



**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>

<b>Staff Use Only:</b>
Case No.: PUD - <u>2050</u>
File Date: <u>12-11-24</u>
Ward No.: <u>W1</u>
Nbhd. Assoc.: <u>-----</u>
School District: <u>Piedmont</u>
Extg Zoning: <u>R-1</u>
Overlay: _____

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

Dove Crossing West- Westpoint Developers, LLC  
 Name of Development or Applicant

N. County Line Road & NW 150th Street / 9321 NW 150th St  
 Address / Location of Property (Provide County name & parcel no. if unknown)

49.54  
 ReZoning Area (Acres or Square Feet)

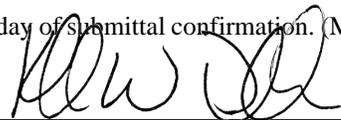
Rezone from R1 to a PUD with Single Family Residential Uses  
 Summary Purpose Statement / Proposed Development

### REQUIREMENTS FOR SUBMITTAL:

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

**Property Owner Information (if other than Applicant):**

Anthony Mirzaie, Westpoint Developers, LLC.  
 Name  
2731 S. I-35 Service Rd.  
 Mailing Address  
Moore, OK 73160  
 City, State, Zip Code  
(405) 366-0000  
 Phone  
Anthony@westpointgroup.com  
 Email

  
 Signature of Applicant  
Kendall W. Dillon, PE Crafton Tull  
 Applicant's Name (please print)  
300 Pointe Parkway Blvd.  
 Applicant's Mailing Address  
Yukon, OK 73099  
 City, State, Zip Code  
405-787-6270  
 Phone  
Jessica.Murphy@craftontull.com  
 Phone  
Kendall.Dillon@craftontull.com  
 Email



Doc#:R 2021 32003
Bk&Pg:RB 5366 7-11
Filed:09-14-2021
12:33:24 PM
Canadian County, OK

Ret to:
OLD REPUBLIC TITLE
4040 N. TULSA

Oklahoma City, OK 73112
Prepared by and when recorded:

WP Land, LLC
Attn: Mr. Jon Horn
2731 South I-35 Service Road
Moore, OK 73160

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc.

General Warranty Deed

THE STATE OF OKLAHOMA §
COUNTY OF CANADIAN § KNOW ALL MEN BY THESE PRESENTS:

THAT, NORTHWOOD PLACE, LLC, an Oklahoma limited liability company
("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by WESTPOINT
DEVELOPERS, L.L.C., an Oklahoma limited liability company ("Grantee"), whose address is
2731 South I-35 Service Road, Moore, Oklahoma 73160, and other good and valuable
consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has
GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT,
BARGAIN, SELL and CONVEY unto Grantee, that certain real property situated in Canadian
County, Oklahoma, and described in Exhibit "A" attached hereto and made a part hereof for all
purposes (the "Land"), together with all improvements located on the Land and all and singular
the rights, privileges, hereditaments and appurtenances pertaining to such real property, including,
but not limited to, all right, title and interest of Grantor, if any, in and to (1) any strips and gores,
if any, between the Land and any abutting properties, whether owned or claimed by deed,
limitations or otherwise; and (2) streets, alleys, easements and rights of way, open or proposed, in,
across, abutting or adjacent to the Land; but less and except all oil, gas, and mineral interest of
every nature and kind that have been previously reserved or conveyed (all of such real property,
rights and appurtenances herein referred to collectively as the "Property").

This conveyance is made by Grantor and accepted by Grantee subject only to the
easements, restrictions and other matters described in Exhibit "B" attached hereto and incorporated
herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the
same belonging, unto Grantee and Grantee's 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 only to the Permitted Exceptions, Grantor does hereby
bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular,
the Property unto the Grantee and Grantee's successors and assigns, against every person
whomsoever lawfully claiming or to claim the same.

TITLE 68: Sec. 3201 or 3202.
TAX SHALL NOT APPLY: 4

[Signature Page Follows]

EXECUTED to be effective the 14<sup>th</sup> day of September, 2021.

