



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  
Timber Ridge Estates, LLC

Project Name

14017 Timber Ridge Estates Blvd.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD - 1507

File Date: 9FEB'23

Ward No.: 1

Nbhd. Assoc.: ---

School District: PIEMONT

Extg Zoning: PUD-1575

Overlay: ---

3.17 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..) 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 the Applicant

Williams, Box, Forshee & 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@wfbflaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



The City of  
**OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT  
Development Center

**VOID/STATUS-D/TRANSFER**  
& PRE-PAY CLOSEOUT FORM

PERMIT/LICENSE# \_\_\_\_\_  
TRANSFER \_\_\_\_\_  
PRE-PAY# \_\_\_\_\_  
VOID \_\_\_\_\_  
STATUS D \_\_\_\_\_  
ADDRESS \_\_\_\_\_

ISSUE DATE: 02/13/23 REASON PERMIT OR LICENSE IS BEING VOIDED OR STATUS D or  
TRANSFERRED or PRE\_PAY CLOSEOUT

Planning Commission would not accept this rezoning application.

Planning Commission recommended SPUD instead.

LIST NEW PERMIT OR LICENSE NUMBER FOR THE SAME PROJECT: SPUD-01507

CREDIT AMOUNT: \$1500.00

XX TRANSFER

PERMIT/TRUST/LICENSE FROM # PC-10868 TO SPUD-01507

\_\_\_\_ TRUST ACCOUNT TRANSACTION

CONTRACTOR TYPE: \_\_\_\_\_ NUMBER: \_\_\_\_\_ NAME: \_\_\_\_\_

\_\_\_\_ iNovah TRANSACTION

CASH REGISTER RECEIPT VOIDED? \_\_\_\_\_ YES \_\_\_\_\_ NO, DID NOT GO THRU REGISTER.

\_\_\_\_ UTILITY ACCOUNT TRANSACTION

UTILITY ACCOUNT TRANSACTION VOIDED? \_\_\_\_\_ YES \_\_\_\_\_ NO

DAVID CUNNINGHAM

CUSTOMER SERVICE REPRESENTATIVE

02/13/23

DATE

SUPERVISOR

DATE

ACCELA SYSTEM VOID: BY \_\_\_\_\_

DATE \_\_\_\_\_

iNovah SYSTEM VOID: BY \_\_\_\_\_

DATE \_\_\_\_\_

NOTE: ALL VOIDS OR STATUS D'S REQUIRE A SIGNATURE FROM ALL OF THE ABOVE.

Return To:  
James P. Lee and Carole Dulisse  
14000 N. Frisco  
Piedmont, OK 73078



Doc#: R 2016 32540  
Bk&Pg: RB 4513 398-399  
Filed: 12-20-2016 TMB  
02:40:04 PM WD  
Canadian County, OK

**WARRANTY DEED  
JOINT TENANCY**

File No.: **2190544-WA42 (NRH)**  
Doc Stamps: **\$225.00**

Tax ID#: **Not Assigned**

That **Timber Ridge Estates LLC**, an Oklahoma limited liability company party(ies) of the first part, in consideration of the sum of TEN & NO/100—Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **James P. Lee and Carole Dulisse, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in Canadian County, State of Oklahoma, to wit:

**Lots Seven (7), Eight (8) and Nine (9), Block One (1), TIMBER RIDGE ESTATES, an Addition to Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.**

Property Address: **Vacant Land, APN 31923, Oklahoma City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and 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 **December 08, 2016**.

Timber Ridge Estates LLC

By: 

Name: **Cory Emmert**  
Title: **Manager**

**State of Oklahoma**  
**Canadian County**  
**Documentary Stamps**

**\$ 225.00**

Legal Description:

Lots Seven (7), Eight (8) and Nine (9), Block One (1), TIMBER RIDGE ESTATES, an Addition to Oklahoma City, Canadian County, Oklahoma According to the recorded plat thereof.

## LETTER OF AUTHORIZATION

Carole Dulisse and James Lee, the property owners of record authorize 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:

Lots Seven (7), Eight (8) and Nine (9), Block One (1), TIMBER RIDGE ESTATES, an Addition to Oklahoma City, Canadian County, Oklahoma According to the recorded plat thereof.

By: isl Carole Dulisse

By: isl James Lee

Date: December 30, 2022

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF CANADIAN                                 )

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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:

Lots Seven (7), Eight (8) and Nine (9), Block One (1), TIMBER RIDGE ESTATES, an Addition to Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), 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: December 28, 2022 UPDATED: JANUARY 30, 2023 at 7:30 AM

**First American Title Insurance Company**

By: 

Sarah Overholser  
Abstractor License No. 4803  
OAB Certificate of Authority # 0058  
File No. 2788793-OK99

