



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

11744 Hope Road

Project Name

11744 Hope Road, Canadian County Acct. No. 090000173

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

Rezone to allow four dwellings for family members on a five acre tract.

Summary Purpose Statement / Proposed Development

Staff Use Only:

1673

Case No.: SPUD

8-29-24

File Date:

W3

Ward No.:

Nbhd. Assoc.:

Mustang

School District:

AA

Extg Zoning:

Overlay:

217,800 Square Feet

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):

Wesley D. & Cheryl A. White

Name

11744 Hope Road

Mailing Address

Mustang, Oklahoma 73064

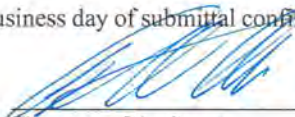
City, State, Zip Code

(405) 819-3770 Brandy White

Phone

brwhite0587@gmail.com

Email


Signature of Applicant

Allen Engineering Service, Inc.

Applicant's Name (please print)

1601 SW 89th Street, Suite C-200

Applicant's Mailing Address

Oklahoma City, Oklahoma 73159

City, State, Zip Code

(405) 840-9901

Phone

callen@aeswins.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.

WHEN RECORDED RETURN TO:**When Recorded Mail To:** *(encl)*Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236
492/10

LU # 99154080

Doc#:R 2007 3037
Bk&Pg:RB 3292 97-98
Filed:02-09-2007
01:58:48 PM
Canadian County, OKFDF
WD**STATUTORY WARRANTY DEED** *(2) m*

THE GRANTOR, THE BANK OF NEW YORK, AS TRUSTEE, whose mailing address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

for and in consideration of in Fulfillment of Real Estate Contract

conveys and warrants to **WESLEY D WHITE AND CHERYL A. WHITE**

the following described real estate, situated in the County of CANADIAN State of OKLAHOMA , together with all after acquired title of the grantor therein:

Property Address: 11744 HOPE RD, MUSTANG, OK 73064

Legal Description:

PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT 1056 FEET SOUTH AND 2654.05 FEET EAST OF THE NORTHWEST CORNER (NW/C) OF SOUTHWEST QUARTER (SW1/4); [said point being in the East line of said SW1/4;] THENCE NORTH 528 FEET THENCE WEST 412.5 FEET; THENCE SOUTH 528 FEET; THENCE EAST 412.5 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ALL MINERALS.

Tax Parcel No: 173

This Deed is given in fulfillment of that certain real estate contract between **STEPHEN HOWARD TIMANUS** as seller and **WESLEY D. WHITE AND CHERYL A. WHITE** as purchaser, dated JULY 25, 1991 recorded on JULY 29, 1991 as Document No. 10999 Book 1695 Page 291 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. This

deed is further given subject to those encumbrances, easements, restrictions and reservations of record and described in, referred to or contemplated by the terms of said real estate contract.

Dated and executed: January 8, 2007

WITNESSES

NAME: Corey Thomas

NAME: Maria Alvarez

THE BANK OF NEW YORK, AS TRUSTEE
BY ITS ATTORNEY IN FACT
OCWEN LOAN SERVICING, LLC

By: Neil Dyson, Servicing Officer

STATE OF FLORIDA)

) ss

COUNTY OF PALM BEACH)

On January 8, 2007, before me, the undersigned, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally appeared, **Neil Dyson**, to me known to be the Servicing Officer of Ocwen Loan Servicing, LLC, Attorney In Fact For **THE BANK OF NEW YORK, AS TRUSTEE**, the corporation that executed the foregoing instrument, and acknowledged that he signed the said instrument of his free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC STATE OF FLORIDA



Christina Castro

Commission # DD518202

Expires: FEB. 14, 2010

Bonded Thru Atlantic Bonding Co., Inc.