GRANTOR: NORTHWOOD PLACE, LLC,  
an Oklahoma limited liability company

By: *Jonathan D. Horn*  
Jonathan D. Horn,  
Manager

THE STATE OF OKLAHOMA   §  
  §  
COUNTY OF CLEVELAND   §

This instrument was acknowledged before me on September 14<sup>th</sup>, 2021, by Jonathan D. Horn, Manager of NORTHWOOD PLACE, LLC, an Oklahoma limited liability company, on behalf of said limited liability company.

*Lucinda L. Zapp*  
Notary Public, State of Oklahoma  
[Seal]



EXHIBIT "A" TO DEED

Legal Description

TRACT 1:

A part of the South Half of the Northeast Quarter (S/2 NE/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of Section One (1), Township Thirteen (13) North, Range Five (5) West;

THENCE North 00°06'48" East, along the East line of said Northeast Quarter, a distance of 1324.83 feet to the North line of the South half of the Northeast Quarter;

THENCE South 89°44'44" West, along the North line of the South Half of the Northeast Quarter, a distance of 1072.57 feet;

THENCE South 01°14'02" East a distance of 455.57 feet;

THENCE South 63°02'02" West a distance of 180.53 feet;

THENCE North 85°55'04" West a distance of 130.37 feet;

THENCE North 51°36'49" West a distance of 288.87 feet;

THENCE North 88°26'01" West a distance of 85.30 feet;

THENCE South 58°42'15" West a distance of 92.20 feet;

THENCE South 39°45'11" West a distance of 1219.61 feet to a point on the South line of the Northeast Quarter;

THENCE North 89°43'50" East, along the South line of the Northeast Quarter, a distance of 2521.43 feet to the POINT OF BEGINNING.

TRACT 2:

The Southeast Quarter (SE/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

LESS AND EXCEPT the North 260 feet of the South 1985 feet of the East 423 feet of said Southeast Quarter.

When combined, the aforescribed tracts of land being more particularly described as follows:

A tract of land lying in the East Half (E/2) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the southeast corner of the Southeast Quarter of said Section 1;

THENCE South 89°36'22" West, along the south line of said Southeast Quarter, a distance of

2,632.02 feet to the southwest corner of said Southeast Quarter;

THENCE North  $00^{\circ}20'21''$  West, along the west line of said Southeast Quarter, a distance of 2,659.89 feet to the northwest corner of said Southeast Quarter;

THENCE North  $89^{\circ}40'52''$  East, along the north line of said Southeast Quarter, a distance of 122.44 feet;

THENCE North  $39^{\circ}42'14''$  East a distance of 1,219.61 feet;

THENCE North  $58^{\circ}39'18''$  East a distance of 92.20 feet;

THENCE South  $88^{\circ}28'58''$  East a distance of 85.30 feet;

THENCE South  $50^{\circ}52'39''$  East a distance of 288.78 feet;

THENCE South  $86^{\circ}47'55''$  East a distance of 130.37 feet;

THENCE North  $62^{\circ}59'05''$  East a distance of 180.53 feet;

THENCE North  $01^{\circ}24'20''$  West a distance of 455.57 feet to a point on the south line of Government Lot 1 of said Section 1;

THENCE North  $89^{\circ}37'52''$  East, along said south line, a distance of 1,072.57 feet to a point on the east line of the Northeast Quarter of said Section 1;

THENCE South  $00^{\circ}04'49''$  East, along said east line, a distance of 1,324.83 feet to the northeast corner of the Southeast Quarter of said Section 1;

THENCE South  $00^{\circ}05'00''$  East, along the east line of said Southeast Quarter, a distance of 671.45 feet;

THENCE South  $89^{\circ}36'22''$  West, parallel with the south line of said Southeast Quarter, a distance of 423.00 feet;

THENCE South  $00^{\circ}05'00''$  East, parallel with the east line of said Southeast Quarter, a distance of 260.00 feet;

THENCE North  $89^{\circ}36'22''$  East, parallel with the south line of said Southeast Quarter, a distance of 423.00 feet to a point on the east line of said Southeast Quarter;

THENCE South  $00^{\circ}05'00''$  East, along said east line, a distance of 1,725.00 feet to the POINT OF BEGINNING.

