



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Park Place

Project Name

3209 East Park Place

Garden Oaks 2nd 005 034-038

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

Affordable, new constructed housing.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1589

File Date: 11/3/23

Ward No.: 7

Nbhd. Assoc.: Garden Neighborhood Council

School District: OKC

Extg Zoning: R-1

Overlay:

0.73 Acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

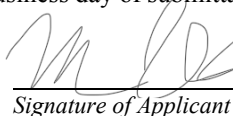
Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

Universal Development Enterprise, LLC

Applicant's Name (please print)

6301 Waterford Blvd., Suite 325

Applicant's Mailing Address

Oklahoma City, OK 73118

City, State, Zip Code

405-708-7320

Phone

marcusude@okcdevelopment.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.

Typed Legal Description of Proposed Rezoning Area

1. GARDEN OAKS 2ND 005 034
2. GARDEN OAKS 2ND 005 035
3. GARDEN OAKS 2ND 005 036
4. GARDEN OAKS 2ND 005 037
5. GARDEN OAKS 2ND 005 038



Return to and Mail Tax Statements:
Titan Title and Closing, LLC
6301 Waterford Blvd., Suite 325
Oklahoma City, OK 73118
Escrow # 23-0969
First American Title Insurance Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **LV Bratcher Investments, LLC, an Oklahoma limited liability company** ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Universal Development Enterprise, LLC, an Oklahoma limited liability company**, ("Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to-wit:

Lots Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37) and Thirty-Eight (38), in Block Five (5), of GARDEN OAKS SECOND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, 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.

TO HAVE AND TO HOLD said described premises unto the Grantee, and Grantee's heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

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

LV Bratcher Investments, LLC, an Oklahoma limited liability company

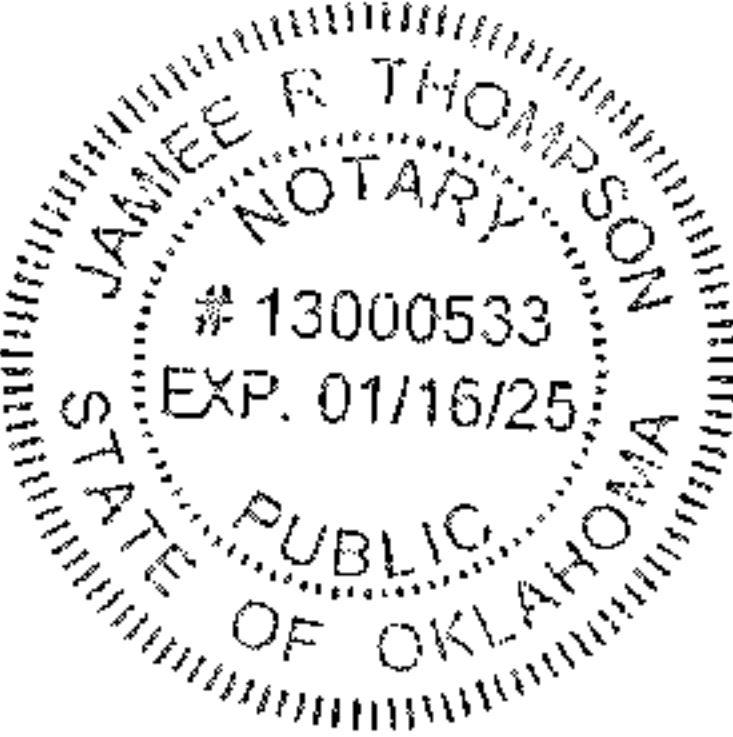
BY: Vicky Bratcher
Vicky Bratcher, Managing Member

ACKNOWLEDGMENT - OKLAHOMA

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss:

The foregoing instrument was acknowledged before me this 28th day of April 2023, By **Vicky Bratcher, Managing Member of LV Bratcher Investments, LLC, an Oklahoma limited liability company.**

[SEAL]



