



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

NE 150th St. & N. Post Rd.

Name of Development or Applicant

9520 NE 150th St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2058
Case No.: PUD -	
File Date:	1-30-25
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	Edmond
Extg Zoning:	AA
Overlay:	

5.76 acres

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

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.



20141216011609390
12/16/2014 09:33:09 AM
Bk RE12708 Pg:1208 Pgs:4 FD
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

IN THE DISTRICT COURT OF OKLAHOMA COUNTY

STATE OF OKLAHOMA

FILED IN DISTRICT COURT
OKLAHOMA COUNTY

In the Matter of the Estate of)
Yuhua Tang, also known as)
Yu Hua Tang, Deceased)

No. PB-2014-905

DEC 16 2014

TIM RHODES
COURT CLERK

38

**ORDER DETERMINING HEIRS-AT-LAW
AND FINAL DECREE OF DISTRIBUTION**

This matter coming on for hearing this 16th day of December, 2014, on the Petition for Distribution, Determination of Heirs-at-law and Discharge as filed herein by Terry Liu, Administrator of the Estate of Yuhua Tang, also known as Yu Hua Tang, Deceased (hereinafter called "Administrator"), and pursuant to an order of this Court entered herein on the 11th day of November, 2014, and this Court having examined the Petition for Distribution, Determination of Heirs-at-Law and Discharge, and the Administrator being present by the Administrator's attorney, Cody B. Jones, and the Court having heard the evidence and being fully advised in the premises and there being no objections,

FIND, ORDERS, ADJUDGES AND DECREES AS FOLLOWS:

1. That the date of this hearing has been fixed and due notice thereof given as required by law and by order of this Court, and as appears more fully from the Affidavits of Publication and Mailing on file herein; that on this date this Court has full jurisdiction to hear said Petition for Distribution, Determination of Heirs-at-Law and Discharge.

2. That notice to creditors as required by Sections 243 and 331 of Title 58 of the Oklahoma Statutes was given by the Administrator, including notice by mail to all creditors, if any, known to the Administrator as of the date said notice was filed with the district court clerk, at their respective last-known addresses; and that all claims not filed within the time permitted for the presentation of claims are nonsuited, void and forever barred, except as otherwise provided in Title 58 or any claim for which payment is approved in this decree pursuant to Section 335 of Title 58 of the Oklahoma Statutes, all of which appears more fully from the Affidavit of Publication and the Administrator's Affidavit of Mailing Notice to Creditors on file herein; that the time for filing claims has expired; that all claims filed and approved have been paid; that all of the expenses of the funeral and last illness of the decedent have been paid; that all lawful debts of the estate have been paid in full.

3. That upon the Administrator's Application, duly filed herein together with acknowledged written consents executed by all of decedent's heirs, devisees and legatees as determined by the Court, none of which consents have been withdrawn as of the date hereof, the Court entered its Order waiving the filing of a final accounting by the Administrator and the necessity for presentation to the Court for approval of such final accounting, and that said Order, filed herein on the 3rd day of September, 2014, is in full force and effect as of the date hereof and is hereby ratified and confirmed.

4. That attached hereto, marked Exhibit "A", and by specific reference made a part hereof, is a full, true and correct list of all estate assets remaining in the possession of the Administrator.

5. That there is hereby allowed a fee of \$2500.00 to McAlister & McAlister Law Firm, P.C., for services rendered to the Administrator and to the estate through November 30, 2014. That there is hereby allowed an additional fee for legal services from December 1, 2014 through the closing of the estate, which the Administrator may have approved in a Final Report.

6. That the waiver of the fee to the Administrator for services rendered to the estate in such capacity as Administrator is hereby allowed and approved.

7. That the Administrator is hereby authorized and directed to pay all fees, court costs, taxes and expenses incident to the distribution and closing of the estate.

8. That the estate was not of sufficient size to require the filing of a federal estate tax return; that all income taxes due and owing by the Decedent and by the estate to the State of Oklahoma and to the United States of America have been paid in full; that there are no ad valorem or other taxes due and unpaid; that all state, county, school and municipal taxes legally levied upon personal property have been paid in full.