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EXHIBIT "B" TO DEED

Permitted Exceptions

1. Ad Valorem taxes for 2021, and subsequent years, amounts of which are not ascertainable, due or payable.
2. All interest in and to all oil, gas, coal, metallic ores and other minerals in and under and that may be produced from insured premises, and all rights, interests and estates of whatsoever nature incident to or growing out of said outstanding minerals.
3. Easement in favor of the City of Oklahoma City recorded in Book 757, Page 34.
4. Easement in favor of the City of Oklahoma City recorded in Book 791, Page 529.
5. Easement in favor of the City of Oklahoma City recorded in Book 795, Page 770.
6. Easement in favor of the City of Oklahoma City recorded in Book 795, Page 771.
7. Easement in favor of the City of Oklahoma City recorded in Book 795, Page 773.
8. Easement in favor of Baron Exploration Company recorded in Book 3132, Page 936.
9. Easement in favor of Baron Exploration Company recorded in Book 3212, Page 308.
10. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 3276, Page 621.
11. Quit Claim Deed in favor of the City of Oklahoma City and the Oklahoma City Water Utilities Trust recorded in Book 3281, page 653.
12. Easement in favor of the City of Oklahoma City recorded in Book 3529, page 219.
13. The following matters disclosed on an ALTA/ACSM survey made by Randall A. Mansfield LPLS #1613 of Dodson-Thompson-Mansfield, PLLC on March 10, 2015: (a) fencing crossing the Westerly boundary line of Tract Two of subject property as referenced by plat of survey.

**DOVE CROSSING WEST  
LEGAL DESCRIPTION - PUD**

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SE/4, thence

N00°20'19"W along the West line of said SE/4 a distance of 2659.89 feet; thence  
N89°40'54"E a distance of 122.44 feet; thence  
S56°47'15"E a distance of 524.12 feet; thence  
S25°16'14"E a distance of 863.25 feet; thence  
S08°24'40"E a distance of 756.98 feet; thence  
S19°01'57"W a distance of 538.65 feet; thence  
S10°58'45"W a distance of 284.50 feet; thence  
S00°23'37"E a distance of 50.00 feet to the South line of said SE/4; thence  
S89°36'23"W along said South line a distance of 794.99 feet to the POINT OF BEGINNING.

Said tract contains 2,157,970 Sq Ft or 49.54 Acres, more or less.

Westpoint Developers, LLC.  
2731 S. I-35 Service Rd  
Moore, OK 73160  
(405) 366-0000

November 25th, 2024

The City of Oklahoma City  
Planning and Zoning Department  
420 West Main, Suite 900  
Oklahoma City, OK 73102

RE: Proposed Dove Crossing West

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and planning of 49.54± acres being a part of the SE/4 of Section 1, T-13-N, R-5-W, I.M., Canadian County, Oklahoma City, OK and generally located northwest of NW 150<sup>th</sup> Street and County Line Rd.

  
\_\_\_\_\_  
By: Anthony Mirzaie  
Title: Manager

CTA Project #21608800

**ABTRACTOR'S SPECIAL CERTIFICATE**

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF CANADIAN )

**OLD REPUBLIC TITLE COMPANY OF OKLAHOMA**, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 500 feet of:

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SE/4, thence N00°20'19"W along the West line of said SE/4 a distance of 2659.89 feet; thence N89°40'54"E a distance of 122.44 feet; thence S56°47'15"E a distance of 524.12 feet; thence S25°16'14"E a distance of 863.25 feet; thence S08°24'40"E a distance of 756.98 feet; thence S19°01'57"W a distance of 538.65 feet; thence S10°58'45"W a distance of 284.50 feet; thence S00°23'37"E a distance of 50.00 feet to the South line of said SE/4; thence S89°36'23"W along said South line a distance of 794.99 feet to the POINT OF BEGINNING.

OWNER OF RECORD: WESTPOINT DEVELOPERS, LLC

That the addresses that are listed have been taken from the Treasurer’s records of Canadian County, Oklahoma.

