



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

Holy Trinity Lutheran Church

Name of Development or Applicant

308 NW 164th St.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2023
Case No.: PUD -	6-13-24
File Date:	W7
Ward No.:	----
Nbhd. Assoc.:	Edmond
School District:	PUD-823
Extg Zoning:	
Overlay:	

13.96 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.) or drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

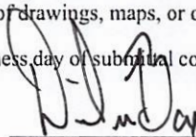
Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant
Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.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.

WARRANTY DEED

BOOK 5526 PAGE 0953

KNOW ALL MEN BY THESE PRESENTS:

That St. Mark Lutheran Church of Edmond

_____, a corporation, party of the first part,

in consideration of the sum of Ten and no/100 _____ dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and

convey unto Holy Trinity Lutheran Churchpart(y) (ies) of the second part, the following described real property and premises situate in Oklahoma

County, State of Oklahoma, to-wit:

A part of the Northwest Quarter of the Northeast Quarter of
 Section Four, Township Thirteen North, Range Three West of the I.M.
 (NW/4 NE/4 S4-T13N-R3W)

Oklahoma County; Oklahoma,

according to the U.S. Government survey thereof,

More particularly described as follows,

Beginning at a point on the North line of said NE/4, 871.56 feet

East of the Northwest corner of said NE/4,

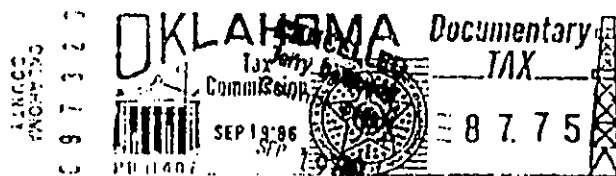
Thence East along the said North line, a distance of 330 feet,

Thence South along the East line of said NW/4 NE/4, a distance of 660 feet,

Thence West along the South line of said NW/4 NE/4, a distance of 330 feet,

Thence North, a distance of 660 feet,

To the point or place of beginning.



DOC NUMBER 00120352

TIME 02:41 PM

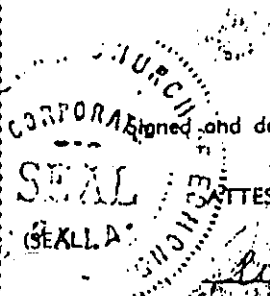
FEE 8.00

DATE SEP. 19 1986

JERRY DEWOODY

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

TO HAVE AND TO HOLD said described premises unto the said part(y) (ies) of the second part(his) **RECORDED AND FILED**
 assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens
 and encumbrances of whatsoever nature, EXCEPT

Signed and delivered this 19th day of September, 19 86St. Mark Lutheran Church of EdmondBy AMBayer

President

Secretary

Note—See statutory requirements appearing on the reverse side hereof.

CORPORATION ACKNOWLEDGMENT

(Oklahoma Form)

STATE OF Oklahoma, County of Oklahoma, ss:

WARRANTY DEED

(Statutory Form-Corporation)

BOOK 6742 PAGE 0930

KNOW ALL MEN BY THESE PRESENTS:

That Calvary Temple, Inc., an Oklahoma Corporation, a corporation, party of the first part, in consideration of the sum of ***Ten AND NO/100*** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto Holy Trinity Lutheran Church, whose address is 308 N.W. 164th, Edmond, Oklahoma 73013

, party of the second part, the following described real property situate in Oklahoma County, State of Oklahoma, to wit:

A part of the Northeast Quarter (NE/4) of Section Four (4), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast corner of the NW/4, NE/4 of said Section 4; thence South and parallel with the East line of said Section 4, a distance of 1374.13 feet; thence West and parallel with the North line of said Section 4, a distance of 435.63 feet; thence North and parallel with the East line of said Section 4, a distance of 718.68 feet; thence East and parallel with the North line of said Section 4, a distance of 315.60 feet; thence North and parallel with the East line of said Section 4, a distance of 660.00 feet to a point on the North line of said Section 4; thence East along the North line of said Section 4, a distance of 119.09 feet to the point or place of beginning.

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

TO HAVE AND TO HOLD said described premises unto said party of the second part, its successors and/or assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 9th day of May, 1995

Calvary Temple, Inc.,
an Oklahoma Corporation

By: T. Dale Drain
T. Dale Drain, President

DOC NUMBER 95059696
BOOK 6742
PAGES 930 - 930
TIME 4:22:15
FEE 8.00
05/11/1995
John J. Garvey
Oklahoma County Clerk
RECORDED AND FILED

CORPORATION ACKNOWLEDGMENT

State of Oklahoma, County of Oklahoma ss:

On this 9th day of May, 1995, before me, the undersigned, a Notary Public

LEGAL DESCRIPTION

Combined Legal Description:

A part of Government Lot 2 in the Northeast 1/4 of Section Four (4), Township Thirteen (13) North, Range Three (3) West (S4, T13N, R3W) of the Indian Meridian in Oklahoma City, Oklahoma County, Oklahoma, according to the U.S. Government survey thereof, being more particularly described as follows:

Commencing at the Northwest corner of said Northeast 1/4 of said Section 4, thence S.89°51'53"E. along the North Line of the NE1/4 of said Section 4, a distance of 871.56 Feet to the Point of Beginning; thence continuing S 89°51'53"E, along the North Line of the NE1/4 of said Section 4, a distance of 448.79 Feet to the NE corner of said Government Lot 2 and the NW corner of Fairfield South, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma; thence S.00°20'35"E. Along the West Line of said Fairfield South and parallel with the East Line of the NE 1/4 of said Section 4, a distance of 1374.13 Feet; thence N.89°51'53"W. and parallel with the North Line of the Northeast 1/4 of said Section 4, a distance of 435.63 Feet; thence N.00°20'35"W and parallel with the East Line of the NE 1/4 of said Section 4, a distance of 714.13 Feet; thence N.89°05'53"W. and parallel with the North Line of the NE 1/4 of said Section 4, a distance of 13.17 Feet; thence N.00°05'35"W and parallel with the West Line of the NE 1/4 of said Section 4, a distance of 660.00 Feet, to the Point of Beginning.

Said described tract containing 608,227.277 Square Feet or 13.96 Acres, more or less.