Notary Public in and for the State of Florida

Expiration date: February 14, 2010

LOAN NUMBER: 99154080

Plat: Canadian Valley Abstract

137

OWNER'S CERTIFICATE AND DEDICATION

A Subdivision in the SW/4 of Section 4,
T-10N-R5W, Canadian County, Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That we, Leo C. Welch, Janet L. Welch, Calvin C. Welch, and Doris I. Welch, hereby certifies that they are the owners of and the only persons having any right, title, or interest in and to the lands described as follows, to-wit:

Beginning at the NW corner of the SW/4 of Section 4, Township 10 North, Range 5 West of the Indian Meridian; Thence South a distance of 1056 feet, Thence East a distance of 2654.06 feet; Thence North parallel to the West line a distance of 1056 feet; Thence West parallel to the South line a distance of 2659.50 to point of beginning, Canadian County, State of Oklahoma.

and further certifies that we have caused said tract of land to be surveyed into numbered tracts 1 through 12; showing road and utility easements; and have caused a plat to be made of said tracts showing accurate dimensions of each tract, right-of-ways for road purposes and easements for utilities. Said survey plat is attached hereto, marked Exhibit "A" and made a part of this affidavit. The road and utility easements as reflected on this plat have not been dedicated to the public. All streets shall be maintained by the private property owners within this subdivision provided, however, said road easements shall forever remain open to police, fire, and other emergency vehicles and to vehicles and officials of all State, Federal, County, and City agencies and for construction and maintenance of public and private utilities.

Leo C. Welch
Leo C. Welch

Janet L. Welch
Janet L. Welch

Calvin C. Welch
Calvin C. Welch

Doris I. Welch
Doris I. Welch

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

On this 25th day of September, 1976, before me, a Notary Public in and for said County and State aforesaid, personally appeared LEO C. WELCH, JANET L. WELCH, CALVIN C. WELCH, and DORIS I. WELCH, to me known to be the identical persons who signed their names as the makers thereof to the within and foregoing instrument and acknowledged to me that they executed the same as his free and voluntary act and deed for the uses and purposes herein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires:

8-11-80

State of Oklahoma
Canadian County

SS

Filed for record

at 4:44 P.M. and recorded in

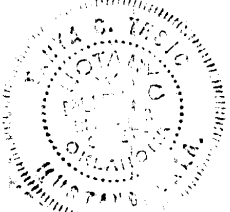
Book 661 Page 137

Fee \$ 3.50

BETTY EISENHOUR

County Clerk

By Mary Patterson Deputy

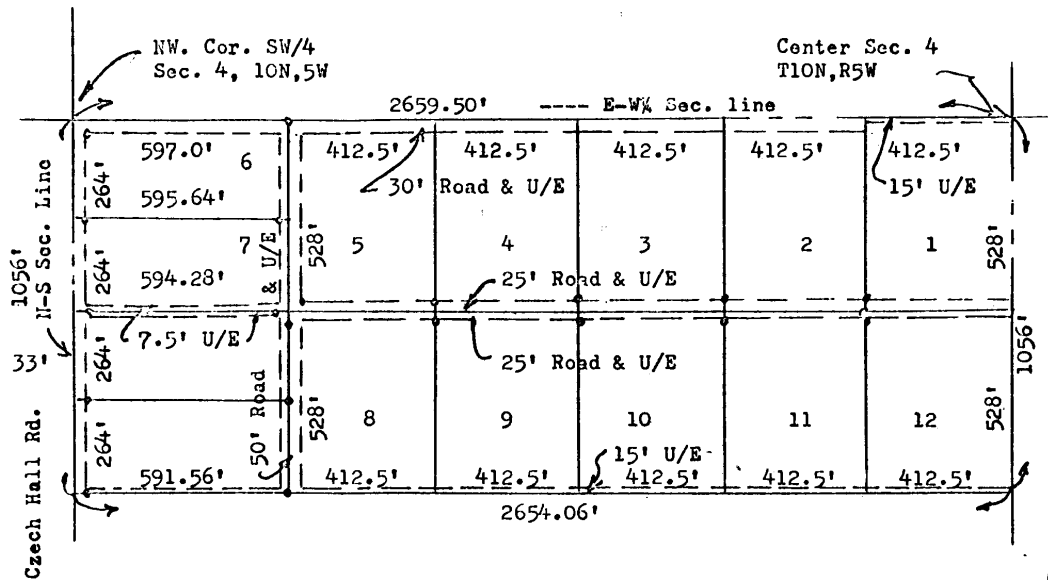


3436

Exhibit A

138

SURVEY PLAT



Part of the north 64 rods of the SW/4 of Section 4, T10N, R5W- Canadian County, Okla.