**GRANTEE & ADDRESS & LEGAL DESCRIPTION:**

**090031460**

MEIWES, ANDREW  
4320 MOFFAT RD NW.PIEDMONT.OK.73078

T13N R05W S01 NE4 A#2 - BEING THE S/2 NE4 LESS BEG @ SE/C, TH N1324.83', W1072.57' SE455.57' SW180.53' NW130.37' NW288.78' NW85.3' SW92.2' SW1219.61', E2521.43' TPB

**090031463**

SHIPLEY, BRET EDWARD  
1808 E HWY 152.MUSTANG.OK.73064-0000

T13N R05W S01 NW4 A#1 - BEING THE E/2 NW4 AKA OGS LOT 3(40.22Ac) & SE4 NW4

**090031466**

DONAT, ANNA  
PO BOX 31943.EDMOND.OK.73003

T13N R05W S01 SW4 A#1 - BEING ALL SW4

**090031986**

PYLE, LESTER & MARY TRUST  
28268 N 2940 RD.KINGFISHER.OK.73750

T13N R05W S12 NW4 A#1 - BEING THE W/2 NW4 & NE4 NW4 & N/2 N/2 SE4 NW4

**090131477**

WP LAND, LLC  
2731 S I-35 SERVICE RD.MOORE.OK.73160

T13N R05W S12 NE4 A#2 PT NE4 - BEING ALL NE4 LESS BEG 544.74'S OF NE/C, TH, S949.63' W50'  
NW121.23' NW50' NE CURV'L 10.86' SW125.47' SW149.46' SW77.54', SW116.59' NW108.45' NW249.47'

**090131647**

SPECHT FAMILY, LLC  
5661 CANALINO DR.CARPINTERIA.CA.93013

T13N R05W S1 SE4 A#2 PT SE4 BEING THE N260' OF THE S1985' OF THE E423' OF SE4.

**090150218**

DR HORTON - TEXAS LTD, LP  
15509 N MAY AVE.EDMOND.OK.73013

MULTIPLE

**090150237**

KIMANI, VICTOR CHRIS & AUDREY  
14916 ARBOR CT.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 21 BLOCK 25

**090150241**

DRUMMER, LAKESHIA L & PETERSON,WILLIE  
14900 ARBOR CT.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 25 BLOCK 25

**090150242**

PATTON, STEFFI RAE & NATHANAEL GREGG  
9000 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 26 BLOCK 25

**090150251**

MUPI, AKOMBI JOSEPH &  
9036 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 35 BLOCK 25

**090150252**

PEIRO, DIANA MITCHELL MUNGUIA  
9040 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 36 BLOCK 25

**090150254**

ALLEN, DUSTIN LEE & MEREDITH GRACE  
9048 NW 149TH TER.YUKON.OK.73099-5472

MONTEREAU PHASE 4 LOT 38 BLOCK 25

**090150255**

KIZILKAYA, KAZIM & SINCAR,ESRA  
9052 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 39 BLOCK 25

**090150256**

MOSIER, TANYA MARIE  
9056 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 40 BLOCK 25

**090150257**

CONK, ROBIN KOESTER & RICK DEAN  
9060 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 41 BLOCK 25

**090150263**

GALVAN, GILBERT  
9005 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 1 BLOCK 26

**090150268**

JOHNSON, KOLTEN DANIEL & ABIGAIL RAY  
9025 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 6 BLOCK 26

**090153054**

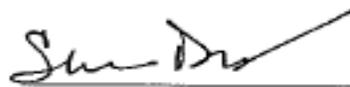
DOVE CROSSING DEVELOPMENT, LLC  
2731 S I-35 SERVICE RD.MOORE.OK.73160

T13N R05W S01 SE4 A#3 PT SE4 - BEG 663.49'W OF SE/C, TH W1173.55' N50', NE284.50' NE538.65' NW756.98'  
NW15.01' NE208.75' NW CURV'L 28.51' NE174.26', NE2.36' SE875.04' SE119.70' E192.95' N23.34'

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: November 21, 2024 at 7:30 AM.

