



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 SPUD ReZONING

Simplified Planned Unit Development District
Hillcrest Green II

Project Name

3339 SW 74th Street

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1521

File Date: 16MAR'23

Ward No.: 5

Nbhd. Assoc.: ---

School District: WESTERN HTS

Extg Zoning: PUD-1761

Overlay: ---

4.508 acres, MOI

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 \$1800.00 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

David M. Box on behalf of Applicant

Williams, Box, Forshoe & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

esilberg@wbflaw.com / dmbbox@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.



UPON RECORDING RETURN TO:
First American Title Insurance Company
221 N. Pennsylvania Street, Suite 1250
Indianapolis, Indiana 46204
Attn: Andrew Eyster

SPECIAL WARRANTY DEED

THIS INDENTURE, dated the 10th day of May, 2021, but made effective as of the 1st day of June, 2021, by **NEW MARKET INVESTORS LLC**, a Virginia limited liability company, which has a notice address of 7921 Jones Branch Drive, Suite 250, McLean, VA 22102 (hereinafter the "**Grantor**") and **HILLCREST LAND, LLC**, an Indiana limited liability company, which has a notice address of 1301 E Washington St., Suite 100, Indianapolis, IN 46202 (hereinafter the "**Grantee**").

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, and CONVEY unto Grantee, its successors and assigns forever, that certain real property together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest, estate, reversion, remainder and easement thereto belonging or in anywise appertaining to in Oklahoma County, Oklahoma, as more particularly described in **EXHIBIT A** attached hereto and made a part hereof (the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth on **EXHIBIT B** attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever.

Grantor does hereby fully warrant the title to the Property to Grantee, its successors and assigns, and will defend the same, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

Exhibit A
Legal Description

A PART OF LOT "A" IN BLOCK THREE (3), IN THE MADOLE HILL CREST GREEN ADDITION SECTION 2, IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 36, PAGE 41.

BEGINNING AT THE NORTHWEST CORNER OF LOT "A", BLOCK 3, IN THE MADOLE HILL CREST GREEN ADDITION SECTION 2;

THENCE SOUTH 89°44'48" EAST ALONG THE NORTH LINE OF SAID LOT "A" A DISTANCE OF 271.28 FEET;

THENCE SOUTH 0°29'02" WEST A DISTANCE OF 175.00 FEET;

THENCE NORTH 89°32'30" WEST A DISTANCE OF 22.29 FEET;

THENCE SOUTH 0°27'30" WEST A DISTANCE OF 103.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT "A";

THENCE NORTH 89°44'48" WEST ALONG THE SOUTH LINE OF SAID LOT "A" A DISTANCE OF 158.86 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.22 FEET AND A CHORD BEARING OF NORTH 49°29'43" WEST AND A CHORD DISTANCE OF 64.90 FEET FOR AN ARC DISTANCE OF 70.56 FEET;

THENCE NORTH 9°14'37" WEST ALONG THE WESTERLY LINE OF SAID LOT "A" A DEEDED DISTANCE OF 239.75 FEET AND A CALCULATED DISTANCE OF 239.57 FEET TO THE NORTHWEST CORNER OF SAID LOT "A" AND THE POINT OF BEGINNING.

LETTER OF AUTHORIZATION

Hillcrest Land, LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____

3339 SW 74th St., Oklahoma City, OK

By: _____

Title: _____

Development Director

Date: 1/26/23

Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

NEW MARKET INVESTORS LLC
a Virginia limited liability company

By: David Ho
Name: David Ho
Title: Chief Executive Officer

STATE OF VIRGINIA :
COUNTY OF FAIRFAX SS: :

The foregoing instrument was acknowledged before me this 10th day of May, 2021, by David Ho, the Chief Executive Officer of New Market Investors LLC, a Virginia limited liability company on behalf of the company.