LETTER OF AUTHORIZATION

Holy Trinity Lutheran Church (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property. _____

By:  .

Title: Executive Director

Date: 5/29/24

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (11), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: June 3, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2874914-OK99

OWNERSHIP REPORT
ORDER 2874914-OK99

DATE PREPARED: JUNE 7, 2024
EFFECTIVE DATE: JUNE 3, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3613	R144520980	HOLY TRINITY LUTHERAN CHURCH		308 NW 164TH ST	EDMOND	OK	73013- 2006	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT SEC 04 13N 3W 000 000 PT NE4 SEC 4 13N 3W BEG NE/C NW4 NE4 TH S1374.13FT W435.63FT N718.68FT E315.60FT N660FT E119.09FT TO BEG CONT 8.960ACRSMORE OR LESS SUBJ TO EMSTS OF RECORD (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3613	R144520990	HOLY TRINITY LUTHERAN CHURCH		308 NW 164TH ST	EDMOND	OK	73013- 2006	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT SEC 04 13N 3W 000 000 PT NW4 NE4 SEC 4 13N 3W BEG 871.56FT E NW/C SD NE4 TH E330FT S660FT W330FT N660FT TO BEG SUBJ TO EASEMENTS OF RECORD (PART OF SUBJECT PROPERTY)	308 NW 164TH ST OKLAHOMA CITY
3613	R122071290	DUIT ROBERT LEON	DUIT LAMIAD	133 RATON	EDMOND	OK	73013- 2021	FAIRFIELD SOUTH	002	017	FAIRFIELD SOUTH 002 017	133 RATON OKLAHOMA CITY
3613	R122071300	KALIDY LLC		PO BOX 226	EDMOND	OK	73083	FAIRFIELD SOUTH	002	018	FAIRFIELD SOUTH 002 018	137 RATON OKLAHOMA CITY
3613	R122071310	SPENCE DEBORAH A		141 RATON	EDMOND	OK	73013- 2021	FAIRFIELD SOUTH	2	019	FAIRFIELD SOUTH 002 019	141 RATON OKLAHOMA CITY
3613	R122071320	CHAVEZ LUIS		145 RATON	EDMOND	OK	73013	FAIRFIELD SOUTH	002	020	FAIRFIELD SOUTH 002 020	145 RATON OKLAHOMA CITY
3613	R122071330	BASS ARTHELL JR & OVETTA L		149 RATON	EDMOND	OK	73013- 2021	FAIRFIELD SOUTH	002	021	FAIRFIELD SOUTH 002 021	149 RATON OKLAHOMA CITY
3613	R122071340	FOGEL KENNETH T & ROSEMARY		153 RATON	EDMOND	OK	73013- 2021	FAIRFIELD SOUTH	002	022	FAIRFIELD SOUTH 002 022	153 RATON OKLAHOMA CITY
3613	R122071380	HAINES NATHAN		PO BOX 891018	OKLAHOMA CITY	OK	73189- 1018	FAIRFIELD SOUTH	003	004	FAIRFIELD SOUTH 003 004	16404 DEL MAR DR OKLAHOMA CITY
3613	R122071390	GOODWIN JEFF L & DAWN R		16400 DEL MAR DR	EDMOND	OK	73013- 2007	FAIRFIELD SOUTH	003	005	FAIRFIELD SOUTH 003 005	16400 DEL MAR DR OKLAHOMA CITY

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3613	R122071400	WARD SAMUEL N		16320 DEL MAR DR	EDMOND	OK	73013-2032	FAIRFIELD SOUTH	003	006	FAIRFIELD SOUTH 003 006	16320 DEL MAR DR OKLAHOMA CITY
3613	R122071410	ALLISON JONATHAN H		121 SONORA	EDMOND	OK	73013-2015	FAIRFIELD SOUTH	003	007	FAIRFIELD SOUTH 003 007	121 SONORA OKLAHOMA CITY
3613	R122071420	TWS OK INVESTMENTS LLC		212 MEADOWGLEN CIR	COPPELL	TX	75019-3011	FAIRFIELD SOUTH	003	008	FAIRFIELD SOUTH 003 008	117 SONORA OKLAHOMA CITY
3613	R122071430	FERGUSON MICHELLE NICOLE		2717 NW 169TH ST	EDMOND	OK	73012-7906	FAIRFIELD SOUTH	003	009	FAIRFIELD SOUTH 003 009	113 SONORA OKLAHOMA CITY
3613	R122071520	METHVIN FAMILY TRUST		3126 S BOULEVARD STE 286	EDMOND	OK	73013	FAIRFIELD SOUTH	004	001	FAIRFIELD SOUTH 004 001	201 TAOS OKLAHOMA CITY
3613	R122071530	TVRDIK CHRISTIAN LANE		205 TAOS	EDMOND	OK	73013-2011	FAIRFIELD SOUTH	004	002	FAIRFIELD SOUTH 004 002	205 TAOS OKLAHOMA CITY
3613	R122071540	BOYD KIRSTAN W		209 TAOS	EDMOND	OK	73013-2011	FAIRFIELD SOUTH	004	003	FAIRFIELD SOUTH 004 003	209 TAOS OKLAHOMA CITY
3613	R122071550	SESHER RALPH NICHOLS TRS	SESHER RALPH NICHOLS LIV TRUST	213 TAOS	EDMOND	OK	73013-2011	FAIRFIELD SOUTH	004	004	FAIRFIELD SOUTH 004 004	213 TAOS OKLAHOMA CITY
3613	R122071560	MATTINSON PETER		208 TAOS	EDMOND	OK	73013-2011	FAIRFIELD SOUTH	004	005	FAIRFIELD SOUTH 004 005	208 TAOS OKLAHOMA CITY
3613	R122071570	WHISLER JULIAN R	WHISLER GARNETTA D	204 TAOS	EDMOND	OK	73013	FAIRFIELD SOUTH	004	006	FAIRFIELD SOUTH 004 006	204 TAOS OKLAHOMA CITY
3613	R122071580	BAILEY SUSAN LYNN	BAILEY ROBERT STANLEY	14200 KIRKLAND RDG	EDMOND	OK	73013	FAIRFIELD SOUTH	004	007	FAIRFIELD SOUTH 004 007	200 TAOS OKLAHOMA CITY
3613	R122071590	HARD RIDGE LLC		14609 MISTLETOE DR	OKLAHOMA CITY	OK	73142	FAIRFIELD SOUTH	004	008	FAIRFIELD SOUTH 004 008	16405 DEL MAR DR OKLAHOMA CITY
3613	R122071600	BRUEHL NORBERT R & JACKIE K		16401 DEL MAR DR	EDMOND	OK	73013-2033	FAIRFIELD SOUTH	004	009	FAIRFIELD SOUTH 004 009	16401 DEL MAR DR OKLAHOMA CITY
3613	R122071610	KING JEFFERY B	KING DELONNIA C KING ELIZABETH C	16325 DEL MAR DR	EDMOND	OK	73013	FAIRFIELD SOUTH	004	010	FAIRFIELD SOUTH 004 010	16325 DEL MAR DR OKLAHOMA CITY