**OLD REPUBLIC TITLE COMPANY OF OKLAHOMA**  
**Bonded Abstractor**



Shana Dees, License #4453

COMPLETED: December 4, 2024

Order No. 24309704

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT DISTRICT  
**PUD –**  
**MASTER DESIGN STATEMENT**

*DOVE CROSSING WEST*

**12/4/2024**

**PREPARED FOR:**

Westpoint Developers, LLC.  
*2731 S. I-35 Service Rd.*  
*Moore, OK 73160*  
*(405) 366-0000*  
[\*Anthony@westpointgroup.com\*](mailto:Anthony@westpointgroup.com)

**PREPARED BY:**

Crafton Tull and Associates  
*300 Pointe Parkway Boulevard*  
*Yukon, OK 73099*  
*(405) 787-6270*  
[\*Kendall.dillon@craftontull.com\*](mailto:Kendall.dillon@craftontull.com)

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

The Planned Unit Development (PUD) of Dove Crossing West, consisting of 49.54 acres is located within the SE/4 of Section 1, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located north of NW 150<sup>th</sup> street and west of North County Line Road.

**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 / developer of this property is Westpoint Developers, LLC. (2731 S. I-35 Service Rd., Moore OK 73160).

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

The subject property is presently zoned (R1) Residential District. Surrounding properties are zoned and used for:

- North: (R1) Single-Family Residential District and currently Dove Crossing, PUD-2037.
- East: (R1) Single-Family Residential District and currently Dove Crossing Section 1.
- South: (R1) Single-Family Residential District and currently Montereau.
- West: (R1) Single-Family Residential District and currently vacant land.

**SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The highest elevation is generally elevation 1119 near the southwest corner and falls west to east and, for the northern portion, south to north, towards Deer Creek. The lowest elevation of 1080 is along the streambed along the northeastern edge of the property. The slope of the site is approximately 2.5-4% throughout. The subject property has silty-loam and clay loam soil characteristics. Renfrow clay loam being the largest area at 34% while Port silt loam is 33% and the Grainola clay loam is 15%. The property is predominantly used for agriculture while there are wooded portions in the drainage areas. This property drains into the Deer Creek River drainage basin. The subject property is located within a FEMA 100-year flood plain as well as a USGS Blue Line.

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

The concept for this PUD is to provide a modification to the lot requirements in Single-Family Residential District.

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

**7.1 ..... STREETS**

The nearest street to the north is E. Washington Avenue or NW 164<sup>th</sup> St, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the east is N. County Line Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is N.W. 150<sup>th</sup> Street, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the west is N. Morgan Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards.

Proposed streets shall be public and shall have right-of-way widths of 50 feet and shall be paved to the urban local street standards. Ingress and Egress for this Planned Unit Development shall be from public streets.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

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

Sanitary sewer facilities for this property are available. A public, 15” sanitary sewer line that runs north to northeast and an 8” sanitary sewer as part of Dove Crossing Section 1 will provide sanitary sewers to this Planned Unit Development. The existing sanitary sewer lines should be adequate.

#### 7.3 ..... WATER

Water facilities for this property are available. There is a 12” waterline located at Northwest corner of N.W. 150<sup>th</sup> street and County Line Road, Dove Crossing Section 1 and an 8” waterline located in Dove Crossing Section 1.

#### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 3 located at 11601 N. MacArthur Boulevard, Oklahoma City, approximately 5.0 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

There are no bus stops in this Planned Unit Development, and each will be provided with a pedestrian path and shown on the Master Development Plan.

#### 7.7 ..... DRAINAGE

This property drains into the Deer Creek River drainage basin. Portions of the subject property are located within a FEMA 100-year flood plain.

7.8 .....COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

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

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the “R-1” Single-Family Residential District shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

**9.0.....SPECIAL CONDITIONS**

9.1 .....MODIFIED LOT REQUIREMENTS

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

- Minimum lot size: 4,400 square feet
- Minimum lot width from the platted front building line: 40 feet
- Minimum lot depth: 110 feet.
- Minimum depth of the front yard building line: 20 feet.
- Coverage: Main and accessory buildings shall not cover more than 65% of the lot area.

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 ..... LANDSCAPING REGULATIONS

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

9.4 .....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.

9.5 ..... SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended.

9.6 ..... SUBDIVISION REGULATIONS

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

9.7 ..... DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage-ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD’s, provided the PUD is platted with drainage areas confined to common areas. Such drainage-ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.8 ..... ACCESS REGULATIONS

Access shall be per the Subdivision Regulations, as amended. There shall be one point of access from NW 150<sup>th</sup> St. Access to this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Individual lots shall not be permitted to take access from arterial/section line road(s) and “Limits of No Access” shall be established along lots abutting an arterial/section line road. This PUD shall have a single stub street, accessing the adjacent property to the west. Additionally, an emergency access lane with a crash gate shall be provided from NW 150<sup>th</sup> Street.

Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan Map.

9.9 .....PARKING REGULATIONS

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

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 ..... SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.11 ..... ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

9.12 ..... SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the N. County Line Road. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. Sidewalks along the interior streets shall be four feet in width. All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK REGULATIONS

Unless modified herein, 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, 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. Future plats shall provide access to common areas on the west, and include centrally located recreational amenities throughout the subdivision.

**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 – Master Development Plan

Exhibit C – Topographic Map

Exhibit A – Legal Description

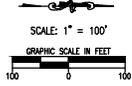
**DOVE CROSSING WEST  
LEGAL DESCRIPTION - PUD**

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

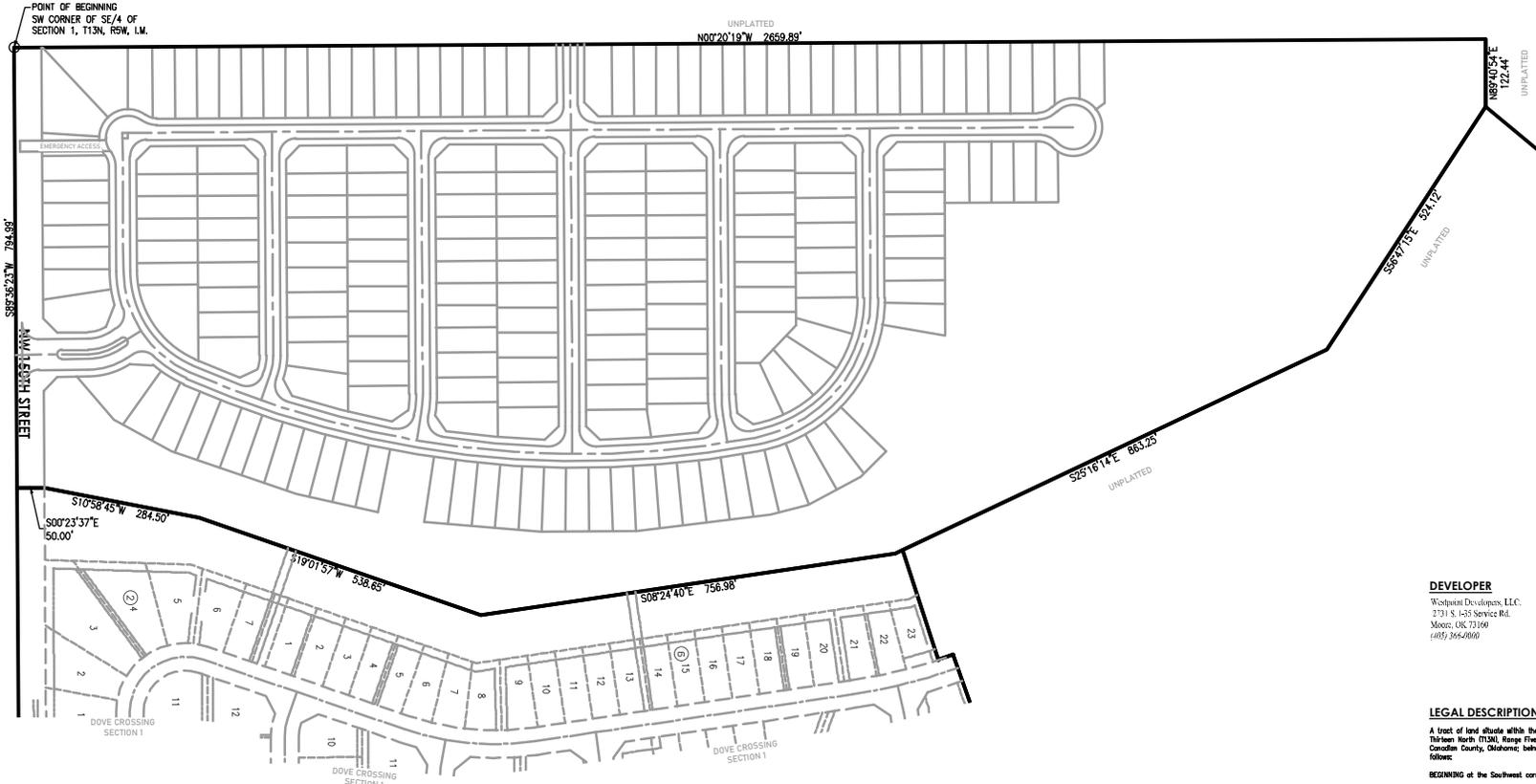
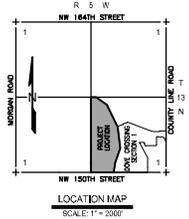
BEGINNING at the Southwest corner of said SE/4, thence