[Signature]
Notary Public
Print Name: Sonia O. Robinson
My Commission Expires: 9/30/2024

[Signature Page - Special Warranty Deed]

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EXHIBIT B
PERMITTED EXCEPTIONS

1. Ad valorem taxes for 2021, amount of which is not ascertainable, due or payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Water rights, claims or title to water, whether or not shown by the Public Records.
4. Rights of tenants in possession.
5. Plat of Madole Hill Crest Green Addition Section 2, in the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 36, Page 41.
6. Restrictive covenants, conditions, restrictions and easements filed February 23, 1961, recorded in Book 2586, Page 691, and Amendment filed April 26, 1961, recorded in Book 2608, Page 537.
7. Easement for public utilities over the North Five (5) feet and East Five (5) feet, as shown by the recorded plat at Book 36, Page 41.
9. Use Agreement by and between Hillcrest Green Apartments, Ltd., a Limited Partnership and Secretary, U.S. Department of Housing and Urban Development, recorded in Book 9315, Page 1406; Assignment and Assumption Agreement for the Use Agreement, filed February 9, 2007, recorded in Book 10387, Page 1378.
11. Easement in favor of the City of Oklahoma City recorded in Book 2647, Page 1363.
12. The following matters disclosed by an ALTA/NSPS survey made by James S. Yeager dated October 12, 2007:
 - a. Encroachment of "Hill Crest Greens Apartments" sign onto S.W. 74th Street Right-of-Way.
 - b. Encroachment of 6-foot Metal Fence onto S.W. 74th Street Right-of-Way

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:

FOR LEGAL DESCRIPTION SEE EXHIBIT 'A', ATTACHED.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), 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: March 3, 2023 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2793867-OK99

EXHIBIT 'A'

File No.: **2793867-OK99 ()**

Property: **3317 SW 74th Street, Oklahoma City, OK**

A PART OF LOT "A" IN BLOCK THREE (3), IN THE MADOLE HILL CREST GREEN ADDITION SECTION 2, IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 36, PAGE 41.

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A.P.N. 1898-14-361-1333

OWNERSHIP REPORT
FILE NUMBER 2793867-OK99

EFFECTIVE DATE: MARCH 3, 2023 AT 7:30 A.M.
DATE PREPARED: MARCH 10, 2023

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1898	R143611333	HILLCREST LAND LLC	1301 W WASHINGTON ST, STE 100	INDIANAPOLIS	IN	46202	MADOLE HILL CREST GREEN #2	000	000	MADOLE HILL CREST GREEN #2 000 000 PT OF LOT A BEG NW/C SD LOT A TH E271.28FT S175FT W22.29FT S103.30FT W158.86FT ALONG CURVE RIGHT NW70.56FT NW239.75FT TO BEG CONT 1.5193ACRS MORE OR LESS (SUBJECT PROPERTY)	3321 SW 74TH ST OKLAHOMA CITY
1898	R143611330	HILLCREST GREEN APARTMENTS LP	1301 E WASHINGTON ST STE 100	INDIANAPOLIS	IN	46202	MADOLE HILL CREST GREEN #2	000	000	MADOLE HILL CREST GREEN #2 000 000 PT OF LOT A BEG NE/C SD LOT TH S278.22FT W718.11FT N103.30FT E22.29FT N175FT E693.72FT TO BEG CONT 4.50ACRS MORE OR LESS	3317 SW 74TH ST OKLAHOMA CITY
1898	R143611595	MILLS JESSIE BOYD	3156 SW 72ND ST	OKLAHOMA CITY	OK	73159- 3616	MADOLE HILL CREST GREEN #2	003	000	MADOLE HILL CREST GREEN #2 003 000 E12FT LOT 26 & ALL LOT 27	3156 SW 72ND ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2793867-OK99