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3613	R122071620	CULPEPPER ROBERT L		16321 DEL MAR DR	EDMOND	OK	73013-2008	FAIRFIELD SOUTH	004	011	FAIRFIELD SOUTH 004 011	16321 DEL MAR DR OKLAHOMA CITY
3613	R122071630	HALBUR DANIEL R	HALBUR LAURA M T	16317 DEL MAR DR	EDMOND	OK	73013-2008	FAIRFIELD SOUTH	004	012	FAIRFIELD SOUTH 004 012	16317 DEL MAR DR OKLAHOMA CITY
3613	R122071640	QUEENMING INVESTMENT PROPERTIES LLC		3501 HUNTSMAN CT	EDMOND	OK	73003-3534	FAIRFIELD SOUTH	004	013	FAIRFIELD SOUTH 004 013	16313 DEL MAR DR OKLAHOMA CITY
3613	R122071650	PENNER MELLONEE TRS	PENNER MELLONEE TRUST AGREEMENT	16309 DEL MAR DR	EDMOND	OK	73013	FAIRFIELD SOUTH	004	014	FAIRFIELD SOUTH 004 014	16309 DEL MAR DR OKLAHOMA CITY
3613	R122071660	HARRIS DOMINIQUE DESHE	WANNER BRITTANY MORGAN	16305 DEL MAR DR	EDMOND	OK	73013-2008	FAIRFIELD SOUTH	004	015	FAIRFIELD SOUTH 004 015	16305 DEL MAR DR OKLAHOMA CITY
3613	R122071670	OHOK RENTALS LLC		5791 ZARING DR	WEST CHESTER	OH	45069	FAIRFIELD SOUTH	004	016	FAIRFIELD SOUTH 004 016	16301 DEL MAR DR OKLAHOMA CITY
3613	R122071680	BOWER PROPERTIES LLC		PO BOX 31571	EDMOND	OK	73003-0027	FAIRFIELD SOUTH	004	017	FAIRFIELD SOUTH 004 017	136 SONORA OKLAHOMA CITY
3613	R122071690	J&B PROPERTIES & INVESTMENTS LLC	132 SONORA SERIES	407 W COVELL RD, Unit 32452	EDMOND	OK	73003	FAIRFIELD SOUTH	004	018	FAIRFIELD SOUTH 004 018	132 SONORA OKLAHOMA CITY
3613	R122071700	MALCOLM GLENN & PAMELA R		7430 LIPPIZAN DR	RIVERSIDE	CA	92509-5329	FAIRFIELD SOUTH	004	019	FAIRFIELD SOUTH 004 019	128 SONORA OKLAHOMA CITY
3613	R122071710	BOOMER PROPERTIES LLC		4216 NW 148TH ST	OKLAHOMA CITY	OK	73134-1811	FAIRFIELD SOUTH	004	020	FAIRFIELD SOUTH 004 020	124 SONORA OKLAHOMA CITY
3613	R122071720	BAF ASSETS 5 LLC		5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	FAIRFIELD SOUTH	004	021	FAIRFIELD SOUTH 004 021	120 SONORA OKLAHOMA CITY
3613	R122072080	MARTIN NEW CONNIE LYNN TRS	MARTIN NEW CONNIE LYNN TRUST	144 RATON	EDMOND	OK	73013-2022	FAIRFIELD SOUTH	005	018	FAIRFIELD SOUTH 005 018	144 RATON OKLAHOMA CITY
3613	R122072285	HOLY TRINITY LUTHERAN CHURCH		308 NW 164TH ST	EDMOND	OK	73013-2006	FAIRFIELD SOUTH	00B	000	FAIRFIELD SOUTH 00B 000	0 UNKNOWN OKLAHOMA CITY
3613	R129941320	BECKER AMANDA		125 NW 160TH ST	EDMOND	OK	73013	SHEFFIELD GLEN 1ST	001	033	SHEFFIELD GLEN 1ST 001 033	125 NW 160TH ST OKLAHOMA CITY