N00°20'19"W along the West line of said SE/4 a distance of 2659.89 feet; thence  
N89°40'54"E a distance of 122.44 feet; thence  
S56°47'15"E a distance of 524.12 feet; thence  
S25°16'14"E a distance of 863.25 feet; thence  
S08°24'40"E a distance of 756.98 feet; thence  
S19°01'57"W a distance of 538.65 feet; thence  
S10°58'45"W a distance of 284.50 feet; thence  
S00°23'37"E a distance of 50.00 feet to the South line of said SE/4; thence  
S89°36'23"W along said South line a distance of 794.99 feet to the POINT OF BEGINNING.

Said tract contains 2,157,970 Sq Ft or 49.54 Acres, more or less.



MASTER DEVELOPMENT PLAN  
OF  
**DOVE CROSSING WEST**  
A PART OF THE SE/4 OF SECTION 1, T13N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



**DEVELOPER**  
Wolpatt Developments, LLC  
2731 S. I-35 Service Rd.  
Moore, OK 73160  
(405) 366-8000

**LEGAL DESCRIPTION**  
A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:  
BEGINNING at the Southwest corner of said SE/4, thence  
N00°20'19"W along the West line of said SE/4 a distance of 2659.89 feet; thence  
N89°40'54"E a distance of 122.44 feet; thence  
S89°47'15"E a distance of 224.12 feet; thence  
S28°16'14"E a distance of 863.25 feet; thence  
S10°38'45"W a distance of 284.50 feet; thence  
S00°23'37"E a distance of 50.00 feet to the South line of said SE/4; thence  
S19°01'57"W a distance of 538.65 feet; thence  
S08°24'40"E a distance of 756.38 feet to the South line of said SE/4; thence  
S28°16'14"W along said South line a distance of 784.99 feet to the POINT OF BEGINNING.  
Said tract contains 2,157,870 Sq Ft or 49.54 Acres, more or less.

