



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
LEGACY EMPOWERMENT GROUP LLC

Project Name

1900 N. Martin Luther King Ave

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

R-1 and R-3 to SPUD

Summary Purpose Statement / Proposed Development

Staff Use Only:

1659

Case No.: SPUD

7-3-24

File Date:

W7

Ward No.:

Nbhd. Assoc.: South Creston Hills/White Orchard

School District: OKC

Extg Zoning: R-1/R-3/HNO

Overlay:

15,468.00 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):

Legacy Empowerment

Name

PO Box 36551

Mailing Address

Oklahoma City, 73136

City, State, Zip Code

405 535-5835

Phone

legacyempowerment19@gmail.com

Email

DL

Signature of Applicant

D. Lowe (Representative-Legcay Empowerment Group, LLC)

Applicant's Name (please print)

PO Box 36551

Applicant's Mailing Address

Oklahoma City, OK 73136

City, State, Zip Code

405 535-5835

Phone

delonia.lowe@gmail.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:

Ben F. Meek, III

3555 NW 58th Street, Suite 1000

Oklahoma City, OK 73112 *m/ENY*

Mail all tax statements to: PO Box 36498, OKC, OK 73136



20190627010889200

06/27/2019 03:49:49 PM

Bk:RE14062 Pg:454 Pgs:3 DEED

State of Oklahoma

County of Oklahoma

Oklahoma County Clerk

David B. Hooten

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That D. LOWE, a single person ("Grantor"), in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey, and quitclaim unto LEGACY EMPOWERMENT GROUP LLC, an Oklahoma limited liability company (the "Grantee"), certain tracts of real property situated in Oklahoma County, Oklahoma, particularly described as follows, to wit:

[See Exhibit A attached and incorporated by reference]

subject to easements, rights of way, and restrictive covenants of record, less and except any and all oil, gas, or other minerals previously reserved or conveyed of record, together with all improvements thereon and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said premises unto the Grantee, and Grantee's successors and assigns forever.

EXECUTED and delivered this 24 day of June, 2019.

GRANTOR:

[Signature]
D. LOWE

This conveyance is exempt from documentary stamp tax pursuant to 68 Okla. Stat. §3202(4).

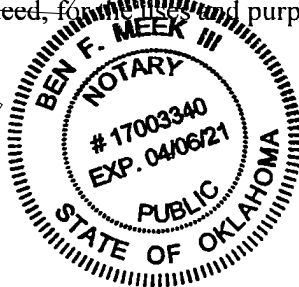
ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) ss.

COUNTY OF OKLAHOMA)

Before me, a notary in and for this State, on this 24 day of June, 2019, personally appeared D. LOWE, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument acknowledged to me that she executed the same as her free and voluntary act and deed, for the purposes therein set forth.



[Signature]
Notary

My commission expires: 4-6-21

Quitclaim Deed

D. Lowe

June 24, 2019

Page 2 of 3

EXHIBIT A
Legal Descriptions

Parcel 1:

Lots Twenty-Nine (29) and Thirty (30), Block Two (2), of EAST VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 1708 NE 14th Street, Oklahoma City, Oklahoma)
Tax parcel ID number: 2702-02-686-4650

Parcel 2:

Lots Twenty-Five (25) and Twenty-Six (26), Block Two (2), of EAST VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 1700 NE 14th Street, Oklahoma City, Oklahoma)
Tax parcel ID number: 2702-02-686-4350

Parcel 3:

All of Lots Twenty-Two (22) and Twenty-Three (23), Block Twelve (12), of BATH HIGHLAND, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 1609 NE 13th Street, Oklahoma City, Oklahoma)
Tax parcel ID number: 2702-02-658-6700

Parcel 4:

Lots One (1) and Two (2), Block Seven (7), of BATH HIGHLAND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 1632 NE 15th Street, Oklahoma City, Oklahoma)
Tax parcel ID number: 2702-02-658-3000

Parcel 5:

Lots Thirty-Seven (37) and Thirty-Eight (38), Block Four (4), of NEFF CAPITAL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 825 NE 26th Street, Oklahoma City, Oklahoma)
Tax parcel ID number: 2686-03-677-5900

Parcel 6:

Lot One (1), Block Thirteen (13) of GARDEN OAKS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 3224 NE 14th Place, Oklahoma City, Oklahoma)
Tax parcel ID number: 2519-02-010-3525

Parcel 7:

Lot Four (4), Block Sixteen (16) of CASHIONS WILDEWOOD ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 5913 N Terry Avenue, Oklahoma City, Oklahoma)
Tax parcel ID number: 2641-14-980-3125

[continued on following page]

Quitclaim Deed

D. Lowe

June 24, 2019

Page 3 of 3

Parcel 8:

Lots Eleven (11), Twelve (12), Thirteen (13), and Part of Lot Fourteen (14), Block Twenty-One (21) of CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, that part of Lot Fourteen (14), Block Twenty-One (21) lying South of the North line of said Lot 11 extended East more particularly described as follows: Beginning at the Southwest Corner of said Lot 14 ; Thence North along the West line of said Lot 14 a distance of 79.2 feet; Thence East along the North line of Lot 11 extended East a distance of 79.2 feet to a point in the Easterly line of said Lot 14; Thence South along the Easterly line of said Lot 14 a distance of 94.8 feet to the Southeast Corner of said Lot 14; Thence West along the South line of said Lot 14 a distance of 27.3 feet to the point or place of beginning (commonly known as 1900 N. Martin Luther King Avenue, Oklahoma City, Oklahoma)

Tax parcel ID number: 2700-03-003-5694

Parcel 9:

Lots Twenty-One (21) and Twenty-Two (22) of MOORE-BELL ADDITION NO. ONE, being a subdivision of Lots Three (3) and Four (4) of Raney's Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 1605 NE 23rd Street, Oklahoma City, Oklahoma)

Tax parcel ID number: 2690-03-795-6525

Parcel 10:

Lots Twenty-Nine (29) and Thirty (30) of Block Five (5) CRESCENT HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (commonly known as 2214 N. Martin Luther King Avenue, Oklahoma City, Oklahoma)

Tax parcel ID number: 2700-03-003-1235

Parcel 11:

A Part of Block Twenty-Five (25) in ROSS HEIGHTS SECOND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at the Southwest Corner of Block 25; Thence North 132.5 Feet; Thence East 132.5 Feet; Thence South 132.5 Feet; Thence West 132.5 Feet to the Point of Beginning

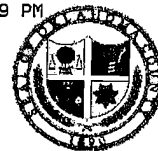
Tax parcel ID number: 2701-03-295-8065

20190627010889200

Filing Fee: \$17.00

06/27/2019 03:49:49 PM

DEED



SPUD-1659 Exhibit A – Legal Description

Lots Eleven (11), Twelve (12), Thirteen (13), and Part of Lot Fourteen (14), Block Twenty-One (21) of CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, that part of Lot Fourteen (14), Block Twenty-One (21) lying south of the North line of said Lot 11 extended East more particularly described as follows; Beginning at the Southwest Corner of said Lot 14; THENCE North along the West line of said Lot 14 a distance of 79.2 feet; THENCE East along the North line of Lot 11 extended East a distance of 79.2 feet to a point in the Easterly line of said Lot 14; THENCE Southwesterly along the Easterly line of said Lot 14 a distance of 94.8 feet to the Southeast Corner of said Lot 14; THENCE West along the South line of said Lot 14 a distance of 27.3 feet to the point or place of beginning.

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R030035694** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft. Radius Res.
filed in the Office of the County Assessor
on the 1st day of July, 2024
given under my hand and official seal the
1st day of July, 2024