The above sub-division was laid out from a plat and from iron pins found in place that were set by Thomas F. Cone in 1963.

The streets and drives reflected on this plat have not been dedicated to the public. All streets shall be maintained by the private property owners within this subdivision, provided, however, said streets shall forever remain open to police, fire, and other emergency vehicles and to vehicles and officials of all state, federal, county and city agencies and for construction and maintenance of public and private utilities.

All tracts are laid off parallel to the north and east line.

I Arnold R. Irwin, a Registered Land Surveyor of the State of Oklahoma, did make a land survey of the land described on this plat. I certify that all information given on this plat is true and correct to the best of my knowledge.

Arnold R. Irwin L. S. 334
8/4/76

Subscribed and sworn to before me, the undersigned, a notary public in and for the state of Oklahoma this

6th day of August, 1976.

My commission expires

10-11-78 *Terrell Carter*
Notary Public

ARNOLD R. IRWIN

Canadian County

SURVEYOR

P. O. Box 56

Mustang, OK 73064

262-6971 376-2865

Exhibit "A"
Legal Description

SPUD-_____
11744 Hope Road

Statutory Warranty Deed - Book 3292, Page 97

Part of the North half (N1/2) of the Southwest Quarter (SW/4) of Section Four (4), Township Ten (10) North, Range Five (5) West of the Indian Meridian, more particularly described as follows, to wit: Beginning at a point 1056 feet South and 2654.05 feet East of the Northwest corner (NW/C) of Southwest Quarter (SW/4); said point being in the East line of said SW/4; Thence North 528 feet; Thence West 412.5 feet; Thence South 528 feet; Thence East 412.5 feet to the Point of Beginning.

Wesley D. & Cheryl A. White
11744 Hope Road
Mustang, Oklahoma 73064

August 6, 2024

City of Oklahoma City
Subdivision & Zoning
420 West Main Street, Suite 900
Oklahoma City, Oklahoma 73102

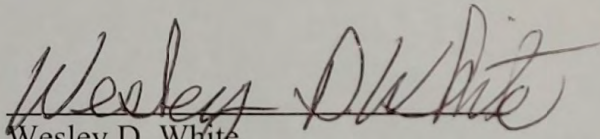
Re: 11744 Hope Road
Mustang, Oklahoma 73064

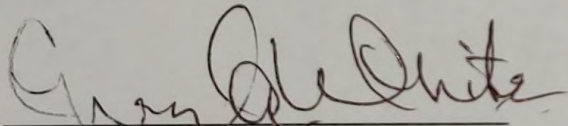
Dear Subdivision & Zoning:

This letter is to authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit a Simplified Planned Unit Development (SPUD) to rezone the above referenced property.

Please feel free to call me if you have any questions or need additional information.

Sincerely,


Wesley D. White


Cheryl A White

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 28th day of August, 2024



Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 28th day of August, 2024.

My Commission Expires:

03/06/27



Darla Parks

Notary Public

Commission #

23003194

KOONCE,DAVID & SUSAN FAMILY
TRUST
11801 HOPE RD
MUSTANG OK 73064

YATES,DAVID L & DEENA M 2022 REV
TRST
11801 SW 104TH ST
MUSTANG OK 73064-

YATES,DAMON G REV TR DTD 7-18-14
11901 SW 104TH ST
MUSTANG OK 73064-0000

CUMMINGS,PAMELA A & HARVEY,REBA
11800 HOPE RD
MUSTANG OK 73064

MARKLEY,WILLIAM L & CARLA J
11901 HOPE ROAD
MUSTANG OK 73064-0000

STROM,ELLEN M
11921 HOPE RD
MUSTANG OK 73064-

AUSBORN,PAUL JR
11924 HOPE RD
MUSTANG OK 73064-9724

WHITE,WESLEY D & CHERYL A
11744 HOPE RD
MUSTANG OK 73064-0000

KOONCE,DAVID & SUSAN FAMILY
TRUST
11801 HOPE RD
MUSTANG OK 73064

ROSS FAMILY TRUST
10100 FAWN TRACE RD
MUSTANG OK 73064-

COLE FAMILY REVOCABLE TRUST
9915 FAWN HOLLOW RD
MUSTANG OK 73064-

DIXON,JAMES & LAUREN
9925 FAWN HOLLOW RD
MUSTANG OK 73064-

NEWELL,ROBERT & PENNY
10012 FAWN TRACE RD
MUSTANG OK 73064-0000

THOMAS,BABU & SANTHAMMA &
CHERIAN,LISA
10000 FAWN TRACE RD
MUSTANG OK 73064

SIMONS,TIMOTHY V
10015 FAWN TRACE RD
MUSTANG OK 73064

ZINKE-MCKEE,STACEY L &
10025 FAWN TRACE RD
MUSTANG OK 73064-0000

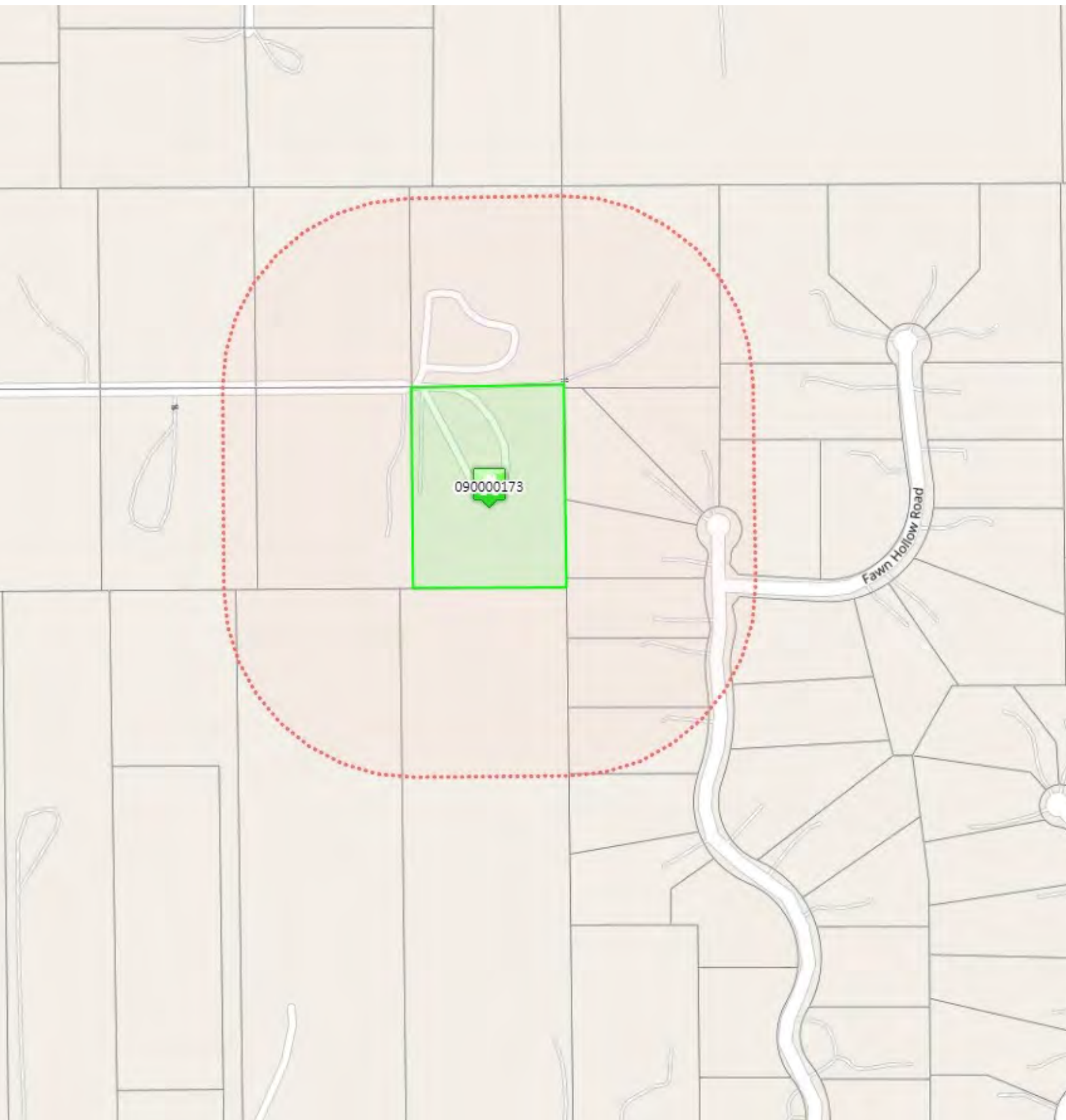
DEL ARCO,JUAN & TRAN,MAI HUYNH
10035 FAWN TRACE
MUSTANG OK 73064