[Signature]
Notary Public

Revenue Stamps: \$55.50

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number [R020122325](#) [R020122365](#) [R020122335](#) [R020122345](#) [R020122355](#) and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for a definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerk's Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 200A - Redline April

filed in the office of the County Assessor
on the 15th day of October, 2023

Given under my hand and official seal this
18th day of October, 2023

K. Burch County Assessor
Deputy

Oklahoma County Assessor
300 ft. Radius Report
10/18/2023

| | | | | | | | | | | | | |
|------------|---------------------------------|--------------------------|--------------------------|--|---------------|----|------------|-----------------|-----|-----|-------------------------|-------------------------------|
| R020122385 | CHANDLER DAVID O | | 1201 NW 79TH ST | | OKLAHOMA CITY | OK | 73114 | GARDEN OAKS 2ND | 005 | 040 | GARDEN OAKS 2ND 005 040 | 0 UNKNOWN OKLAHOMA CITY |
| R020122395 | K & B HOMES LLC | | 1901 N MOORE AVE, Unit 6 | | MOORE | OK | 73160 | GARDEN OAKS 2ND | 005 | 041 | GARDEN OAKS 2ND 005 041 | 0 UNKNOWN OKLAHOMA CITY |
| R020122405 | K & B HOMES LLC | | 1901 N MOORE AVE, Unit 6 | | MOORE | OK | 73160 | GARDEN OAKS 2ND | 005 | 042 | GARDEN OAKS 2ND 005 042 | 0 UNKNOWN OKLAHOMA CITY |
| R020122415 | K & B HOMES LLC | | 1901 N MOORE AVE, Unit 6 | | MOORE | OK | 73160 | GARDEN OAKS 2ND | 005 | 043 | GARDEN OAKS 2ND 005 043 | 0 UNKNOWN OKLAHOMA CITY |
| R020122425 | PENNINGTON ROBERT R & DOROTHY J | | 3316 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6226 | GARDEN OAKS 2ND | 005 | 044 | GARDEN OAKS 2ND 005 044 | 0 UNKNOWN OKLAHOMA CITY |
| R020122255 | KHALIL SAMIR S & NAJAYA D | | 2108 NW 32ND ST | | OKLAHOMA CITY | OK | 73112-7920 | GARDEN OAKS 2ND | 005 | 027 | GARDEN OAKS 2ND 005 027 | 3100 NE 11TH ST OKLAHOMA CITY |
| R020122245 | BARNETT DENIKKA P | | 3104 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6222 | GARDEN OAKS 2ND | 005 | 026 | GARDEN OAKS 2ND 005 026 | 3104 NE 11TH ST OKLAHOMA CITY |
| R020122235 | STRAIN SAMUEL & SUSAN | | 3108 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6222 | GARDEN OAKS 2ND | 005 | 025 | GARDEN OAKS 2ND 005 025 | 3108 NE 11TH ST OKLAHOMA CITY |
| R020122225 | MCGREW GWENDOLYN F | AKA FORTUNE GWENDOLYN B | 3112 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6222 | GARDEN OAKS 2ND | 005 | 024 | GARDEN OAKS 2ND 005 024 | 3112 NE 11TH ST OKLAHOMA CITY |
| R020122215 | TOBLER AGNES M | | 3116 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6222 | GARDEN OAKS 2ND | 005 | 023 | GARDEN OAKS 2ND 005 023 | 3116 NE 11TH ST OKLAHOMA CITY |
| R020122205 | FREEMAN HELENE YEVETTE | WASHINGTON DEBRA ROCHELL | 3120 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6222 | GARDEN OAKS 2ND | 005 | 022 | GARDEN OAKS 2ND 005 022 | 3120 NE 11TH ST OKLAHOMA CITY |
| R020122195 | PRAIRIE PROPERTY SOLUTIONS LLC | | 3200 NE 11TH ST | | OKLAHOMA CITY | OK | 73117 | GARDEN OAKS 2ND | 005 | 021 | GARDEN OAKS 2ND 005 021 | 3200 NE 11TH ST OKLAHOMA CITY |
| R020122185 | ROSE ROCK ASSETS LLC | | 2704 CLERMONT PL | | OKLAHOMA CITY | OK | 73116 | GARDEN OAKS 2ND | 005 | 020 | GARDEN OAKS 2ND 005 020 | 3204 NE 11TH ST OKLAHOMA CITY |
| R020122175 | WILLIAMS PAUL J | | 3208 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6224 | GARDEN OAKS 2ND | 005 | 019 | GARDEN OAKS 2ND 005 019 | 3208 NE 11TH ST OKLAHOMA CITY |
| R020122165 | HILL LISA | COLE ROOSEVELT | 3212 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6224 | GARDEN OAKS 2ND | 005 | 018 | GARDEN OAKS 2ND 005 018 | 3212 NE 11TH ST OKLAHOMA CITY |
| R020122155 | FOREMAN VELVER L & B J | | 3216 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6224 | GARDEN OAKS 2ND | 005 | 017 | GARDEN OAKS 2ND 005 017 | 3216 NE 11TH ST OKLAHOMA CITY |
| R020122145 | KHALIL SAMIR | KHALIL NAJAYA | 2108 NW 32ND ST | | OKLAHOMA CITY | OK | 73112-7920 | GARDEN OAKS 2ND | 005 | 016 | GARDEN OAKS 2ND 005 016 | 3220 NE 11TH ST OKLAHOMA CITY |