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3613	R129941610	HUYNH CRYSTAL TRS	HUYNH CRYSTAL LIVING TRUST	124 NW 160TH ST	EDMOND	OK	73013-2040	SHEFFIELD GLEN 1ST	003	012	SHEFFIELD GLEN 1ST 003 012	124 NW 160TH ST OKLAHOMA CITY
3613	R129941620	OTUGO BETTY N		200 NW 160TH ST	EDMOND	OK	73013-2038	SHEFFIELD GLEN 1ST	003	013	SHEFFIELD GLEN 1ST 003 013	200 NW 160TH ST OKLAHOMA CITY
3613	R129941630	JONES RACHEL		204 NW 160TH ST	EDMOND	OK	73013-2038	SHEFFIELD GLEN 1ST	003	014	SHEFFIELD GLEN 1ST 003 014	204 NW 160TH ST OKLAHOMA CITY
3613	R129941640	GIBSON NATASHA		208 NW 160TH ST	EDMOND	OK	73013-2038	SHEFFIELD GLEN 1ST	003	015	SHEFFIELD GLEN 1ST 003 015	208 NW 160TH ST OKLAHOMA CITY
3613	R129941660	CALLIHAN SUZANNE G & GILBERT K		205 NW 160TH ST	EDMOND	OK	73013-2052	SHEFFIELD GLEN 1ST	004	000	SHEFFIELD GLEN 1ST 004 000 LOT 2 & E5FT OF LOT 1 BLK 5 SHEFFIELD GLEN 2ND ADDN	205 NW 160TH ST OKLAHOMA CITY
3613	R129941650	HABERMAN NATHAN & KASEY		201 NW 160TH ST	EDMOND	OK	73013-2052	SHEFFIELD GLEN 1ST	004	001	SHEFFIELD GLEN 1ST 004 001	201 NW 160TH ST OKLAHOMA CITY
3613	R202681040	NO PLACE LIKE HOME REV TRUST		PO BOX 54386	OKLAHOMA CITY	OK	73154-1386	SHEFFIELD GLEN 2ND	005	000	SHEFFIELD GLEN 2ND 005 000 LOT 5 PLUS PT OF COMMON AREA C & PT NE4 SEC 4 13N 3W BEG NW/C LT 5 BLK 5 SHEFFIELD GLEN 2ND ADDN TH SELY167.69FT SW21.40FT NWLY170.58FT E22.59FT TO BEG PLUS A TR BEG 22.59FT W OF NW/C LT 5 TH SELY170.58FT SWLY151.69FT NW49.73FT NW55.57FT NE68.34FT NE28.98FT E97.39FT TO BEG	16045 TEESDALE RD OKLAHOMA CITY
3613	R202681000	HILL MINDY & CHRISTOPHER		209 NW 160TH ST	EDMOND	OK	73013-2052	SHEFFIELD GLEN 2ND	005	000	SHEFFIELD GLEN 2ND 005 000 LOT 1 EX E5FT	209 NW 160TH ST OKLAHOMA CITY
3613	R202681010	LI AIQUN		20 CONSTITUTION RD	LEXINGTON	MA	02421-6655	SHEFFIELD GLEN 2ND	005	002	SHEFFIELD GLEN 2ND 005 002	213 NW 160TH ST OKLAHOMA CITY
3613	R202681020	HILL TERRY	HILL TERECA	217 NW 160TH ST	EDMOND	OK	73013-2052	SHEFFIELD GLEN 2ND	005	003	SHEFFIELD GLEN 2ND 005 003	217 NW 160TH ST OKLAHOMA CITY
3613	R202681030	FRANKLIN JEFFREY B	FRANKLIN LINDA	221 NW 160TH ST	EDMOND	OK	73013-2052	SHEFFIELD GLEN 2ND	005	004	SHEFFIELD GLEN 2ND 005 004	221 NW 160TH ST OKLAHOMA CITY

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3613	R202681050	HAWORTH CHRISTOPHER & JAMIE S		16041 TEESDALE RD	EDMOND	OK	73013- 2063	SHEFFIELD GLEN 2ND	005	006	SHEFFIELD GLEN 2ND 005 006	16041 TEESDALE RD OKLAHOMA CITY
3613	R202681060	KEYS DONALD & BEVERLY JEAN		16037 TEESDALE RD	EDMOND	OK	73013	SHEFFIELD GLEN 2ND	005	007	SHEFFIELD GLEN 2ND 005 007	16037 TEESDALE RD OKLAHOMA CITY
3613	R202681290	WILLIAMSON AISHA LYNN		212 NW 160TH ST	EDMOND	OK	73013- 2038	SHEFFIELD GLEN 2ND	006	001	SHEFFIELD GLEN 2ND 006 001	212 NW 160TH ST OKLAHOMA CITY
3613	R202681300	WALLACE MARY ELLEN		216 NW 160TH ST	OKLAHOMA CITY	OK	73013	SHEFFIELD GLEN 2ND	006	002	SHEFFIELD GLEN 2ND 006 002	216 NW 160TH ST OKLAHOMA CITY
3613	R202681310	ONE TOUCH PROPERTIES INVESTMENT GROUP LLC		221 NW 160TH TER	EDMOND	OK	73013	SHEFFIELD GLEN 2ND	006	003	SHEFFIELD GLEN 2ND 006 003	221 NW 160TH TER OKLAHOMA CITY
3613	R202681320	CARRELL TAYLOR C		217 NW 160TH TER	EDMOND	OK	73013- 2053	SHEFFIELD GLEN 2ND	006	004	SHEFFIELD GLEN 2ND 006 004	217 NW 160TH TER OKLAHOMA CITY
3613	R202681330	JOSHUA INGRID S		213 NW 160TH TER	EDMOND	OK	73013	SHEFFIELD GLEN 2ND	006	005	SHEFFIELD GLEN 2ND 006 005	213 NW 160TH TER OKLAHOMA CITY
3613	R202681340	SYDNESS JAIME		209 NW 160TH TER	EDMOND	OK	73013- 2053	SHEFFIELD GLEN 2ND	006	006	SHEFFIELD GLEN 2ND 006 006	209 NW 160TH TER OKLAHOMA CITY
3613	R144520816	KEYS DONALD	KEYS BEVERLY JEAN	16037 TEESDALE RD	EDMOND	OK	73013	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT OF COMMON AREA C IN SHEFFIELD GLEN 2ND ADDN & PT NE4 SEC 4 13N 3W BEG NW/C LT 7 BLK 5 SHEFFIELD GLEN 2ND TH SE75FT SW20.01FT NW75FT NE20FT TO BEG PLUS A TR BEG 20FT SW OF NW/C LT 7 TH SE75FT SWLY167.45FT NE79.14FT NELY141.93FT TO BEG	C COMMON AREA