RUTH,JARRET RAY & BRITTANY
NANCY
10101 FAWN TRACE RD
MUSTANG OK 73064

GRISHAM,SHAWN & WENDY
REVOCABLE TRUST
10115 FAWN TRACE RD
MUSTANG OK 73064-0000

DAVIS,JOSHUA B & KELI M
10201 FAWN TRACE RD
MUSTANG OK 73064-

WITTER,CALE & ALYSSA
11929 SW 104TH ST
MUSTANG OK 73064



SPUD-_____ MASTER DESIGN STATEMENT

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

FOR

11744 Hope Road
Mustang, Oklahoma 73064

August 28, 2024

PREPARED BY:

Mr. Charles W. Allen
Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
Oklahoma City, Oklahoma 73159
Tel: (405) 840-9901
Fax: (405) 681-4881
E-mail: callen@aeswins.com

FOR:

Wesley D. & Cheryl A. White
11744 Hope Road
Mustang, Oklahoma 73064
Tel: (405) 819-3770

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).

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, which 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.

This site will be developed in accordance with the regulation of the **AA, Agricultural District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. The following uses are permitted within this SPUD:
Permitted Use Units:
Single-family Residential (8200.14), and
Two-family Residential (8200.16).
2. Minimum lot size: 5 Acres.
3. Maximum lot coverage: Residential Uses: 5%.
4. Density: 4 Dwelling Units per 5 Acres.
5. Minimum lot width: 150 feet.
6. Maximum Building Height: 45 Feet.
7. Maximum Building Size: Per base zoning district.
8. Maximum Number of Buildings: Four (4) Dwellings and Two (2) Accessory Buildings

9. Building Setback Lines
 - North: 50' Front
 - South: 25' Rear
 - East: 25' Side
 - West: 25' Side
10. Sight-proof Screening: No sight-proof screening shall be required for this SPUD.
11. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
12. Signs:
 - 12.1 Freestanding Accessory Signs: No freestanding accessory signs or pole signs will be allowed in this SPUD. Electronic Message Display signs shall not be permitted in this SPUD.
 - 12.2 Attached Signs: Attached signs will be in accordance with the base zoning district regulations.
 - 12.3 Non-accessory Signs: Non-accessory signs are specifically prohibited in this SPUD.
13. Access: Access to the property shall be from Hope Road.
14. Sidewalks: No sidewalks shall be required for this SPUD.