Oklahoma County Assessor
300 ft. Radius Report
10/18/2023

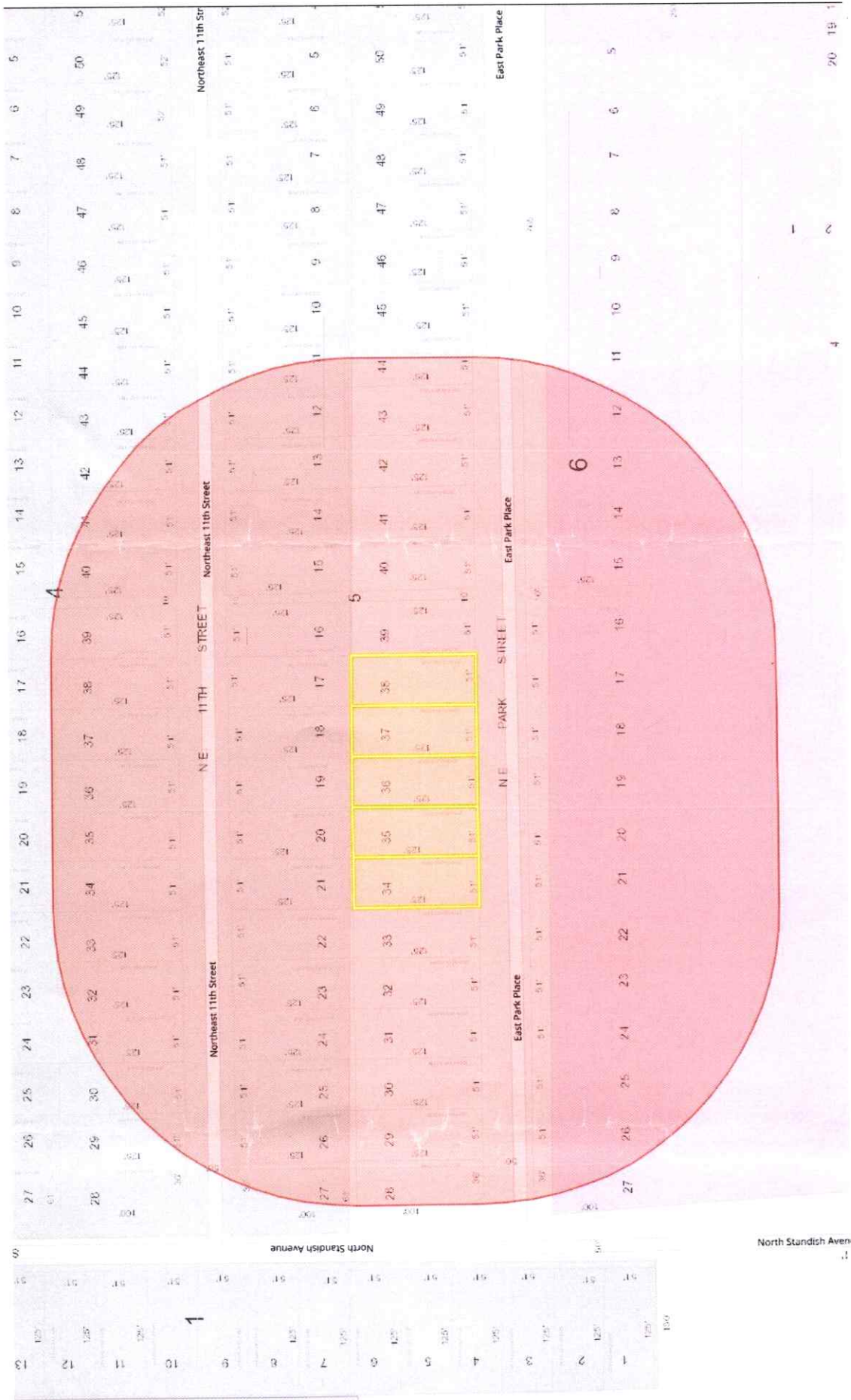
| | | | | | | | | | | | | |
|------------|--------------------------------------|--------------------------------------|-------------------|--|----------------------|----|------------|-----------------|-----|-----|-------------------------|-------------------------------|
| R020122135 | STEELE JACQUELINE ANNE | | 3224 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6224 | GARDEN OAKS 2ND | 005 | 015 | GARDEN OAKS 2ND 005 015 | 3224 NE 11TH ST OKLAHOMA CITY |
| R020122125 | DEAN PATRICIA | RUSSELL PATRICIA | 3300 NE 11TH ST | | OKLAHOMA CITY | OK | 73117 | GARDEN OAKS 2ND | 005 | 014 | GARDEN OAKS 2ND 005 014 | 3300 NE 11TH ST OKLAHOMA CITY |
| R020122115 | BERRY GEORGE DEWEY & HATTIE GAIL TRS | BERRY GEORGE & GAIL REV LIV TRUST | 3304 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6226 | GARDEN OAKS 2ND | 005 | 013 | GARDEN OAKS 2ND 005 013 | 3304 NE 11TH ST OKLAHOMA CITY |
| R020122105 | CHEATHAM HAROLD R | | 557 E PENN ST | | PASADENA | CA | 91104-1263 | GARDEN OAKS 2ND | 005 | 012 | GARDEN OAKS 2ND 005 012 | 3308 NE 11TH ST OKLAHOMA CITY |
| R020122095 | SMITH NORA J | SMITH ALICIA D | 3312 NE 11TH ST | | OKLAHOMA CITY | OK | 73117 | GARDEN OAKS 2ND | 005 | 011 | GARDEN OAKS 2ND 005 011 | 3312 NE 11TH ST OKLAHOMA CITY |
| R020121715 | JONES RALLIA C & LORETTA | | 3105 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6221 | GARDEN OAKS 2ND | 004 | 029 | GARDEN OAKS 2ND 004 029 | 3105 NE 11TH ST OKLAHOMA CITY |
| R020121725 | RONAMAN TRUST | WELLINGTON JOSEPH M & LYDIA J CO TRS | 3900 S CHOCTAW RD | | CHOCTAW | OK | 73020-6027 | GARDEN OAKS 2ND | 004 | 030 | GARDEN OAKS 2ND 004 030 | 3109 NE 11TH ST OKLAHOMA CITY |