9. That the said decedent is hereby determined to have been survived by the following heirs-at-law and no others, to-wit:

<u>Name</u>	<u>Relationship</u>
Terry Liu	Adult Son
Mandy Liu	Adult Daughter

all of whom are of legal age; that the Decedent had no surviving spouse; that the Decedent left surviving no other child or children, or issue of any deceased child or children; that no possibility of any pretermitted issue exists.

10. That the decedent is hereby determined to have died intestate in the City of Oklahoma City, County of Oklahoma, State of Oklahoma, on the 31st day of July, 2014, a resident of said city, county and state at the time of death.

11. That the estate is now ready for distribution; that according to the Statutes of Oklahoma made and provided for intestate succession, all of the rest, residue and remainder of the Estate of Yuhua Tang, also known as Yu Hua Tang, Deceased, real, personal and mixed, wheresoever situated, and whether inventoried herein or not, shall be distributed, assigned, transferred and conveyed to the following individuals, in the proportions set opposite their name:

Terry Liu	One-half (1/2) interest
Mandy Liu	One-half (1/2) interest

12. That upon distribution and upon the final payment of all fees, costs, taxes and miscellaneous administration expenses, and upon the filing of receipts from beneficiaries hereunder, the Administrator shall be entitled to a discharge from any further duties or liabilities herein.

DATED this 16 day of December, 2014.

RICHARD W. KIRBY

JUDGE OF THE DISTRICT COURT

Cody B. Jones
Cody B. Jones, OBA NO. 31111
McAlister & McAlister Law Firm, P.C.
15 East 15th Street Suite 200
P.O. Box 1569
Edmond, Oklahoma 73083-1569
(405) 359-0701
(405) 359-0806 facsimile
Attorney for Petitioner

CERTIFIED COPY
AS FILED OF RECORD
IN DISTRICT COURT

DEC 18 2014

TIM RHODES Court Clerk
Oklahoma County

Tim Rhodes

Exhibit "A"

1. A part of the West Half (W/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the NW Corner of said NE/4 of Section 12, Township 13 North, Range 2 West of the Indian Meridian; thence South 89°42'10" East along the North line of said NE/4 of Section 12 a distance of 118.19 feet to the point or place of beginning; thence continuing South 89°42'10" East along the North line of said NE/4 of Section 12 a distance of 545.00 feet to the NE corner of said W/2 W/2 NE/4 Section 12; thence South 00°05'52" West along the East line of said W/2 W/2 NE/4 Section 12 a distance of 460.00 feet; thence North 89°42'10" West and parallel to the North line of said NE/4 Section 12 a distance of 545.00 feet; thence North 00°05'52" East and parallel to the East line of said W/2 W/2 NE/4 Section 12 a distance of 460.00 feet to the point or place of beginning, less and except the East 30 thereof.
2. 2001 Buick LeSabre, VIN 1G4HP54K014133340
3. 2000 Honda Civic, VIN 1HGEJ8240YL023422
4. 1995 Chevrolet S-10 Pickup 1GCCS1444S8233832

20141216011689390
Filing Fee: \$19.00

12/16/2014 09:33:09 AM
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9520 NE 150TH STREET (DEED LEGAL):

A part of the West Half (W/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma Being more particularly described as follows:

Commencing at the NW Corner of said NE/4 of Section 12, Township 13 North, Range 2 West of the Indian Meridian;

Thence S89°42'10"E along the North Line of said NE/4 of Section 12 a distance of 118.19 feet to the Point or Place of Beginning;

Thence continuing S89°42'10"E along the North Line of said NE/4 of Section 12 a distance of 545.00 feet to the NE Corner of said W/2 W/2 NE/4 of Section 12:

Thence S00°05'52"W along the East Line of said W/2 W/2 NE/4 of Section 12 a distance of 460.00 feet ;

Thence N89°42'10"W and parallel to the North Line of said NE/4 of Section 12 a distance of 545.00 feet;

Thence N00°05'52"E and parallel to the East Line of said W/2 W/2 NE/4 of Section 12 a distance of 460.00 feet to the Point or Place of Beginning;

Less and Except the East 30 feet thereof.