II. Other Development Regulations:

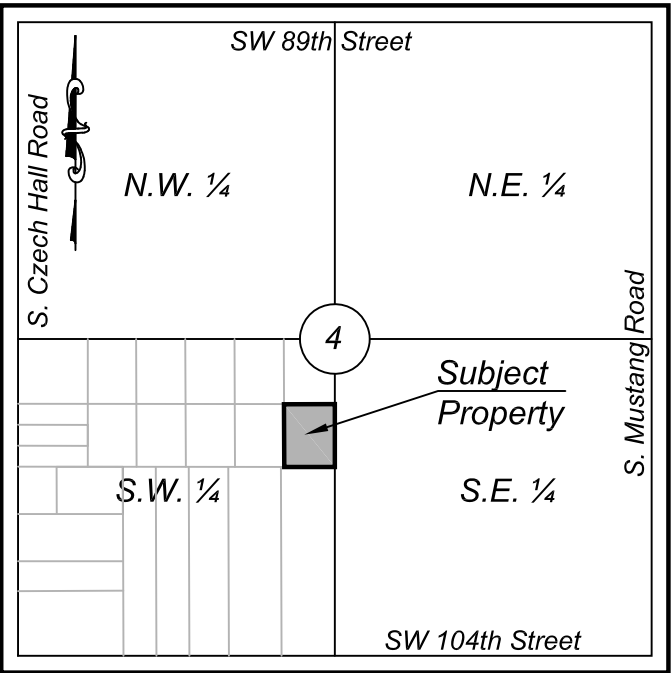
1. Architecture: Architecture shall meet the base zoning requirements in place at the time of building permit submittal.
2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.
3. Street Improvements: A Fire Apparatus Access Road Turnaround in accordance with the 2018 International Fire Code, Appendix D, Fire Apparatus Access Road shall be provided and approved by the Fire Marshal. Driving surface shall be allowed to be a minimum of 6-inch compacted crushed rock.
4. 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 are not permitted except during construction. Residential trash collection will be utilized to serve this site.
6. Lot Line Adjustment: No lot line adjustment shall be allowed by administrative deed approval for this SPUD. Platting or re-platting shall not be required for the SPUD.

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

Exhibit B ~ Master Development Plan
Part of the SW/4, Section 4, T10N, R5W I.M.
Oklahoma City, Canadian County, Oklahoma