| R020121735 | SANSAL INVESTMENTS LLC | | 4205 VIA PINZON | | PALOS VERDES ESTATES | CA | 90274 | GARDEN OAKS 2ND | 004 | 031 | GARDEN OAKS 2ND 004 031 | 3113 NE 11TH ST OKLAHOMA CITY |
| R020121745 | EDWARDS CORENE TRS | EDWARDS CORENE 2023 REV TRUST | 3117 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6221 | GARDEN OAKS 2ND | 004 | 032 | GARDEN OAKS 2ND 004 032 | 3117 NE 11TH ST OKLAHOMA CITY |
| R020121755 | JONES CHERYL | | 3121 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6221 | GARDEN OAKS 2ND | 004 | 033 | GARDEN OAKS 2ND 004 033 | 3121 NE 11TH ST OKLAHOMA CITY |
| R020121765 | STEELE DONALD ETAL | FERRIS CAROL | 3201 NE 11TH ST | | OKLAHOMA CITY | OK | 73117 | GARDEN OAKS 2ND | 004 | 034 | GARDEN OAKS 2ND 004 034 | 3201 NE 11TH ST OKLAHOMA CITY |
| R020121775 | GADDIS MARY | IVORY DONNA MARIE | 3205 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6223 | GARDEN OAKS 2ND | 004 | 035 | GARDEN OAKS 2ND 004 035 | 3205 NE 11TH ST OKLAHOMA CITY |
| R020121785 | PARKER EDDIE G | | 3209 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6223 | GARDEN OAKS 2ND | 004 | 036 | GARDEN OAKS 2ND 004 036 | 3209 NE 11TH ST OKLAHOMA CITY |
| R020121795 | WARD PEACH E | WARD JOSETTE | 3213 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6223 | GARDEN OAKS 2ND | 004 | 037 | GARDEN OAKS 2ND 004 037 | 3213 NE 11TH ST OKLAHOMA CITY |
| R020121805 | HALL JEREMY BLAIRE | | 3217 NE 11TH ST | | OKLAHOMA CITY | OK | 73117 | GARDEN OAKS 2ND | 004 | 038 | GARDEN OAKS 2ND 004 038 | 3217 NE 11TH ST OKLAHOMA CITY |
| R020121815 | DUMAS CARIN D | | 3221 NE 11TH ST | | OKLAHOMA CITY | OK | 73117 | GARDEN OAKS 2ND | 004 | 039 | GARDEN OAKS 2ND 004 039 | 3221 NE 11TH ST OKLAHOMA CITY |
| R020121825 | GREEN ANGELIA | | 3225 NE 11TH ST | | OKLAHOMA CITY | OK | 73117-6223 | GARDEN OAKS 2ND | 004 | 040 | GARDEN OAKS 2ND 004 040 | 3225 NE 11TH ST OKLAHOMA CITY |

