



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

APPLICATION FOR PUD ReZONING

Planned Unit Development District

NE 122nd St. & N. Westminster Rd.

Name of Development or Applicant

10936 NE 122nd St.

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

Use Unit 8450.1

Summary Purpose Statement / Proposed Development

| | |
|------------------|----------|
| Staff Use Only | 2047 |
| Case No.: PUD - | |
| File Date: | 11-20-24 |
| Ward No.: | W7 |
| Nbhd. Assoc.: | ----- |
| School District: | Jones |
| Extg Zoning: | R-1 |
| Overlay: | |

96 acres MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc...) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

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@wbfbllaw.com; kturner@wbfbllaw.com;

esilberg@wbfbllaw.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.



Return to:
Trustmark Title Acquisition Group, LLC
6307 Waterford Blvd., Suite 120
Oklahoma City, OK 73118
File: 24-273
Fidelity National Title Ins. Co.

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **Gregory Davenport and Janie Davenport, husband and wife** ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Antonio Munoz** ("Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Government Lots Six (6), Seven (7), Eight (8) and Nine (9) in the Northeast Quarter (NE/4) of Section Nineteen (19), Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, LESS AND EXCEPT a tract in Lot 9 beginning at the Southeast corner of said section; thence North 250 feet, thence West 650 feet, thence South 250 feet, thence East 650 feet to point or place of beginning

TAX ID: 168691135

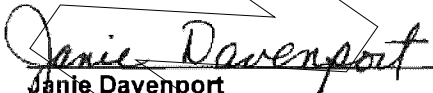
Together with all the improvements thereon and the appurtenances thereunto belonging, subject to recorded easements, rights of way, restrictive covenants, restrictions, and zoning ordinances, and excluding any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, its heirs and assigns forever, free and clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

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



Gregory Davenport



Janie Davenport

ACKNOWLEDGMENT

State of Oklahoma

County of Oklahoma

Acknowledged, signed, and sworn to before me the 27 of June, 2024, by Gregory Davenport and Janie Davenport, husband and wife.

Amy Coker
Notary Public

Affix stamp/seal:



Revenue Stamps: \$1,152.00

Mail Tax Statement to:

Antonio Munoz
1020 SW 27th St.
OKC, OK 73109

OAG 2024-1 – INDIVIDUAL

Exhibit to Deed**AFFIDAVIT OF LAND OWNERSHIP: INDIVIDUAL**

STATE OF OKLAHOMA)
) ss.
 COUNTY OF OKLAHOMA)
 TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned: Antonio Munoz
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:

☒ a citizen of the United States; or
☐ not a citizen of the United States, but an alien who is a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

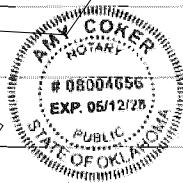
AFFIANT

Date

The foregoing instrument was subscribed and sworn to before me this 27th day of June, 20 24,
 by Antonio Munoz

My Commission Expires:

My Commission Number:



Amy Coker
 NOTARY PUBLIC

Exhibit A
Legal Description

Government Lots Six (6), Seven (7), Eight (8) and Nine (9) in the Northeast Quarter (NE/4) of Section Nineteen (19), Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, LESS AND EXCEPT a tract in Lot 9 beginning at the Southeast corner of said section; thence North 250 feet, thence West 650 feet, thence South 250 feet, thence East 650 feet to point or place of beginning.

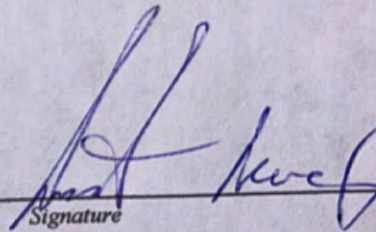
LETTER OF AUTHORIZATION

I, Antonio Munoz or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Williams, Box, Forshee & Bullard, P.C.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: 
Signature

Title: Owner
Manager / Proprietor

Date: 11/12/2024
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR

(1000 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 1000 feet in all directions of the following described land:

See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), 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: November 14, 2024 at 7:30 AM

First American Title Insurance Company


By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2903797-OK99

Exhibit A
Legal Description

Government Lots Six (6), Seven (7), Eight (8) and Nine (9) in the Northeast Quarter (NE/4) of Section Nineteen (19), Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, LESS AND EXCEPT a tract in Lot 9 beginning at the Southeast corner of said section; thence North 250 feet, thence West 650 feet, thence South 250 feet, thence East 650 feet to point or place of beginning.