LETTER OF AUTHORIZATION

I, Terry Liu and Mandy Liu, or,
Property Owner of Record

authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC
Designated Representatives

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 / Proprietor

Date:

12/30/2024

MM/DD/YYYY

(1,400 FEET RADIUS REPORT)

STATE OF OKLAHOMA

) §:
)

Steven Jakowski
 Abstractor License No. 4192
 OAB Certificate of Authority # 0049
 File No. 2910380-OK99

9520 NE 150TH STREET (DEED LEGAL):

A part of the West Half (W/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma Being more particularly described as follows:

Commencing at the NW Corner of said NE/4 of Section 12, Township 13 North, Range 2 West of the Indian Meridian;

Thence S89°42'10"E along the North Line of said NE/4 of Section 12 a distance of 118.19 feet to the Point or Place of Beginning;

Thence continuing S89°42'10"E along the North Line of said NE/4 of Section 12 a distance of 545.00 feet to the NE Corner of said W/2 W/2 NE/4 of Section 12:

Thence S00°05'52"W along the East Line of said W/2 W/2 NE/4 of Section 12 a distance of 460.00 feet ;

Thence N89°42'10"W and parallel to the North Line of said NE/4 of Section 12 a distance of 545.00 feet;

Thence N00°05'52"E and parallel to the East Line of said W/2 W/2 NE/4 of Section 12 a distance of 460.00 feet to the Point or Place of Beginning;

Less and Except the East 30 feet thereof.

OWNERSHIP REPORT
ORDER 2910380-OK99

DATE PREPARED: JANUARY 13, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3445	R133951000	LIU TERRY	LIU MANDY	9520 NE 150TH ST	JONES	OK	73049-8601	UNPLTD PT SEC 12 13N 2W	0	0	UNPLTD PT SEC 12 13N 2W 000 000 PT NE4 SEC 12 13N 2W BEG 118.19FT E OF NW/C NE4 TH E545FT S460FT W545FT N460FT TO BEG EX E30FT (SUBJECT PROPERTY)	9520 NE 150TH ST OKLAHOMA CITY
3402	R189126000	PICONE JOHN F & JULIE A REV TRUST		9333 E 33RD ST	JONES	OK	73049	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 01 13N 2W 000 000 PT SE4 SEC 1 13N 2W BEG 910FT E & 392.45FT N OF SW/C SE4 TH NWLY509.23FT N899.40FT W401FT N15FT E910FT S927.55FT TO BEG CONT 10.90ACRS MORE OR LESS	9333 E 33RD ST EDMOND
3402	R189126005	PICONE JOHN F & JULIE A REV TRUST		9333 E 33RD ST	JONES	OK	73049	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 01 13N 2W 000 000 PT SE4 SEC 1 13N 2W BEG 401FT E OF SW/C SE4 TH E509FT N392.45FT WLY509.23FT S405.6FT TO BEG SUBJ TO ESMTS OF RECORD	UNKNOWN
3402	R189126010	LOVE JIMMY JOHN & KIMBERLY DAWN TRS	LOVE FAMILY TRUST	9233 E 33RD ST	JONES	OK	73094	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 01 13N 2W 000 000 PT SE4 SEC 1 13N 2W BEG 607.80FT N OF SW/C SE4 TH N369.90FT E399.33FT S369.91FT W399.47FT TO BEG CONT 3.39ACRS MORE OR LESS	9233 E 33RD ST EDMOND
3402	R189126015	LOVE JIMMY JOHN & KIMBERLY DAWN TRS	LOVE FAMILY TRUST	9233 E 33RD ST	JONES	OK	73094	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 1 13N 2W 000 000 PT SE4 SEC 1 13N 2W BEG SW/C OF SE4 TH N320.36FT E399.57FT S320.36FT W399.69FT TO BEG CONT 2.94ACRS MORE OR LESS	UNKNOWN EDMOND
3402	R189126020	LOVE JIMMY JOHN & KIMBERLY DAWN TRS	LOVE FAMILY TRUST	9233 E 33RD ST	JONES	OK	73094	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 1 13N 2W 000 000 PT SE4 SEC 1 13N 2W BEG 320.36FT N OF SW/C SE4 TH N287.44FT E399.47FT S287.44FT W399.57FT TO BEG CONT 2.64ACRS MORE OR LESS	UNKNOWN EDMOND