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3613	R144520814	HAWORTH CHRIS	HAWORTH JAMIE	16041 TEESDALE RD	EDMOND	OK	73013- 2063	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT SEC 04 13N 3W 000 000 PT OF COMMON AREA C IN SHEFFIELD GLEN 2ND ADDN & PT NE4 SEC 4 13N 3W BEG NW/C LT 6 BLK 5 SHEFFIELD GLEN 2ND ADDN TH SE47.46FT SE30.36FT SW20FT NW26.66FT NW51.72FT NE21.40FT TO BEG PLUS A TR BEG 21.40FT SW OF NW/C LT 6 TH SE51.72FT SE26.66FT SWLY141.93FT NE20.48FT ELY56.80FT NE46.30FT NW40.25FT WLY72.63FT NW9.74FT NELY151.69FT TO BEG	C COMMON AREA
3613	R144520810	FRANKLIN JEFF	FRANKLIN LINDA	221 NW 160TH ST	EDMOND	OK	73013	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT SEC 04 13N 3W 000 000 PT OF COMMON AREA C SHEFFIELD GLEN 2ND ADDN & PT NE4 SEC 4 13N 3W BEG NW/C LT 4 BLK 5 SHEFFIELD GLEN 2ND TH SE51.85FT W22.59FT NW51.85FT E22.59FT TO BEG & A TR BEG 22.59FT W OF NW/C LT 4 BLK 5 TH SE51.85FT W119.98FT NW52.27FT E99.65FT TO BEG	A COMMON AREA
3613	R144520800	GIBBONS JESSE ROBERT		512 NW 164TH ST	EDMOND	OK	73013- 2001	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT SEC 04 13N 3W 000 000 PT NE4 SEC 4 13N 3W BEG 2061.05FT W & 1131.84FT S OF NE/C NE4 TH E110FT SELY250.44FT W547FT NE329.33FT W202.60FT NW207.47FT SE502FT TO BEG CONT 3.3601ACRS MORE OR LESS	512 NW 164TH ST OKLAHOMA CITY

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3613	R144520986	HOLY TRINITY LUTHERAN CHURCH INC		308 NW 164TH ST	EDMOND	OK	73013	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT SEC 04 13N 3W 000 000 PT NE4 SEC 4 13N 3W BEG 1388FT S & 588.92FT E OF NW/C NE4 TH N721.84FT E305.11FT S718.65FT W305.12FT TO BEG EX A TR BEG 2061.05FT W & 1131.84FT S OF NE/C NE4 TH E110FT SELY250.44FT W127FT N250FT TO BEG	316 NW 164TH ST OKLAHOMA CITY
3613	R144520985	CHANNING UNITARIAN	UNIVERSALIST CHURCH	PO BOX 2382	EDMOND	OK	73083- 2382	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT SEC 04 13N 3W 000 000 PT NE4 SEC 4 13N 3W BEG 541.56FT E OF NW/C OF NE4 E330FT S660FT W330FT N660FT TO BEG CONT 5ACRS MORE OR LESS KNOWN AS TR 1	2800 SW 15TH ST OKLAHOMA CITY
3613	R144520981	FIEGEL ROBERT P & CAROLYN G TRS	FIEGEL LIVING TRUST	514 NW 164TH ST	EDMOND	OK	73013- 2001	UNPLTD PT SEC 04 13N 3W	000	000	UNPLTD PT SEC 04 13N 3W BLK 000 LOT 000 PT NE4 SEC 4 13N 3W BEG 2100.94FT W OF NE/C NE4 TH S660FT E39.89FT S471.84FT NWLY502FT SELY207.46FT E202.60FT SWLY329.33FT W159.82FT S7.09FT W11.28FT N499.60FT E5.41FT N97.37FT SELY534.53FT N996.82FT E50FT TO BEG	514 NW 164TH ST OKLAHOMA CITY

3614	R168511450	GIBBONS JESSE & LUCIANA		512 NW 164TH ST	EDMOND	OK	73013	BRITTON TOWNSHIP	000	000	BRITTON TOWNSHIP PT SE4 & NE4 SEC 4 13N 3W BEG 660.08FT W OF SE/C SE4 TH W1875.41FT N50FT NW35.36FT N48.96FT TH ON CURVE TO LEFT 31.61FT TH ON REVERSE CURVE 19.38FT N21.10FT TH ON CURVE TO RIGHT 31.57FT NE43.57FT TH ON CURVE TO LEFT 46.86FT N6.07FT TH ON CURVE TO LEFT 47.93FT NW119.84FT TH ON CURVE TO RIGHT 30.56FT N418.57FT TH ON CURVE TO RIGHT 30.56FT NE83.54FT TH ON CURVE TO LEFT 42.17FT NE109.55FT NWLY108.04FT NW124.50FT SE91.90FT NE170.86FT N767.88FT NE91.48FT NW87.70FT	16015 TEESDALE RD OKLAHOMA CITY
3614	R168511450	(continued)									NE69.64FT TH ON CURVE TO LEFT 84.63FT SE57.90FT SE38.20FT SWLY67.21FT SWLY70.35FT SLY74.78FT SELY127.21FT SELY110.84FT SELY108.47FT ELY266.35FT ELY67.17FT N377.91FT NW90.76FT NE206.31FT NE54.69FT NWLY170.95FT NW74.91FT SW153.85FT NLY229.08FT TH ON CURVE TO LEFT 375.63FT NW200FT NWLY250.29FT NWLY145.24FT NW34.32FT SW350FT SW35.36FT SELY95FT SE150.59FT SE105.29FT SE111.31FT TH ON CURVE TO RIGHT 515.72FT SW192.07FT SW40.40FT SE120FT SW15FT NW120FT SW172.81FT W27.10FT N1488.59FT E849.92FT	

3614	R168511450	(continued)									SE274.15FT SELY211.61FT SELY158.94FT SE149.75FT SE124.38FT SW190.03FT SWLY243.88FT SE268.62FT S304.80FT SE449.80FT SE228.34FT SE180.49FT S1950.04FT TO BEG EX 9.69ACRS LYING IN SW/C SE4 FRONTING ON NW 150TH ST & LYING ALONG E R/W OF TRADITIONS BLVD & EX .41ACRS PLTD INTO THE LAKES AT TRADITIONS SEC 2 & EX 1.6737ACRS PLTD INTO THE LAKES AT TRADITIONS OFFICE PARK & EX 55.679ACRS PLTD INTO THE LAKES AT TRADITIONS SEC 1 & EX 2.31ACRS ADJ COMMON AREA C IN SHEFFIELD GLEN 2ND ADDN BEG AT NW/C & EX A TR	
3614	R168511450	(continued)									BEG 2662.33FT WLY & 2547.05FT N OF SE/C SE4 SEC 4 13N 3W TH N1488.59FT E560.23FT S188.30FT SWLY350FT SW35.36FT SE95FT SELY150.59FT SELY105.29FT SELY111.31FT SLY ALONG A CURVE 524.62FT SWLY ALONG A CURVE 192.75FT SW40.40FT SELY120FT SW15FT NWLY120FT SWLY172.81FT W27.10FT TO BEG & EX 20.60ACRS PLTD INTO THE LAKES AT TRADITIONS SEC 4 & EX 6.81ACRS PLTD INTO THE LAKES AT TRADITIONS SEC 3	
4730	R121151110	MATCHBOOK LLC		404 NW 147TH TER	EDMOND	OK	73013	FAIRFIELD ADDN SEC THREE	005	005	FAIRFIELD ADDN SEC THREE 005 005	2516 PENNINGTON AVE EDMOND
4730	R121151120	YOUN IL JOONG	LEE HYUN JOO	2520 PENNINGTON AVE	EDMOND	OK	73012	FAIRFIELD ADDN SEC THREE	005	006	FAIRFIELD ADDN SEC THREE 005 006	2520 PENNINGTON AVE EDMOND