MASTER DEVELOPMENT PLAN  
DOVE CROSSING WEST

307 Palms Parkway Blvd.  
Yukon, Oklahoma 73099

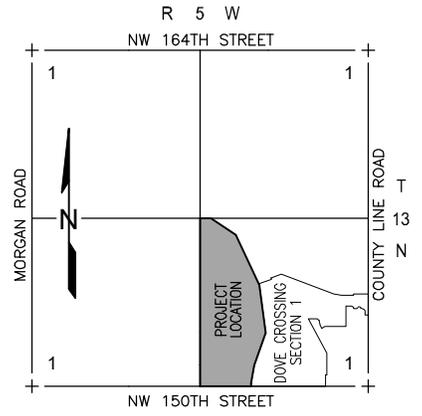
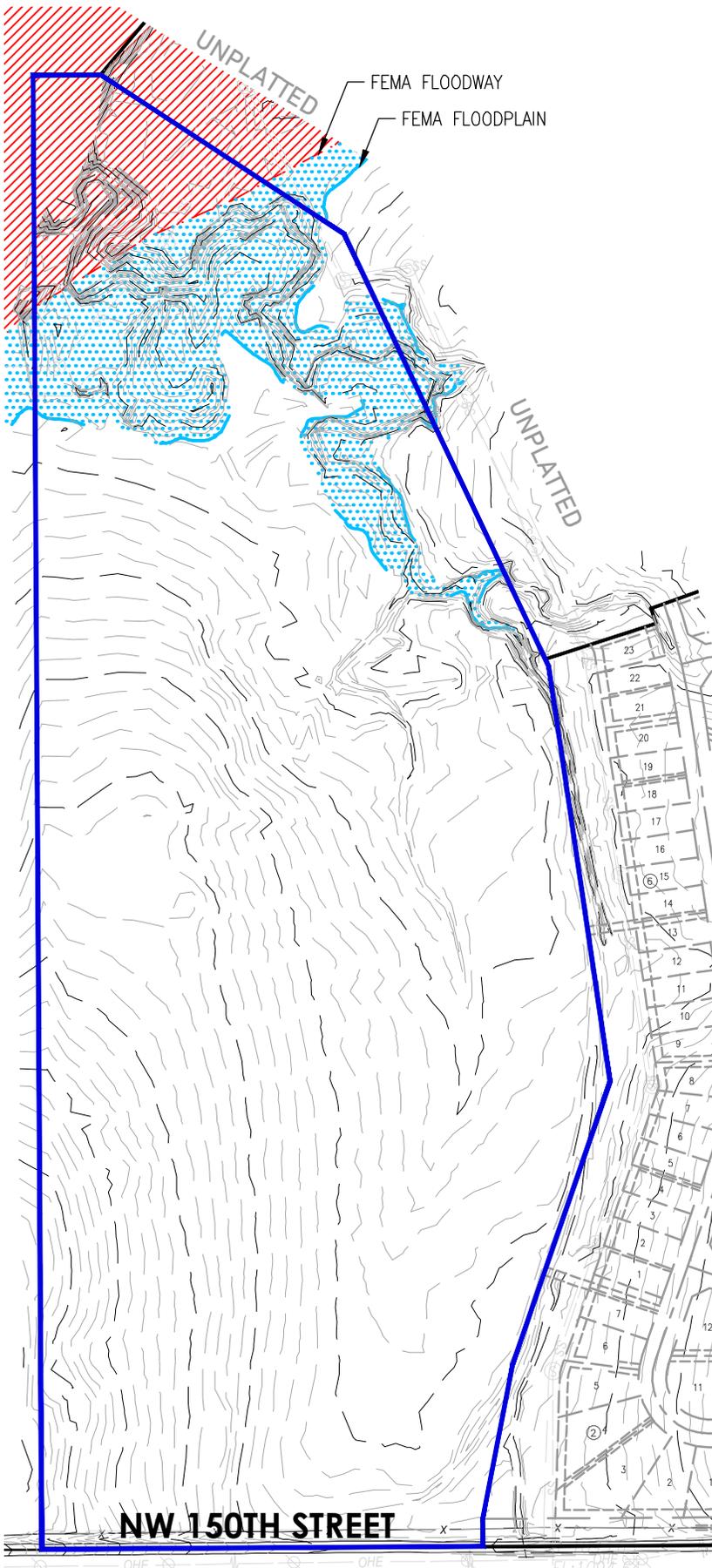
**Crafton Tull**  
SPECIALTY SURVEYING & ENGINEERING, L.P.

405.787.4270 | 405.787.4271  
www.craftontull.com

SHEET NO.: 1 OF 1  
DATE: 11/18/24  
PROJECT NO.: 21608800

EXHIBIT B

DRAWN: C. HARRIS, DATE: 11/18/24, PROJECT: 21608800, SHEET: EXHIBIT B

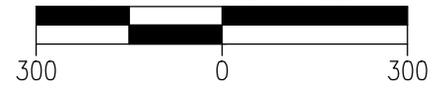


**LOCATION MAP**  
SCALE: 1" = 3000'



SCALE: 1" = 300'

GRAPHIC SCALE IN FEET



DOVE CROSSING  
SECTION 1

**NW 150TH STREET**

**DEVELOPER**

Westpoint Developers, LLC.  
2731 S. I-35 Service Rd.  
Moore, OK 73160  
(405) 366-0000

**DOVE CROSSING WEST**

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099



**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276 |  
www.craftontull.com

SHEET NO.: 1 OF 1  
DATE: 11/22/24  
PROJECT NO.: 21608800

**EXHIBIT C**

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2026