EFFECTIVE DATE: MARCH 3, 2023 AT 7:30 A.M.
DATE PREPARED: MARCH 10, 2023

1898	R143611585	POWERS CLARENCE A & WANDA C	3160 SW 72ND ST	OKLAHOMA CITY	OK	73159- 3616	MADOLE HILL CREST GREEN #2	003	000	MADOLE HILL CREST GREEN #2 003 000 E10FT LOT 25 & W46FT LOT 26	3160 SW 72ND ST OKLAHOMA CITY
1898	R143611575	GAINES RUSSELL DALE	3200 SW 72ND ST	OKLAHOMA CITY	OK	73159- 3618	MADOLE HILL CREST GREEN #2	003	000	MADOLE HILL CREST GREEN #2 003 000 E8FT LOT 24 & W48FT LOT 25	3200 SW 72ND ST OKLAHOMA CITY
1898	R143611565	JOHNSTON RICHARD W & LINDA J	3204 SW 72ND ST	OKLAHOMA CITY	OK	73159- 3618	MADOLE HILL CREST GREEN #2	003	000	MADOLE HILL CREST GREEN #2 003 000 E6FT LOT 23 & W50FT LOT 24	3204 SW 72ND ST OKLAHOMA CITY
1898	R143611555	AHMED SAGIRUDIN & SALMA	15216 WORTHINGTON LN	EDMOND	OK	73013	MADOLE HILL CREST GREEN #2	003	000	MADOLE HILL CREST GREEN #2 003 000 E4FT LOT 22 & W52FT LOT 23	3208 SW 72ND ST OKLAHOMA CITY
1898	R143611545	OCHOA MARTIN & ANA	3212 SW 72ND ST	OKLAHOMA CITY	OK	73159- 3618	MADOLE HILL CREST GREEN #2	003	000	MADOLE HILL CREST GREEN #2 003 000 E2FT LOT 21 & W54FT LOT 22	3212 SW 72ND ST OKLAHOMA CITY
1898	R143611485	MARQUEZ LEOBARDO JR	7229 S LAND AVE	OKLAHOMA CITY	OK	73159- 3637	MADOLE HILL CREST GREEN #2	003	016	MADOLE HILL CREST GREEN #2 003 016	7229 S LAND AVE OKLAHOMA CITY
1898	R143611495	GARCIA ELIU	7233 S LAND AVE	OKLAHOMA CITY	OK	73159- 3637	MADOLE HILL CREST GREEN #2	003	017	MADOLE HILL CREST GREEN #2 003 017	7233 S LAND AVE OKLAHOMA CITY
1898	R143611505	FSALRU LLC	5328 S DREXEL AVE	OKLAHOMA CITY	OK	73119	MADOLE HILL CREST GREEN #2	003	018	MADOLE HILL CREST GREEN #2 003 018	7237 S LAND AVE OKLAHOMA CITY
1898	R143611515	STAFFORD TODD E & DEDRA A	9112 SW 21ST ST	OKLAHOMA CITY	OK	73128- 4933	MADOLE HILL CREST GREEN #2	003	019	MADOLE HILL CREST GREEN #2 003 019	7241 S LAND AVE OKLAHOMA CITY

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FILE NUMBER 2793867-OK99

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1898	R143611525	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226	MADOLE HILL CREST GREEN #2	003	020	MADOLE HILL CREST GREEN #2 003 020	3220 SW 72ND ST OKLAHOMA CITY
1898	R143611535	HERNANDEZ GUADALUPE CASTILLO, REYES MA DEL CARMEN	3216 SW 72ND ST	OKLAHOMA CITY	OK	73159	MADOLE HILL CREST GREEN #2	003	021	MADOLE HILL CREST GREEN #2 003 021 W56FT	3216 SW 72ND ST OKLAHOMA CITY
1898	R143611855	FUZZELL BILLY G & IMAJEAN N TRS, FUZZELL FAMILY TRUST	101 W RANCHWOOD CT	OKLAHOMA CITY	OK	73139-8721	MADOLE HILL CREST GREEN #2	004	010	MADOLE HILL CREST GREEN #2 004 010	7228 S LAND AVE OKLAHOMA CITY
1898	R143611865	PANDO JOSELYN & LILLIANA	7232 S LAND AVE	OKLAHOMA CITY	OK	73159	MADOLE HILL CREST GREEN #2	004	011	MADOLE HILL CREST GREEN #2 004 011	7232 S LAND AVE OKLAHOMA CITY
1898	R143611875	ENGLISH DEANNE D & MICHAEL W	3209 SW 72ND ST	OKLAHOMA CITY	OK	73159	MADOLE HILL CREST GREEN #2	004	012	MADOLE HILL CREST GREEN #2 004 012	3209 SW 72ND ST OKLAHOMA CITY
1898	R143611885	GUTIERREZ JESUS G GALAVIZ	3201 SW 72ND ST	OKLAHOMA CITY	OK	73159-3617	MADOLE HILL CREST GREEN #2	004	013	MADOLE HILL CREST GREEN #2 004 013	3201 SW 72ND ST OKLAHOMA CITY
1898	R143611895	CORNELL SUSIE	7225 BERNADINE LN	OKLAHOMA CITY	OK	73159-3619	MADOLE HILL CREST GREEN #2	004	014	MADOLE HILL CREST GREEN #2 004 014	7225 BERNADINE LN OKLAHOMA CITY
1898	R143612125	WOESSNER LARRY G & CHARLOTTE A	3157 SW 72ND ST	OKLAHOMA CITY	OK	73159-3615	MADOLE HILL CREST GREEN #2	005	019	MADOLE HILL CREST GREEN #2 005 019	3157 SW 72ND ST OKLAHOMA CITY
1899	R168653925	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	f	MUSTANG TOWNSHIP	04W	025	MUSTANG TOWNSHIP 04W 025 SW4 EX A SMALL TR IN SE/C OF SW4 & A LARGE TR IN NE/C OF SW4 TO COUNTY FOR W BYPASS CONT 11.13ACRS IN BOTH PARCELS EXEMPT	0 UNKNOWN UNINCORPORATED