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4730	R121151130	ROSE JOANNE LAING	ROSE LAWRENCE GENE MUELLER TIFFANY ANN	9633 SHAMROCK AVE	FOUNTAIN VALLEY	CA	92708	FAIRFIELD ADDN SEC THREE	005	007	FAIRFIELD ADDN SEC THREE 005 007	2524 PENNINGTON AVE EDMOND
4730	R121151140	MCDANIEL LAUREN M		2600 PENNINGTON AVE	EDMOND	OK	73012	FAIRFIELD ADDN SEC THREE	005	008	FAIRFIELD ADDN SEC THREE 005 008	2600 PENNINGTON AVE EDMOND
4730	R121151150	WEST JONATHAN		2604 PENNINGTON CIR	EDMOND	OK	73012- 6550	FAIRFIELD ADDN SEC THREE	005	009	FAIRFIELD ADDN SEC THREE 005 009	2604 PENNINGTON CIR EDMOND
4730	R121151160	MCGINTY KEITH A & KAREN D		7800 NE 95TH ST	JONES	OK	73049- 5801	FAIRFIELD ADDN SEC THREE	005	010	FAIRFIELD ADDN SEC THREE 005 010	2608 PENNINGTON CIR EDMOND
4730	R121151170	HESS CARL R II & EMILY S		2612 PENNINGTON CIR	EDMOND	OK	73012- 6550	FAIRFIELD ADDN SEC THREE	005	011	FAIRFIELD ADDN SEC THREE 005 011	2612 PENNINGTON CIR EDMOND
4730	R121151180	HUNTER CAROLYN K & MICHAEL J		15705 SUMMIT PARKE DR	EDMOND	OK	73013- 1366	FAIRFIELD ADDN SEC THREE	005	012	FAIRFIELD ADDN SEC THREE 005 012	2616 PENNINGTON CIR EDMOND
4730	R121151190	DOWNES DEBORAH J		2620 PENNINGTON CIR	EDMOND	OK	73012- 6550	FAIRFIELD ADDN SEC THREE	005	013	FAIRFIELD ADDN SEC THREE 005 013	2620 PENNINGTON CIR EDMOND
4730	R121151200	ABBOTT CHRISTA MICHELLE		1408 TRENTON DR	EDMOND	OK	73012- 6548	FAIRFIELD ADDN SEC THREE	005	014	FAIRFIELD ADDN SEC THREE 005 014	1408 TRENTON DR EDMOND
4730	R121151210	HEDGER ZANE C & LEAH A		1412 TRENTON DR	EDMOND	OK	73012- 6548	FAIRFIELD ADDN SEC THREE	005	015	FAIRFIELD ADDN SEC THREE 005 015	1412 TRENTON DR EDMOND
4730	R121151220	LOYD NAOMI R	LOYD BRUCE	17400 DURBIN PARK RD	EDMOND	OK	73012- 6912	FAIRFIELD ADDN SEC THREE	005	016	FAIRFIELD ADDN SEC THREE 005 016	1416 TRENTON DR EDMOND
4730	R121151420	SCURRY ZACHERY & VERONIQUE C		1417 TRENTON DR	EDMOND	OK	73012- 6549	FAIRFIELD ADDN SEC THREE	010	001	FAIRFIELD ADDN SEC THREE 010 001	1417 TRENTON DR EDMOND
4730	R121151430	BILLER DOYLE FRANCIS LIV TRUST		17962 JOEL BRATTAIN DR	YORBA LINDA	CA	92886	FAIRFIELD ADDN SEC THREE	010	002	FAIRFIELD ADDN SEC THREE 010 002	1413 TRENTON DR EDMOND
4730	R121151440	RESENDE ROSA		1409 TRENTON DR	EDMOND	OK	73012	FAIRFIELD ADDN SEC THREE	010	003	FAIRFIELD ADDN SEC THREE 010 003	1409 TRENTON DR EDMOND
4730	R121151450	OAKEN PROPERTIES LLC		13905 N LINCOLN BLVD, Unit B	EDMOND	OK	73013	FAIRFIELD ADDN SEC THREE	010	004	FAIRFIELD ADDN SEC THREE 010 004	1408 HUNTINGTON DR EDMOND
4730	R121151460	KUBITSHECK RUSTY J		1412 HUNTINGTON DR	EDMOND	OK	73012- 6546	FAIRFIELD ADDN SEC THREE	010	005	FAIRFIELD ADDN SEC THREE 010 005	1412 HUNTINGTON DR EDMOND
4730	R121151470	HULSEWE CORBIN	HULSEWE MORGAN	1416 HUNTINGTON DR	EDMOND	OK	73012- 6546	FAIRFIELD ADDN SEC THREE	010	006	FAIRFIELD ADDN SEC THREE 010 006	1416 HUNTINGTON DR EDMOND

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4730	R121151480	PALMER BONNIE	VOSS BARBIE	1420 HUNTINGTON DR	EDMOND	OK	73012- 6546	FAIRFIELD ADDN SEC THREE	010	007	FAIRFIELD ADDN SEC THREE 010 007	1420 HUNTINGTON DR EDMOND
4730	R121151490	TELCOCCI SARAH		8812 LANSBROOK LN	OKLAHOMA CITY	OK	73132	FAIRFIELD ADDN SEC THREE	010	008	FAIRFIELD ADDN SEC THREE 010 008	1413 HUNTINGTON DR EDMOND
4730	R121151500	TELEO INVESTMENTS LLC		2900 RIDGEWOOD DR	EDMOND	OK	73013- 8031	FAIRFIELD ADDN SEC THREE	010	009	FAIRFIELD ADDN SEC THREE 010 009	1409 HUNTINGTON DR EDMOND