County Assessor

D. Haulz Deputy

**Oklahoma County Assessor's
300ft Radius Report
7/1/2024**

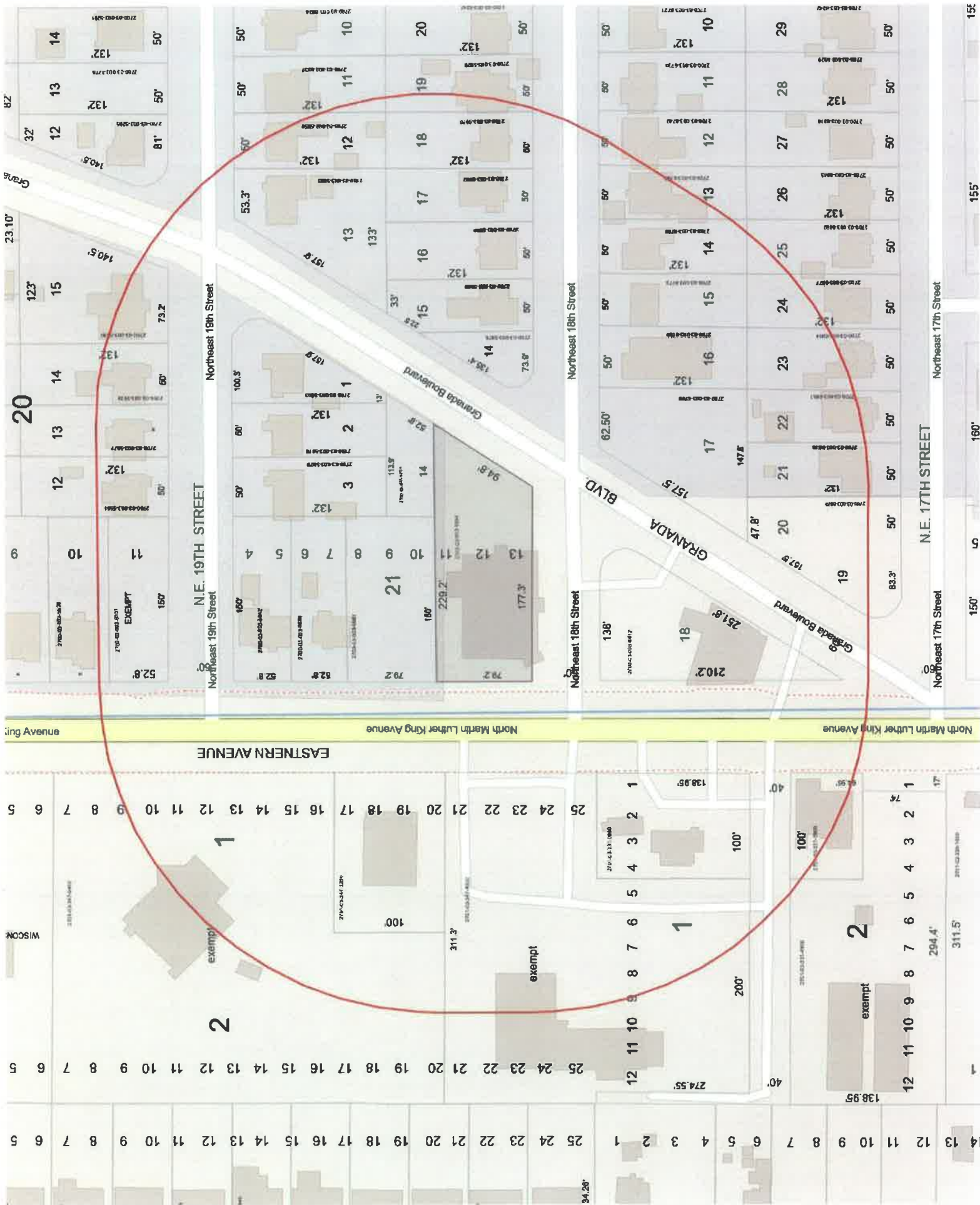
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R030036825	CHILDRENS QUEST INC	No Data	No Data	2016 NE 18TH ST	OKLAHOMA CITY	OK	73111-1628	CRESTON HILLS ADD	25	0	CRESTON HILLS ADD 025 000 LOT 19 TRI 147X83X125FT & LOT 20 50X132	0 UNKNOWN OKLAHOMA CITY
R030036838	GIBSON ROSA L	No Data	No Data	2009 NE 17TH ST	OKLAHOMA CITY	OK	73111-1653	CRESTON HILLS ADD	25	21	CRESTON HILLS ADD 025 021	2009 NE 17TH ST OKLAHOMA CITY
R030036851	TARVER RICHARD LAWRENCE II ETAL	PERRY ROBIN L	No Data	2013 NE 17TH ST	OKLAHOMA CITY	OK	73111-1653	CRESTON HILLS ADD	25	22	CRESTON HILLS ADD 025 022	2013 NE 17TH ST OKLAHOMA CITY
R030036864	Z3BTN LLC	No Data	No Data	2136 MIRAMAR BLVD	OKLAHOMA CITY	OK	73111	CRESTON HILLS ADD	25	23	CRESTON HILLS ADD 025 023	2017 NE 17TH ST OKLAHOMA CITY
R030036877	FALCON INVESTMENT PROPERTIES LLC	No Data	No Data	3334 W MAIN ST, Unit 106	NORMAN	OK	73072	CRESTON HILLS ADD	25	24	CRESTON HILLS ADD 025 024	2021 NE 17TH ST OKLAHOMA CITY
R030036890	MCFADDEN ERNEST & J	No Data	No Data	14005 APACHE DR	EDMOND	OK	73013-1613	CRESTON HILLS ADD	25	25	CRESTON HILLS ADD 025 025	2025 NE 17TH ST OKLAHOMA CITY
R033314950	OKLAHOMA WOMEN IN AG ASSOCIATION	No Data	No Data	1701 N MARTIN LUTHER KING AVE	OKLAHOMA CITY	OK	73111	COVINGTONS SUB ADD	2	0	COVINGTONS SUB ADD 002 000 ALL LOTS 5 THRU 12 & S74FT OF LOTS 2 THRU 4 & W8FT OF S74FT OF LOT 1 SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R033313960	MADDEN GEORGE JR	No Data	No Data	2125 NE 17TH ST	OKLAHOMA CITY	OK	73111-1602	COVINGTONS SUB ADD	2	0	COVINGTONS SUB ADD 002 000 N64.95FT OF LOTS 1 THRU 4	1731 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030036812	CORNER MARKET LLC	No Data	No Data	703 NW 45TH ST	OKLAHOMA CITY	OK	73118-6633	CRESTON HILLS ADD	25	18	CRESTON HILLS ADD 025 018 TRI 138FT BY 25FT BY 210FT	1800 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030036799	CHILDRENS QUEST INC	No Data	No Data	2016 NE 18TH ST	OKLAHOMA CITY	OK	73111-1628	CRESTON HILLS ADD	25	17	CRESTON HILLS ADD 025 017 62FT FRONT 147FT REAR & 157FT	2012 NE 18TH ST OKLAHOMA CITY