Oklahoma County Assessor
300 ft. Radius Report
10/18/2023

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|------------|---------------------------|-----------------------|----------------------------|--|---------------|----|------------|-----------------|-----|-----|-------------------------|-------------------------------|
| R020121835 | KASH MARSH LLC | | 5050 NE 50TH ST | | OKLAHOMA CITY | OK | 73121 | GARDEN OAKS 2ND | 004 | 041 | GARDEN OAKS 2ND 004 041 | 3301 NE 11TH ST OKLAHOMA CITY |
| R020121845 | GRISSOM KEVIN E | | 2301 NE 21ST ST | | OKLAHOMA CITY | OK | 73111-1730 | GARDEN OAKS 2ND | 004 | 042 | GARDEN OAKS 2ND 004 042 | 3305 NE 11TH ST OKLAHOMA CITY |
| R020121855 | COMPLETE HOME RENTALS LLC | | 8801 N WESTERN AVE | | OKLAHOMA CITY | OK | 73114-2408 | GARDEN OAKS 2ND | 004 | 043 | GARDEN OAKS 2ND 004 043 | 3309 NE 11TH ST OKLAHOMA CITY |
| R020121645 | BOSTWICK RAYMOND | BOSTWICK FLOSSIE A | 1 BALMORAL LN | | SCOTCH PLAINS | NJ | 07076-2203 | GARDEN OAKS 2ND | 004 | 022 | GARDEN OAKS 2ND 004 022 | 3120 NE 12TH ST OKLAHOMA CITY |
| R020121635 | RHONE DEBORAH A | LARKINS JAMEL DEWAYNE | 3200 NE 12TH ST | | OKLAHOMA CITY | OK | 73117-6263 | GARDEN OAKS 2ND | 004 | 021 | GARDEN OAKS 2ND 004 021 | 3200 NE 12TH ST OKLAHOMA CITY |
| R020121625 | ROLFE JIMMY L & ERMA LEE | C/O JIMMY L ROLFE JR | 3204 NE 12TH ST | | OKLAHOMA CITY | OK | 73117-6263 | GARDEN OAKS 2ND | 004 | 020 | GARDEN OAKS 2ND 004 020 | 3204 NE 12TH ST OKLAHOMA CITY |
| R020121615 | CARTER ALBERT G | | 2509 NE 12TH ST | | OKLAHOMA CITY | OK | 73117-5218 | GARDEN OAKS 2ND | 004 | 019 | GARDEN OAKS 2ND 004 019 | 3208 NE 12TH ST OKLAHOMA CITY |
| R020121605 | ASC INVESTMENTS LLC | | 500 N MERIDIAN AVE STE 404 | | OKLAHOMA CITY | OK | 73107-5755 | GARDEN OAKS 2ND | 004 | 018 | GARDEN OAKS 2ND 004 018 | 3212 NE 12TH ST OKLAHOMA CITY |
| R020121595 | GOVAN NATHANIEL & B | | 3216 NE 12TH ST | | OKLAHOMA CITY | OK | 73117-6263 | GARDEN OAKS 2ND | 004 | 017 | GARDEN OAKS 2ND 004 017 | 3216 NE 12TH ST OKLAHOMA CITY |
| R020121585 | STAFFORD CYNTHIA | | 3220 NE 12TH ST | | OKLAHOMA CITY | OK | 73117-6263 | GARDEN OAKS 2ND | 004 | 016 | GARDEN OAKS 2ND 004 016 | 3220 NE 12TH ST OKLAHOMA CITY |