OWNERSHIP REPORT
ORDER 2903797-OK99

DATE PREPARED: NOVEMBER 19, 2024
EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 AM

| MAP NO | ACCOUNT NO | NAME 1 | NAME 2 | MAILING ADDRESS | CITY | STATE | ZIP CODE | LEGAL | LOCATION |
|--------|------------|------------------------|--------|------------------------|---------------|-------|------------|---|---------------------------------------|
| 3273 | R168691135 | MUNOZ ANTONIO | | 1020 SW 27TH ST | OKLAHOMA CITY | OK | 73109-2118 | SPRINGER TOWNSHIP PT NE4 SEC 19 13N 1W BEING GOVT LOTS 6 7 8 & 9 EX A TR IN LOT 9 BEG AT SE/C NE4 BEING 250FT N&S BY 650FT E&W (SUBJECT PROPERTY) | 0 UNKNOWN UNINCORPORATED |
| 3267 | R168691000 | BUTLER PROPERTIES | | 15600 S MERIDIAN AVE | OKLAHOMA CITY | OK | 73173-8920 | SPRINGER TOWNSHIP 01W 017 PT SW4 SEC 17 13N 1W LOTS 11 & 12 SOUTH OF RIVER & SW4 OF SW4 | 0 UNKNOWN UNINCORPORATED |
| 3269 | R168691030 | OM INFRA LLC | | 13116 BOX CANYON ROAD | OKLAHOMA CITY | OK | 73142 | SPRINGER TOWNSHIP PT NE4 & SE4 SEC 18 13N 1W BEING ALL OF NE4 & GOVT LOT 7 IN SE4 EX A TR BEG AT NW/C NE4 TH E362FT SLY62FT SE25.43FT SLY423.8FT SW82FT SWLY180FT S209.60FT E188FT SE235FT SW60FT SE202FT NE60FT SE349FT SW820FT N2005.41FT TO BEG SUBJ TO ESMTS OF RECORD & EX A TR BEG NE/C NE4 TH S265FT W493.13FT N265FT E493.13FT TO BEG | 10608 E MEMORIAL RD UNINCORPORATED |
| 3270 | R168691025 | BUTLER PROPERTIES INC | | 15600 S MERIDIAN AVE | OKLAHOMA CITY | OK | 73173-8920 | SPRINGER TOWNSHIP 000 000 PT SE4 SEC 18 13N 1W E/2 OF SE4 EX GOVT LOT 7 AKA GOVT LOT 8 & PT OF 5 | 0 UNKNOWN UNINCORPORATED |
| 3270 | R168691050 | DREW JOHN F & ANGELA D | | 6705 N POTTAWATOMIE RD | HARRAH | OK | 73045-8901 | SPRINGER TOWNSHIP 000 000 PT S 1/2 SEC 18 13N 1W BEG SE/C SW4 SD SEC 18 TH W25RDS N80RDS E25RDS S80RDS TO BEG PLUS SW4 SE4 SEC 18 EX BEG SE/C SW4 SE4 TH W1138.88FT N50FT E221.42FT NELY ON CURVE TO LEFT 328.22FT NELY 167.65FT NW10FT NELY ON CURVE TO RIGHT 371.55FT ELY 85.18FT S234.95FT TO BEG | 13100 N WESTMINSTER RD UNINCORPORATED |