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3402	R189126025	LOVE JIMMY JOHN & KIMBERLY DAWN TRS	LOVE FAMILY TRUST	9233 E 33RD ST	JONES	OK	73094	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 1 13N 2W BEG 977.70FT N OF SW/C SE4 TH N327.30FT E399.21FT S327.30FT W399.33FT TO BEG CONT 3ACRS MORE OR LESS	UNKNOWN EDMOND
3402	R189127000	ELIOT JASON & TRACI		9705 SE 33RD ST	JONES	OK	73049- 9737	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 01 13N 2W BLK 000 LOT 000 PT SE4 SEC 1 13N 2W BEG 910FT E OF SW/C SE4 TH E268.59FT N847.30FT W268.59FT S847.30FT TO BEG AKA TR A CONT 5.22 ACRES OR OR LESS	9415 SE 33RD ST EDMOND
3402	R189127010	ELIOT JASON L & TRACI C		9705 E 33RD ST	JONES	OK	73049- 9737	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 01 13N 2W BLK 000 LOT 000 PT SE4 SEC 1 13N 2W BEG 1550FT E OF SW/C OF SE4 TH E640FT N747.3FT NWLY 141.5FT W540FT S TO BEG PLUS A TR BEG 1447.18FT E OF SW/C SE4 TH E102.82FT N847.30FT W102.82FT S847.30FT TO BEG	9705 E 33RD ST EDMOND
3402	R189127013	LEHMAN PATRICIA & ELIOT TRACI C TRS	LEHMAN PATRICIA J LIV TRUST	9555 E 33RD ST	JONES	OK	73049	UNPLTD PT SEC 01 13N 2W	0	0	UNPLTD PT SEC 1 13N 2W BLK 000 LOT 000 PT SE4 SEC 1 13N 2W BEG 1178.59FT E OF SW/C SE4 TH E268.59FT N847.30FT W268.59FT S847.30FT TO BEG AKA TR B	9555 NE 150TH ST
3402	R209681170	MOORE KEVIN & DONNA		9217 LAKEWAY RUN	JONES	OK	73049	SWEETWATER	1	18	SWEETWATER 001 018	9217 LAKE WAY RUN EDMOND
3402	R209681180	BAFIA DANIEL J TRS	BAFIA DANIEL J REV TRUST	9208 LAKE WAY RUN	JONES	OK	73049	SWEETWATER	1	19	SWEETWATER 001 019	9208 LAKE WAY RUN EDMOND
3402	R209681190	FOSTER ROBIN A REV TRUST		3800 REDMONT TRCE	EDMOND	OK	73034	SWEETWATER	1	20	SWEETWATER 001 020	9224 LAKE WAY RUN EDMOND
3402	R209681230	FITE ROGER		9516 LAKE WAY RUN	JONES	OK	73049- 4411	SWEETWATER	1	24	SWEETWATER 001 024	9516 LAKE WAY RUN EDMOND
3402	R209681240	CALM JEN TRUST		9532 LK WAY RUN	JONES	OK	73049	SWEETWATER	1	25	SWEETWATER 001 025	9532 LAKE WAY RUN EDMOND