OWNERSHIP REPORT
FILE NUMBER 2793867-OK99

EFFECTIVE DATE: MARCH 3, 2023 AT 7:30 A.M.
DATE PREPARED: MARCH 10, 2023

1941	R168654725	BOARD OF REGENTS OF OKLA CITY, C/O OKLA CITY COMMUNITY COLLEGE	7777 S MAY AVE	OKLAHOMA CITY	OK	73159- 4419	MUSTANG TOWNSHIP	000	000	MUSTANG TOWNSHIP 000 000 BEING NE4 SEC 36 11N 4W EXEMPT	7777 S MAY AVE UNINCORPORATED
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THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Hillcrest Green II

March 13, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbbox@wbfbllaw.com

SPUD- 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 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the uses permitted under R-4, the following shall also be permitted:

8300.1 Administrative and Professional Offices

8300.63 Retail Sales and Services: General

2. **Maximum Building Height:**

The maximum building height within this SPUD shall be four (4) stories.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

There shall be up to three (3) buildings within this SPUD.

5. Building Setback Lines:

Building setback lines shall be as follows:

Front: 25 feet

Side: 5 feet

Rear: 15 feet

6. Sight-proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

8.1 Free standing accessory signs

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

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 prohibited.

8.4 Electronic Message Display signs

Electronic Message Display signs will be prohibited.

9. Access:

Access shall be taken from one shared access drive along SW 74th St.

10. Sidewalks

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.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more

than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

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 20 feet from all property lines adjacent to residential zoning district or use.

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

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be up to a 50% reduction in the number of parking facilities, which will include the reductions permitted through landscaping and bicycle parking, as set forth in § 59-10600.5 of the Oklahoma City Municipal Code, 2020, as amended. The minimum stall width shall be 8.5' and there shall be up to 15% of the required spaces allocated for compact cars.

7. Maintenance:

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.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A
Legal Description

A PART OF LOT "A" IN BLOCK THREE (3), IN THE MADOLE HILL CREST GREEN ADDITION SECTION 2, IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 36, PAGE 41.

BEGINNING AT THE NORTHWEST CORNER OF LOT "A", BLOCK 3, IN THE MADOLE HILL CREST GREEN ADDITION SECTION 2;

THENCE SOUTH 89°44'48" EAST ALONG THE NORTH LINE OF SAID LOT "A" A DISTANCE OF 271.28 FEET;

THENCE SOUTH 0°29'02" WEST A DISTANCE OF 175.00 FEET;

THENCE NORTH 89°32'30" WEST A DISTANCE OF 22.29 FEET;

THENCE SOUTH 0°27'30" WEST A DISTANCE OF 103.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT "A";

THENCE NORTH 89°44'48" WEST ALONG THE SOUTH LINE OF SAID LOT "A" A DISTANCE OF 158.86 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.22 FEET AND A CHORD BEARING OF NORTH 49°29'43" WEST AND A CHORD DISTANCE OF 64.90 FEET FOR AN ARC DISTANCE OF 70.56 FEET;

THENCE NORTH 9°14'37" WEST ALONG THE WESTERLY LINE OF SAID LOT "A" A DEEDED DISTANCE OF 239.75 FEET AND A CALCULATED DISTANCE OF 239.57 FEET TO THE NORTHWEST CORNER OF SAID LOT "A" AND THE POINT OF BEGINNING.