OWNERSHIP REPORT
ORDER 2903797-OK99

DATE PREPARED: NOVEMBER 19, 2024
EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 AM

| | | | | | | | | | |
|------|------------|----------------------------------|---------------------------------------|-------------------------------|---------------|----|------------|--|---------------------------------------|
| 3270 | R193924000 | OKLAHOMA COUNTY | | 320 ROBERT S KERR AVE STE 307 | OKLAHOMA CITY | OK | 73102 | UNPLTD PT SEC 18 13N 1W 000 000 PT SE4 SEC 18 13N 1W BEG 33FT N SE/C SW4 SE4 TH W1138.88FT N17FT E221.42FT NELY ON CURVE TO LEFT 328.22FT NELY 167.65FTNW10FT NELY ON CURVE TO RIGHT 371.55FT ELY 85.18FT S234.95FT TO BEG | 0 UNKNOWN |
| 3273 | R141461000 | CHARLES WILLIAM D | | 10500 NE 122ND ST | JONES | OK | 73049 | UNPLTD PT SEC 19 13N 1W 000 000 PT NE4 SEC 19 13N 1W BEING GOVT LOT 5 IN NE4 CONT 36ACRS MORE OR LESS | 10500 NE 122ND ST OKLAHOMA CITY |
| 3273 | R141463010 | STRO HOLDINGS LLC | | 444 ST ONGE DR | GAINESVILLE | TX | 76240 | UNPLTD PT NE4 SEC 19 13N 1W PT GOVT LOT 9 BEG SE/C OF NE4 N250FT W650FT S250FT E650FT TO BEG CONT 3.3ACRS MORE OR LESS | 11601 N WESTMINSTER RD OKLAHOMA CITY |
| 3273 | R168691125 | STEPHENS FAMILY TRUST | POLAND KELLY JOAN & HOAG MICHAEL BILL | 601 COUNTRY LN | MIDWEST CITY | OK | 73130-6819 | SPRINGER TOWNSHIP 01W 019 PT NE4 SEC 19 13N 1W LOT 12 IN NE4 | 0 UNKNOWN UNINCORPORATED |
| 3274 | R141466020 | TERRAZAS HECTOR S & FLORENTINA R | | 11509 N WESTMINSTER RD | JONES | OK | 73049-8438 | UNPLTD PT SEC 19 13N 1W 000 000 PT SE4 SEC 19 13N 1W BEG NE/C SE4 TH S305FT W285.64FT N305FT E285.64FT TO BEG | 11509 N WESTMINSTER RD OKLAHOMA CITY |
| 3274 | R168691175 | STRO HOLDINGS LLC | | 444 ST ONGE DR | GAINESVILLE | TX | 76240 | SPRINGER TOWNSHIP PT SE4 SEC 19 13N 1W BEG 825FT N OF SE/C SE4 TH W1326.79FT N1655FT NE196.92FT NE55.49FT E851.23FT S305FT E285.64FT S1498FT TO BEG | 11417 N WESTMINSTER RD UNINCORPORATED |
| 3274 | R168691180 | STEPHENS JIM M | STEPHENS FAMILY TRUST | 601 COUNTRY LN | MIDWEST CITY | OK | 73130 | SPRINGER TOWNSHIP 000 000 PT SE4 SEC 19 13N 1W W 1/2 OF SE4 EX W264FT OF S 1/2 OF SE4 & EX BEG 264FT E OF SW/C SE4 TH E272.79FT N833FT W272.79FT S833FT TO BEG | 10601 E HEFNER RD UNINCORPORATED |
| 3279 | R141478010 | FLOWERS DIANE KAY TRUSTEE | FLOWERS DIANE REV LIVING TRUST | 12125 N DOUGLAS BLVD | JONES | OK | 73049-8559 | UNPLTD PT SEC 20 13N 1W 000 000 PT SW4 SEC 20 13N 1W N2 OF N2 OF NW4 OF SW4 CONT 10ACRS MORE OR LESS | 0 UNKNOWN OKLAHOMA CITY |