OWNERSHIP REPORT
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3402	R209681250	GAMBER MARK & SUSAN		2801 SPRING CREST CIR	JONES	OK	73049- 4421	SWEETWATER	1	26	SWEETWATER 001 026	2801 SPRING CREST CIR EDMOND
3402	R209681260	PATTERSON RANDAL DALE & DEBORAH JONES		2909 SPRING CREST CIR	JONES	OK	73049- 4423	SWEETWATER	1	27	SWEETWATER 001 000 LOTS 27 & 28	2909 SPRING CREST CIR EDMOND
3402	R209681280	PRICE MATTHEW L & REBECCA J		2933 SPRING CREST CIR	JONES	OK	73049- 4423	SWEETWATER	1	29	SWEETWATER 001 029	2933 SPRING CREST CIR EDMOND
3403	R168620040	UNITED STATES OF AMERICA		PO BOX 61	TULSA	OK	74101	HARTZELL TOWNSHIP	0	0	HARTZELL TOWNSHIP 000 000 SW4 SEC 1 13N 2W EXEMPT	0 UNKNOWN UNINCORPORATED
3445	R133951030	THE GENESIS PROJECT		9500 NE 150TH ST	JONES	OK	73049- 8601	UNPLTD PT SEC 12 13N 2W	0	0	UNPLTD PT SEC 12 13N 2W 000 000 PT W 1/2 W 1/2 NE4 SEC 12 13N 2W BEG AT A POINT 663.19FT E & 460FT S OF NW/C SD NE4 TH S147.90FT W300FT N147.90FT E TO BEG EX E30FT	9500 NE 150TH ST OKLAHOMA CITY
3445	R133951035	THE GENESIS PROJECT		9500 NE 150TH ST	JONES	OK	73049- 8601	UNPLTD PT SEC 12 13N 2W	0	0	UNPLTD PT SEC 12 13N 2W 000 000 PT W 1/2 W 1/2 OF NE4 SEC 12 13N 2W BEG AT A POINT 607.90FTS OF NW/C SD NE4 TH S591.06FT E663.32FT N591.06FT W663.33FTTO POINT OF BEG EX E30FT	9500 NE 150TH ST OKLAHOMA CITY
3445	R133951040	THE GENESIS PROJECT INC		PO BOX 54615	OKLAHOMA CITY	OK	73154- 1615	UNPLTD PT SEC 12 13N 2W	0	0	UNPLTD PT SEC 12 13N 2W 000 000 PT W 1/2 OF W 1/2 OF NE4 SEC 12 13N 2W BEG AT NW/C OF SD NE4 TH E118.19FT S460FT E245.14FT S147.9FT W363.33FT N607.90FTTO POINT OF BEG EXEMPT	9500 NE 150TH ST OKLAHOMA CITY

