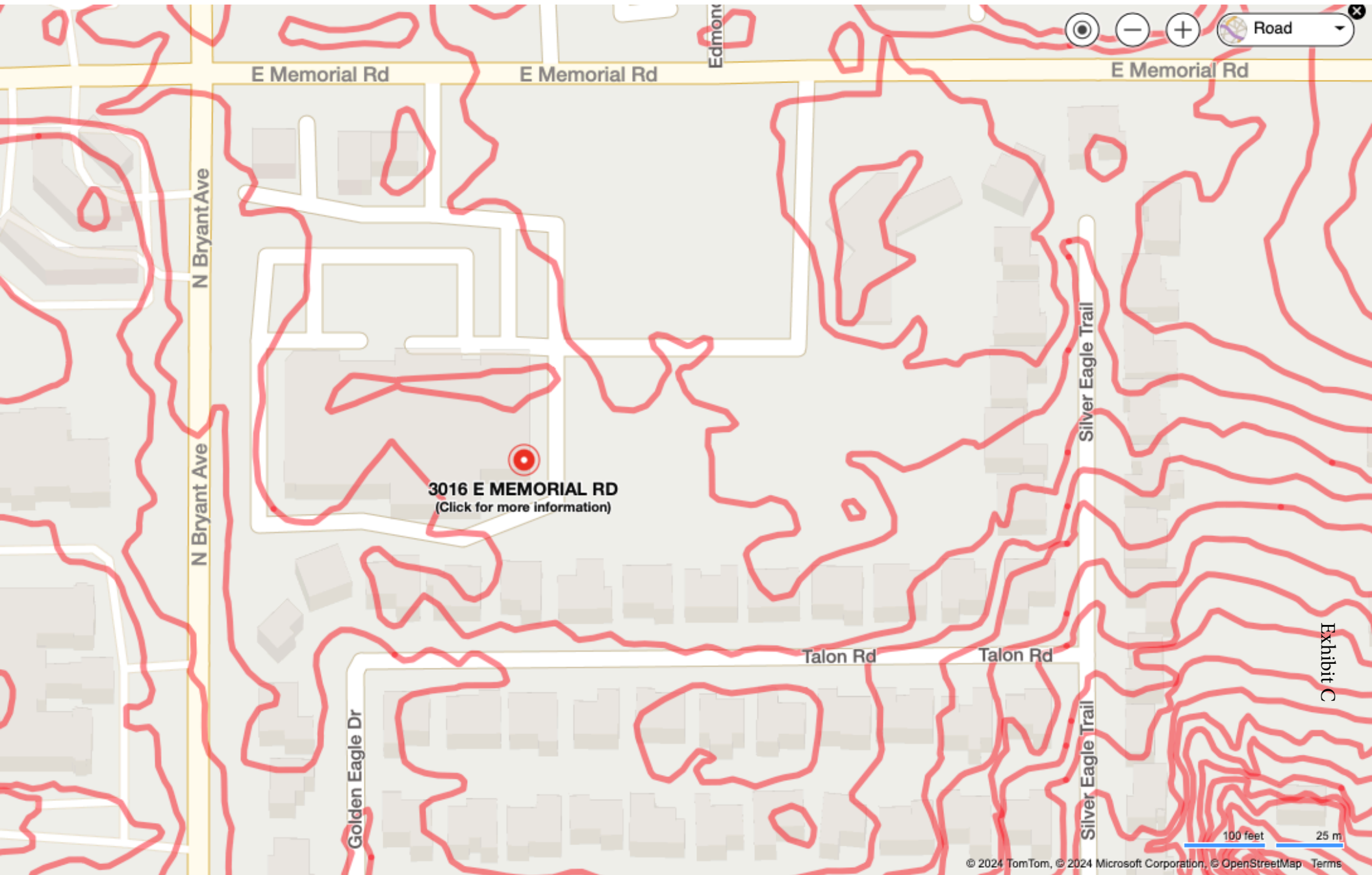
D

D

C

Exhibit B





**3016 E MEMORIAL RD**  
(Click for more information)

100 feet 25 m

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Exhibit D



1 FRONT  
SCALE: 1/16" = 1'-0"

DANIEL BARTLETT  
ARCHITECT  
603 HWY 5 N  
BENTON, AR  
501-764-4449

RABB COMPANIES  
2084 HWY 425 NORTH  
MONTICELLO, AR 71655

ATWOODS RANCH AND HOME  
LEASE SPACE - 3000 E. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73103

ELEVATIONS  
PROJECT #2416  
DATE: 4-15-20

A1  
SHEET 1 of 2