Exhibit A
Legal Description

A PART OF LOT "A" IN BLOCK THREE (3), IN THE MADOLE HILL CREST GREEN ADDITION SECTION 2, IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 36, PAGE 41.

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TWG DEVELOPMENT
1301 E WASHINGTON ST
SUITE 100
INDIANAPOLIS, IN 46202
317-264-1833
CONSULTANT

SEAL

PROJECT TITLE

HILLCREST GREEN II
339 SW 74TH STREET
OKLAHOMA CITY, OK

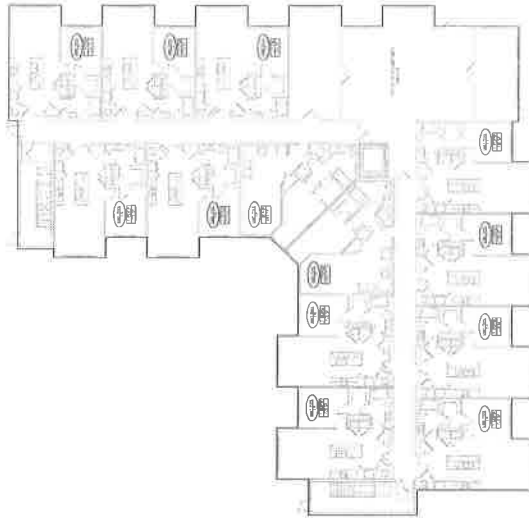
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DRAWN BY: JR & CW
CHECKED BY: JR

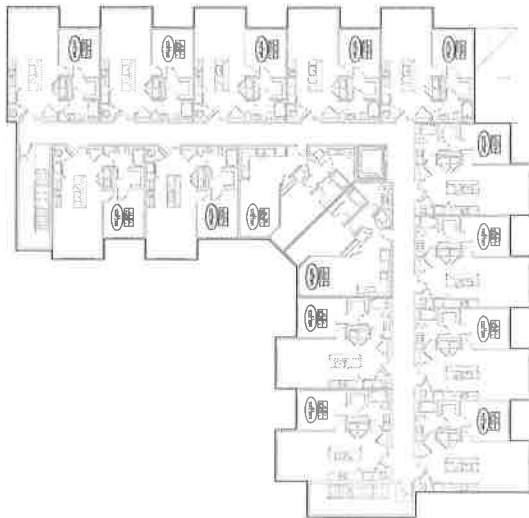
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FLOORPLANS

SHEET NUMBER

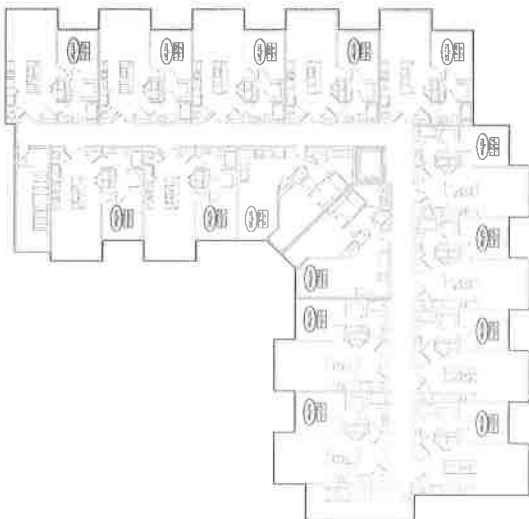
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1 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



3 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

UNIT & AREA SUMMARY			
	1A		1B
NET AREA	728 SF		692 SF
# OF BEDROOMS	1		1
# OF BATHROOMS	1		1
UNIT COUNT			
1ST FLR COUNT	11		2
2ND FLR COUNT	13		2
3RD FLR COUNT	13		2
TOTALS	37		6
43			
FLOOR AREAS			
1ST FLR GROSS AREA	13,893 SF		
2ND FLR GROSS AREA	13,574 SF		
3RD FLR GROSS AREA	13,574 SF		
TOTALS	41,041 SF		