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

Holy Trinity Lutheran Church

308 NW 164th St.

June 13, 2024

PREPARED FOR:

Holy Trinity Lutheran Church
308 NW 164th St.
Oklahoma City, Oklahoma 73013
405-348-3292
acluck@holyltrinityedmond.org

PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Holy Trinity Lutheran Church, consisting of 13.96 acres, is located within the Northeast Quarter of Section 4, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 308 NW 164th 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 owner and developer of this property is Holy Trinity Lutheran Church

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-823. Surrounding properties are zoned and used for:

North: The City of Edmond.
East: R-1 District and used for residential development.
South: R-1 District and used for residential development.
West: R-1 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 north half of the property is currently developed for Holy Trinity Lutheran Church.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to expand the existing development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 164th St. The nearest street to the east is N. Santa Fe Ave. The nearest street to the south is NW 150th St. The nearest street to the west is N. Western Ave.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 1 located at 820 NW 5th St. It is approximately 13.5 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

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

7.8COMPREHENSIVE PLAN

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

SECTION 8.0SPECIAL 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.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, masonry, rock, stone, stucco, LP Smartside panels, concrete panels, wood, or other similar type finish. No more than 30% EIFS shall be permitted. Exposed unfinished metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the developer will reserve no less than 10% of the development site within the PUD for landscaped area. Any Green Belt, Common Area, Detention Pond, or Drainage Easement shall be included for purposes of the computation of the 10%.

In the portion of the east boundary that abuts the Fairfield detention pond, an area designated for landscape screening between the Holy Trinity Lutheran Church and the Fairfield Addition will be provided. The purpose of this area will be to provide a green space buffer as a demarcation and as a visual screen.

9.3 LIGHTING REGULATIONS

Site lighting shall be directed away from any residential development. Parking lot lighting poles shall be limited to a maximum height of twenty-five feet (25'). The Prayer Tower, as depicted on Exhibit B, shall be up lit by ground lights, with actual light source screened from view, and the Steeple on top of the Sanctuary, as depicted on Exhibit B, shall be lit with flood lights directed upward. Both the Steeple and Prayer Tower lights will be controlled to turn-off by a timer.

9.4 SCREENING REGULATIONS

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

brick columns with footings on 20' centers and shall be solid and opaque. A landscaped buffer may be utilized in lieu of the aforementioned wall.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

9.8 ACCESS REGULATIONS

Access shall be taken from NW 164th 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

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

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

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

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

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

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better. Structures may utilize a high-profile composition-shingle pitched roof, a low slope metal roof, or a built-up roof, such as a modified bituminous metal roof, which may be gravel ballasted, EPDM or other low slope roofing material.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

Exhibit A
LEGAL DESCRIPTION

Combined Legal Description:

A part of Government Lot 2 in the Northeast 1/4 of Section Four (4), Township Thirteen (13) North, Range Three (3) West (S4, T13N, R3W) of the Indian Meridian in Oklahoma City, Oklahoma County, Oklahoma, according to the U.S. Government survey thereof, being more particularly described as follows:

Commencing at the Northwest corner of said Northeast 1/4 of said Section 4, thence S.89°51'53"E. along the North Line of the NE1/4 of said Section 4, a distance of 871.56 Feet to the Point of Beginning; thence continuing S 89°51'53"E, along the North Line of the NE1/4 of said Section 4, a distance of 448.79 Feet to the NE corner of said Government Lot 2 and the NW corner of Fairfield South, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma; thence S.00°20'35"E. Along the West Line of said Fairfield South and parallel with the East Line of the NE 1/4 of said Section 4, a distance of 1374.13 Feet; thence N.89°51'53"W. and parallel with the North Line of the Northeast 1/4 of said Section 4, a distance of 435.63 Feet; thence N.00°20'35"W and parallel with the East Line of the NE 1/4 of said Section 4, a distance of 714.13 Feet; thence N.89°5'53"W. and parallel with the North Line of the NE 1/4 of said Section 4, a distance of 13.17 Feet; thence N.00°05'35"W and parallel with the West Line of the NE 1/4 of said Section 4, a distance of 660.00 Feet, to the Point of Beginning.

Said described tract containing 608,227.277 Square Feet or 13.96 Acres, more or less.

415 BROADWAY
OKLAHOMA CITY
OKLAHOMA 73102

TAP
ARCHITECTURE

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HOLY TRINITY
LUTHERAN CHURCH
Oklahoma City, Oklahoma