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10/18/2023

| accountno | name1 | name2 | mailingaddress1 | Shape | city | state | zipcode | subname | block | lot | legal | location |
|------------|--------------------------------------|---------------|----------------------------|-------|---------------|-------|------------|-------------------------|-------|-----|--|-------------------------------|
| R155329000 | AAAA PROPERTY LLC | | 3307 NE 10TH ST | | OKLAHOMA CITY | OK | 73117-6418 | UNPLTD PT SEC 30 12N 2W | 000 | 000 | UNPLTD PT SEC 30 12N 2W 000 000 PT GOVT LOT 6 SEC 30 12N 2W BEG 1066.5FT E SW/C SW4 TH E516.5FT N394.49FT W APPROX 516FT S394.1FT TO BEG CONT 4.67ACRS MORE OR LESS PLUS BEG 1583FT E SW/C SW4 TH E200FT | 3333 NE 10TH ST OKLAHOMA CITY |
| R020122265 | RODRIGUEZ DANIEL | | 3101 E PARK PL | | OKLAHOMA CITY | OK | 73117-6272 | GARDEN OAKS 2ND | 005 | 028 | GARDEN OAKS 2ND 005 028 | 3101 E PARK PL OKLAHOMA CITY |
| R020122275 | RODRIGUEZ DANIEL | | 3101 E PARK PL | | OKLAHOMA CITY | OK | 73117-6272 | GARDEN OAKS 2ND | 005 | 029 | GARDEN OAKS 2ND 005 029 | 0 UNKNOWN OKLAHOMA CITY |
| R020122285 | HUMPHREY COREY | HORTON CURTIS | 1117 N STANDISH AVE | | OKLAHOMA CITY | OK | 73117 | GARDEN OAKS 2ND | 005 | 030 | GARDEN OAKS 2ND 005 030 | 0 UNKNOWN OKLAHOMA CITY |
| R020122295 | KREATORS CREATE LLC | | 2501 NE 23RD ST, Unit A317 | | OKLAHOMA CITY | OK | 73111 | GARDEN OAKS 2ND | 005 | 031 | GARDEN OAKS 2ND 005 031 | 0 UNKNOWN OKLAHOMA CITY |
| R020122305 | GONZALEZ ANA MARIA TRUJILLO | | 1706 NW 7TH ST | | OKLAHOMA CITY | OK | 73106-2404 | GARDEN OAKS 2ND | 005 | 032 | GARDEN OAKS 2ND 005 032 | 0 UNKNOWN OKLAHOMA CITY |
| R020122315 | GONZALEZ ANA MARIA TRUJILLO | | 1706 NW 7TH ST | | OKLAHOMA CITY | OK | 73106-2404 | GARDEN OAKS 2ND | 005 | 033 | GARDEN OAKS 2ND 005 033 | 0 UNKNOWN OKLAHOMA CITY |
| R020122325 | UNIVERSAL DEVELOPMENT ENTERPRISE LLC | | 1111 NW 11TH ST | | OKLAHOMA CITY | OK | 73111 | GARDEN OAKS 2ND | 005 | 034 | GARDEN OAKS 2ND 005 034 | 0 UNKNOWN OKLAHOMA CITY |
| R020122335 | UNIVERSAL DEVELOPMENT ENTERPRISE LLC | | 1111 NW 11TH ST | | OKLAHOMA CITY | OK | 73111 | GARDEN OAKS 2ND | 005 | 035 | GARDEN OAKS 2ND 005 035 | 0 UNKNOWN OKLAHOMA CITY |
| R020122345 | UNIVERSAL DEVELOPMENT ENTERPRISE LLC | | 1111 NW 11TH ST | | OKLAHOMA CITY | OK | 73111 | GARDEN OAKS 2ND | 005 | 036 | GARDEN OAKS 2ND 005 036 | 0 UNKNOWN OKLAHOMA CITY |
| R020122355 | UNIVERSAL DEVELOPMENT ENTERPRISE LLC | | 1111 NW 11TH ST | | OKLAHOMA CITY | OK | 73111 | GARDEN OAKS 2ND | 005 | 037 | GARDEN OAKS 2ND 005 037 | 0 UNKNOWN OKLAHOMA CITY |
| R020122365 | UNIVERSAL DEVELOPMENT ENTERPRISE LLC | | 1111 NW 11TH ST | | OKLAHOMA CITY | OK | 73111 | GARDEN OAKS 2ND | 005 | 038 | GARDEN OAKS 2ND 005 038 | 0 UNKNOWN OKLAHOMA CITY |
| R020122375 | CHANDLER DAVID O | | 1201 NW 79TH ST | | OKLAHOMA CITY | OK | 73114 | GARDEN OAKS 2ND | 005 | 039 | GARDEN OAKS 2ND 005 039 | 0 UNKNOWN OKLAHOMA CITY |