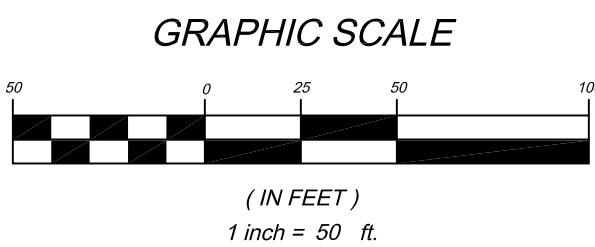


Vicinity Map
Section 4, Township 10N, Range 5W
Not To Scale

Legal Descriptions

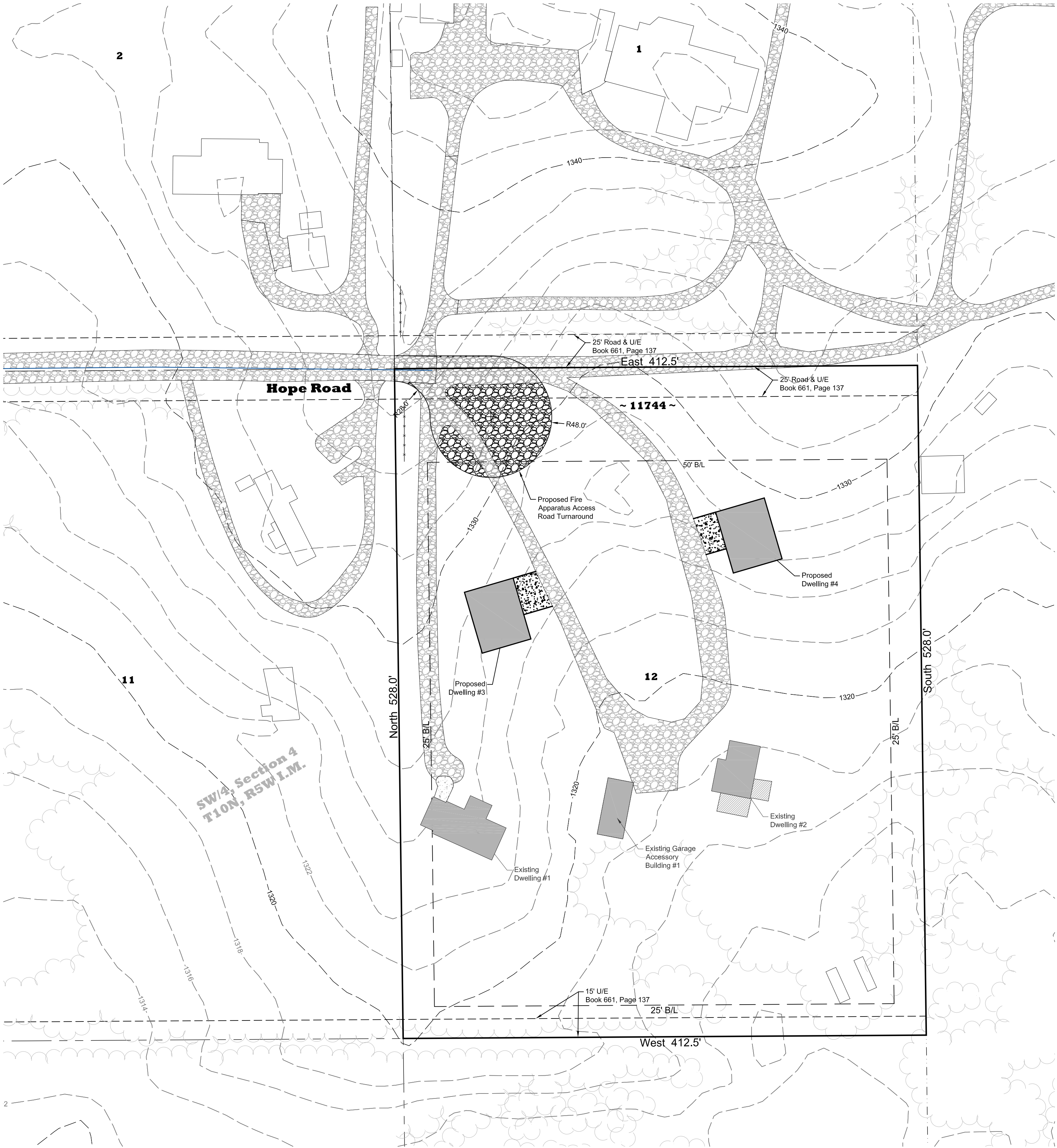
Statutory Warranty Deed - Book 3292, Page 97

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Legend

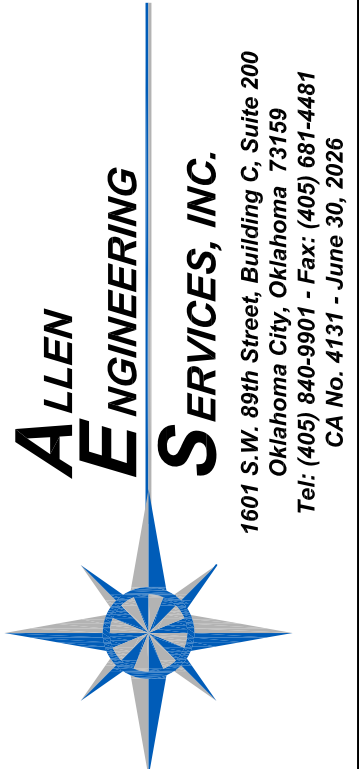
	SUBJECT PROPERTY		PP POWER POLE
	PROPERTY LINE		TELEPHONE PEDESTAL
	RIGHT-OF-WAY LINE		WELL
	SECTION LINE		YH YARD HYDRANT
	UNDERGROUND GAS LINE		SEPTIC LIDS
	BARBED WIRE FENCE		ELECTRIC TRANSFORMER
			LIGHT POLE



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REVISION/ISSUE	DATE

CLIENT
Wesley D. & Cheryl A. White
11744 Hope Road
Mustang, Oklahoma 73064



PROJECT NAME
White Property
11744 Hope Road
Part of the SW/4, Section 4, T10N, R5W I.M.
Oklahoma City, Oklahoma
Master Development Plan

PROJECT NO.	6764
FILE	6764SPUD
DATE	08-27-2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	N/A