OWNERSHIP REPORT
ORDER 2903797-OK99

DATE PREPARED: NOVEMBER 19, 2024
EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 AM

| | | | | | | | | | |
|------|------------|--------------------------------------|--|---------------------------|------------------|----|----------------|--|--|
| 3279 | R141478020 | MAJOR ERNEST LEROY & NANCY LOU | | 11420 N WESTMINSTER RD | JONES | OK | 73049- 8440 | UNPLTD PT SEC 20 13N 1W 000 000 PT SW4 SEC 20 13N 1W S2 OF N2 OF NW4 OF SW4 CONT 10ACRS MORE OR LESS | 11420 N WESTMINSTER RD OKLAHOMA CITY |
| 3279 | R141478030 | WALDROP FAMILY TRUST | | 11300 N WESTMINSTER RD | JONES | OK | 73049- 8437 | UNPLTD PT SW4 SEC 20 13N 1W N/2 OF S/2 OF NW4 OF SW4 CONT 10ACRS MORE OR LESS | 11300 N WESTMINSTER RD OKLAHOMA CITY |
| 3280 | R168691250 | BUTLER BROTHERS PROPERTIES INC | | 15600 S MERIDIAN AVE | OKLAHOMA CITY | OK | 73173- 8920 | SPRINGER TOWNSHIP 000 000 PT NW4 SEC 20 13N 1W BEING ALL NW4 CONT E/2 NW4 & GOVT LOTS1 2 & 3 CONT 153.25ACRS MORE OR LESS | 11600 WESTMINS TER UNINCORPORATED |

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

NE 122nd St. & N. Westminster Rd.

10936 NE 122nd St.

November 19, 2024

PREPARED FOR:

Antonio Munoz
1020 SW 27th St.
Oklahoma City, OK 73109
405-570-6451
Munoz2020ra@gmail.com

PREPARED BY:

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

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| | |
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of NE 122nd St. & N. Westminster Rd., consisting of approximately 96 acres, is located within the Northeast Quarter (NE/4) of Section 19, Township 13 N, Range 1 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 10936 NE 122nd 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 Antonio Munoz.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single Family Residential District. Surrounding properties are zoned and used for:

North: R-1 District and is currently undeveloped.
East: R-1 District and is currently undeveloped.
South: R-1 District and is currently undeveloped.
West: AA District and is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit additional uses.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NE 122nd St. The nearest street to the east is N. Westminster Rd. The nearest street to the south is E. Hefner Rd. The nearest street to the west is N. Post Rd.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 27 located at 6400 N. Westminster Rd. It is approximately 4.3 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 Agricultural Preserve 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.

The following uses shall be permitted:

| | |
|---------|--|
| 8250.3 | Community Recreation: Property Owners Association |
| 8300.40 | Family Day Care Homes |
| 8250.13 | Light Public Protection and Utility: Restricted |
| 8200.5 | Low Impact Institutional: Residential-Oriented |
| 8450.1 | Mining and Processing: Minerals and Raw Material [limited to the conditions set forth in § 59-9350.40] |
| 8200.8 | Model Home |
| 8250.16 | Murals |
| 8200.14 | Single-Family Residential |

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

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

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

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

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

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

9.8 ACCESS REGULATIONS

Access may be taken from NE 122nd St. and N. Westminster Rd.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ON-PREMISE SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 OFF-PREMISE SIGNS

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

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

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

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

Exhibit A
Legal Description

Government Lots Six (6), Seven (7), Eight (8) and Nine (9) in the Northeast Quarter (NE/4) of Section Nineteen (19), Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, LESS AND EXCEPT a tract in Lot 9 beginning at the Southeast corner of said section; thence North 250 feet, thence West 650 feet, thence South 250 feet, thence East 650 feet to point or place of beginning.

EXHIBIT B

NE 122nd St.



N Westminster Rd.

250.00

617.00

285.64



Exhibit C

NE 122nd St

N Westminster

N

10936 NE 122ND ST
(Click for more information)

N Westminster Rd