Owner	Mailing Address	Lot	Block	Legal Description
JAMES P LEE & CAROLE DULISSE	14000 N FRISCO RD,PIEDMONT.OK.73078	7, 8, 9	1	TIMBER RIDGE ESTATES (SUBJECT PROPERTY)
TRENT M BRICKMAN & TIFFANY R BRICKMAN	13913 TIMBER RIDGE ESTATES BLVD.YUKON.OK.73099	6	1	TIMBER RIDGE ESTATES
LISA MANETTE ROTHER & DOUGLAS JOHN ROTHER	13901 TIMBER RIDGE ESTATE BLVD.YUKON.OK.73099	5	1	TIMBER RIDGE ESTATES
DANIEL MAVIS & TARYN MAVIS	13821 TIMBER RIDGE ESTATES BLV.YUKON.OK.73099	4	1	TIMBER RIDGE ESTATES
BOBBY L SWINEHART 2011 REVOC TRUST	13900 N FRISCO RD,PIEDMONT.OK.73078			PT SW/4 7-13N-5W (A#12 ON THE MAP)
JAMES P LEE & CAROLE DULISSE	14000 N FRISCO RD,PIEDMONT.OK.73078			PT SW/4 7-13N-5W (A#11 & A#17 ON THE MAP)
JEFFREY P WALLA & KIMBERLY L WALLA	14100 N FRISCO RD,PIEDMONT.OK.73078			PT SW/4 7-13N-5W (A#10 ON THE MAP)
BRAMBLETT FAMILY REVOC UIVING TRUST DATED JUNE 29, 2017	14120 N FRISCO RD,PIEDMONT.OK.73078			PT SW/4 7-13N-5W (A#9 ON THE MAP)
ROBERT MARK SHIDELER & RHONDA LEE SHIDELER	14121 TIMBER RIDGE ESTATES BLV.YUKON.OK.73099	12	1	TIMBER RIDGE ESTATES
DREW HENDRIX & JESSICA ROSE HENDRIX	14113 TIMBER RIDGE ESTATE BLVD.YUKON.OK.73099	10, 11	1	TIMBER RIDGE ESTATES
TOMMY E YATES & SHANNON J YATES	14120 TIMBER RIDGE ESTATE BLVD.YUKON.OK.73099	8	2	TIMBER RIDGE ESTATES
NATHAN WADE LLOYD & CORI ANN LLOYD	14112 TIMBER RIDGE ESTATES BLV.YUKON.OK.73099	7	2	TIMBER RIDGE ESTATES
MICHAEL MARTIN O'NEILL TRUST DTD FEBRUARY 1, 2017	14100 TIMBER RIDGE ESTATES BLV.YUKON.OK.73099	6	2	TIMBER RIDGE ESTATES
INTEGRITY FINE HOMES,LLC	14201 TIMBER CREEK ESTATES BLVD.YUKON.OK.73099	5	2	TIMBER RIDGE ESTATES
DANIEL FIFE & COLLEEN FIFE	14000 TIMBER RIDGE ESTATES BLVD.YUKON.OK.73099	4	2	TIMBER RIDGE ESTATES
SHAWN MICHAEL O'BRIEN & REENA BHARDWAI O'BRIEN	13920 TIMBER RIDGE ESTATES BLV.YUKON.OK.73099	3	2	TIMBER RIDGE ESTATES
PAUL HENRY STOKES & JENNIFER LYNN STOKES	13921 GRAE RIDGE RD.YUKON.OK.73099	23	2	TIMBER RIDGE ESTATES
SHAW HOMES INC	1420 KENOSHA AVE.BROKEN ARROW.OK.74012	2	2	TIMBER RIDGE ESTATES
GRETCHEN J COMBS	13901 GRAE RIDGE RD.YUKON.OK.73099	24	2	TIMBER RIDGE ESTATES
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING,OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

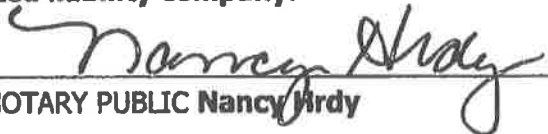
SW<sup>4</sup> 7-13-5  
CANADIAN COUNTY



ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }  
 } **ss.**  
COUNTY OF **CANADIAN** }

This instrument was acknowledged before me on **December 08, 2016**, by **Cory Emmert** as **Manager** of **Timber Ridge Estates LLC** an **Oklahoma limited liability company**.

  
NOTARY PUBLIC **Nancy Hardy**

My Commission Expires: **2/12/2017**

Mail Tax Statements To



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-\_\_\_\_\_

MASTER DESIGN STATEMENT FOR

Timber Ridge Estates, LLC

February 9, 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  
[dmbox@wbfbllaw.com](mailto:dmbox@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 **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

**All use units within the AA Agricultural District shall be permitted on this site.**

2. **Maximum Building Height:**

Maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

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

4. **Maximum Number of Buildings:**

Maximum number of buildings shall be in accordance with the base zoning district.

5. **Lot Size**

The minimum lot size shall be three (3) acres.

**6. Building Setback Lines**

Building setback lines shall be in accordance with the base zoning district.

**7. Sight-proof Screening:**

All existing sight-proof screening shall be permitted to remain and deemed to conform to all applicable regulations.

**8. Landscaping:**

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

**9. Signs:**

**9.1 Free standing accessory signs**

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

**9.2 Attached signs**

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

**9.3 Non-Accessory Signs**

Non-Accessory signs will be prohibited.

**9.4 Electronic Message Display signs**

Electronic Message Display signs will be prohibited.

**10. Access:**

Access shall be taken from N. Frisco Rd.

**11. 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.

**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 requirements 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 50 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.

**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: Site Plan

Legal Description:

Lots Seven (7), Eight (8) and Nine (9), Block One (1), TIMBER RIDGE ESTATES, an Addition to Oklahoma City, Canadian County, Oklahoma According to the recorded plat thereof.