SHEET
TITLE

PUD MASTER
DEVELOPMENT
PLAN

ISSUES REVISIONS		
5/16/01	CREATED	AW
8/31/01	REVISED	AW

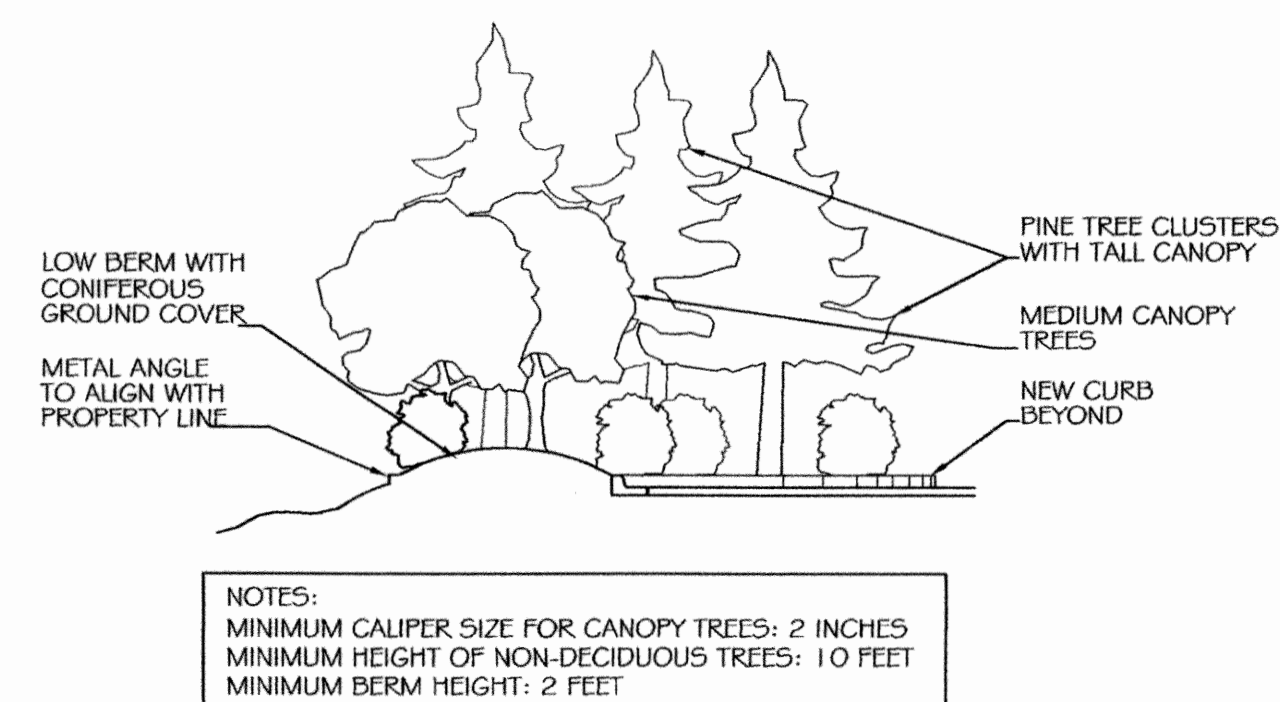
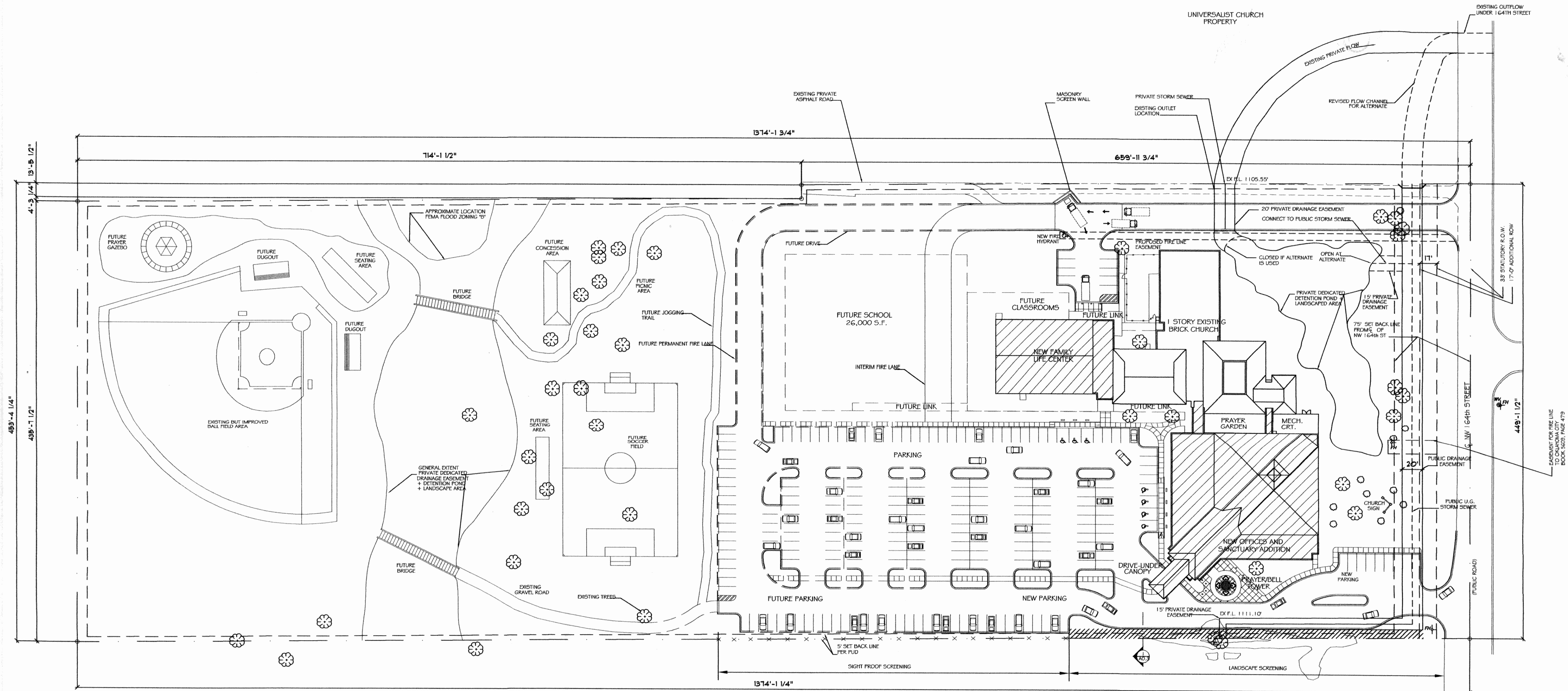
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OF
100

PROJECT #
TAP #: 01-07

FILE #
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All drawing and written materials herein constitute original work of the Architect's and may only be duplicated with their written consent.




① TYPICAL LANDSCAPED BUFFER SECTION
Scale: 1/8"=1'-0"

NOTES:

1. DEDICATED DRAINAGE / DETENTION / LANDSCAPE AREAS MUST REMAIN AS SUCH AND MAY NOT BE BUILT OVER.
2. ALTERNATE DRAINAGE FLOW IF NEGOTIATED WITH ADJACENT PROPERTY OWNER.

LEGEND:

 LANDSCAPED BUFFER



PUD MASTER DEVELOPMENT PLAN

Scale: 1"=50'-0"

EXHIBIT "A"

NOTES:
THIS DOCUMENT PROVIDED FOR CONTRACTORS
REFERENCE ONLY ON PUD OR FILE WITH THE CITY

EXISTING FAIR FIELD
ADDITION

PLANNED UNIT DEVELOPMENT (P.U.D. No. 823)
ORIGINAL FILING DATE: JUNE 25, 2001
REVISED: AUGUST 30, 2001
APPROVED: SEPTEMBER 18, 2001

Exhibit C