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3445	R133951050	THE GENESIS PROJECT		9500 NE 150TH ST	JONES	OK	73049-8601	UNPLTD PT SEC 12 13N 2W	0	0	UNPLTD PT SEC 12 13N 2W 000 000 PT NE4 SEC 12 13N 2W BEG AT A POINT 633.32FT E OF NW/C SD NE4 TH S1198.96FT E30FT N1198.96FT W30FT TO POINT OF BEG	9500 NE 150TH ST OKLAHOMA CITY
3445	R168620620	EAST LAKE DEVELOPERS LLC		14345 E FORK	ARCADIA	OK	73007	HARTZELL TOWNSHIP	02W	12	HARTZELL TOWNSHIP PT NE4 SEC 12 13N 2W BEING E/2 OF W/2 NE4 & NE4 OF NE4 & N/2 OF N/2 SE4 NE4 SUBJ TO ESMTS OF RECORD EX 36.90ACRS PLTD INTO EAST LAKE SEC 1	9700 NE 150TH ST UNINCORPORATED
3445	R220021100	EAST LAKE DEVELOPERS LLC		14345 E FORK	ARCADIA	OK	73007	EAST LAKE SEC 1	1	11	EAST LAKE SEC 1 BLK 001 LOT 011	9600 NE 146TH TER JONES
3445	R220021110	EAST LAKE DEVELOPERS LLC		14345 E FORK	ARCADIA	OK	73007	EAST LAKE SEC 1	1	12	EAST LAKE SEC 1 BLK 001 LOT 012	14701 NE 146TH TER JONES
3445	R220021120	EAST LAKE DEVELOPERS LLC		14345 E FORK	ARCADIA	OK	73007	EAST LAKE SEC 1	1	13	EAST LAKE SEC 1 BLK 001 LOT 013	14713 NE 146TH TER JONES
3445	R220021130	STANDARD RENTALS LLC		16204 JOSIAH PL	EDMOND	OK	73013-9774	EAST LAKE SEC 1	1	14	EAST LAKE SEC 1 BLK 001 LOT 014	9601 NE 146TH TER JONES
3445	R220021140	PROVENZANO VINCENT & ASHLEY		15905 APARADO S WAY	EDMOND	OK	73013-5988	EAST LAKE SEC 1	1	15	EAST LAKE SEC 1 BLK 001 LOT 015	9613 NE 146TH TER JONES
3445	R220021150	LONE OAK CUSTOM HOMES LLC		8401 E MEMORIA L RD	JONES	OK	73049-3430	EAST LAKE SEC 1	1	16	EAST LAKE SEC 1 BLK 001 LOT 016	9701 NE 146TH TER JONES
3445	R220021160	ROCHE INVESTMENTS LLC		3701 DERBY RUN DR	EDMOND	OK	73034-2626	EAST LAKE SEC 1	1	17	EAST LAKE SEC 1 BLK 001 LOT 017	9713 NE 146TH TER JONES
3445	R220021220	EAST LAKE DEVELOPERS LLC		14345 E FORK	ARCADIA	OK	73007	EAST LAKE SEC 1	1	23	EAST LAKE SEC 1 BLK 001 LOT 023	14801 AUTUMN RIDGE LN JONES
3448	R133954510	LONG AARON M & KELLY R TRS	LONG AARON M & KELLY R LIVING TRUST	PO BOX 188	ARCADIA	OK	73007	UNPLTD PT SEC 12 13N 2W	0	0	UNPLTD PT SEC 12 13N 2W 000 000 PT NW4 SEC 12 13N 2W E/2 OF N/2 N/2 E/2 E/2 NW4	9400 NE 150TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2910380-OK99

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3448	R168620660	ELLIS DAVID P & JULIA CO TRS	ELLIS FAMILY TRUST	15000 N DOUGLAS BLVD	JONES	OK	73049- 3447	HARTZELL TOWNSHIP	0	0	HARTZELL TOWNSHIP 000 000 PT NW4 & NE4 SEC 12 13N 2W BEING NW4 EX A 10.72ACR TR IN NW/C & EX A 5ACRE TR IN NE/C PLUS PT IN NE4 BEING W2 W2 NE4 EX THE N1198.6FT PLUS S2 SE4 NE4 EX S2 E2 S2 SE4 NE4	14700 N DOUGLAS BLVD UNINCORPORATED
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THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

NE 150th St. & N. Post Rd.

9520 NE 150th St.

January 30, 2025

PREPARED FOR:

Mandy & Terry Liu
9520 NE 150th St.
Oklahoma City, OK 73049
(405) 314-3472
Justin_rhodes@hotmail.com

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of NE 150th St. & N. Post Rd., consisting of 5.76 acres, is located within the Northeast Quarter (NE/4) of Section 12, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 9520 NE 150th St..

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 owners of this property are Mandy Liu and Terry Liu. The developer of this property is Justin Rhodes.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: City of Edmond and used for residential development.
East: PUD-1860 District and is currently undeveloped.
South: AA District and used for residential development.
West: AA District and used for residential 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 5.0PHYSICAL CHARACTERISTICS

The property is currently developed for a single-family dwelling.

SECTION 6.0CONCEPT

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

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NE 150th St. The nearest street to the east is N. Post Rd. The nearest street to the south is I-44. The nearest street to the west is S. Douglas Blvd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic/aerobic.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 FIRE PROTECTION

The nearest fire station to this property is Edmond Fire Station number 1 located at 925 E 2nd St. It is approximately 8 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 Rural-Medium 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 R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

All uses within the R-1 District shall be permitted within this PUD.

The minimum lot size within this PUD shall be 1.5 acres.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

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

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

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 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

Access may be taken from NE 150th St.

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.

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.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

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.

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