To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(number)

MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

Universal Development Enterprises, LLC
1111 NW 11TH ST
Oklahoma City, OK 73111
405-708-7320
marcusude@okcdevelopment.com

SPUD-(number) MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-4 Zoning District** (OKC Zoning Ordinance, 2020, as amended), except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable, unless otherwise noted herein:

The following use(s) will be the only use(s) permitted on this site:

- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)
- Three- and Four-Family Residential (8200.15)
- Community Recreation: Property Owners Association (8250.3)
- Community Garden (8150.6.1)

1.1 Minimum Lot Size: 2500 square feet

1.2 Minimum Lot Width: 30'

2. **Maximum Building Height: 3 stories or 35'**

3. **Maximum Building Size: 3000 square feet.**

4. **Maximum Number of Buildings: 40**

5. **Building Setback Lines**

Front Yard: 15'

Rear Yard: 10'

Side Yard: 5ft 5'

Corner Side Yard:

6. **Sight-proof Screening:** Sigh-Proof Screening shall not be required in this SPUD; However, developer may choose to install privacy walls or fencing. Developer shall comply with all applicable permitting and inspection requirements

7. **Landscaping:** Landscaping shall not be required in this SPUD.

8. **Signs:** A maximum of two residential development identification signs shall be permitted per access point to a public street. Signs shall be a maximum of 8 feet in height with a maximum display area of 120 square feet Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves. Signage shall be permitted to be located in the center median. Signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements. Turf grass shall not be used to satisfy this requirement

8.1 Free standing accessory signs: A maximum of two residential development identification signs shall be permitted per access point to a public street. Signs shall be a maximum of 8 feet in height with a maximum display area of 120 square feet Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves. Signage shall be permitted to be located in the center median. Signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements. Turf grass shall not be used to satisfy this requirement.

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

8.3 Non-Accessory Signs: Non-Accessory Signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display signs: Electronic Message Display signs are specifically prohibited in this SPUD

9. Access: The subject parcels shall take access from East Park Pl.

10. Sidewalks: Sidewalks shall not be required in this SPUD

II. Other Development Regulations:

1. Architecture:

The base zoning district shall govern architectural regulations within this SPUD; however, the following materials shall be permitted within the SPUD: Brick, wood, metal, ceramic, stone, concrete, composite, solid surface. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

3. Street Improvements: No street improvements are necessary for this SPUD. Existing streets shall be used.

4. Site Lighting: The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development.

5. Dumpsters: The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development.

6. Parking: 20 spaces

7. Maintenance: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

8. **Drainage:** Based on the City's GIS, the property does not fall within the "detention-required boundary", so on-site detention for this SPUD will not be required. A portion of the property does lie within the 100-year flood plain limits for the North Canadian River; However, no flood study will be required for the SPUD. Because some of the area is located inside the 100-year floodplain, the Developer shall obtain a LOMR-F (Letter of Map Revision based on Fill) prepared by an Engineer licensed in the state of Oklahoma and have it reviewed and approved by the City of OKC and then submitted to FEMA for review and approval.

9. **Other:**

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