R030036786	CHILDRENS QUEST INC	No Data	No Data	2016 NE 18TH ST	OKLAHOMA CITY	OK	73111-1628	CRESTON HILLS ADD	25	16	CRESTON HILLS ADD 025 016 50FT BY 132FT	2016 NE 18TH ST OKLAHOMA CITY
R030036773	CRAWFORD CALVIN G & SHIRLEY A	No Data	No Data	1809 NE 54TH ST	OKLAHOMA CITY	OK	73111-7016	CRESTON HILLS ADD	25	15	CRESTON HILLS ADD 025 015	2020 NE 18TH ST OKLAHOMA CITY
R033310990	RICHARDS JEFFREY OZELL JR	No Data	No Data	816 FONTANA LN	DEL CITY	OK	73115-1336	COVINGTONS SUB ADD	1	0	COVINGTONS SUB ADD 001 000 LOTS 1 THRU 4	1817 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030036760	TURNER MABLE & M JR	No Data	No Data	2024 NE 18TH ST	OKLAHOMA CITY	OK	73111-1628	CRESTON HILLS ADD	25	14	CRESTON HILLS ADD 025 014	2024 NE 18TH ST OKLAHOMA CITY
R030036747	CARSON IZEAR & WANDA J TRS	CARSON IZEAR & WANDA J LIVING TRUST	No Data	2028 NE 18TH ST	OKLAHOMA CITY	OK	73111-1628	CRESTON HILLS ADD	25	13	CRESTON HILLS ADD 025 013	2028 NE 18TH ST OKLAHOMA CITY
R030036740	WOOD DEREK LAMAR	No Data	No Data	2032 NE 18TH ST	OKLAHOMA CITY	OK	73111-1628	CRESTON HILLS ADD	25	12	CRESTON HILLS ADD 025 012	2032 NE 18TH ST OKLAHOMA CITY
R030035710	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CRESTON HILLS ADD	21	0	CRESTON HILLS ADD 021 000 N 1/2 LOT 14 BEING 52.8FT ON W & 113.9FT ON N EXEMPT	0 UNKNOWN OKLAHOMA CITY
R030035889	DRIVER BRITTANY N	No Data	No Data	801 ARTHUR DR	OKLAHOMA CITY	OK	73110	CRESTON HILLS ADD	22	15	CRESTON HILLS ADD 022 015	2021 NE 18TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
7/1/2024**

R030035890	WILLIAMS LATRICA	No Data	No Data	2025 NE 18TH ST	OKLAHOMA CITY	OK	73111-1627	CRESTON HILLS ADD	22	16	CRESTON HILLS ADD 022 016	2025 NE 18TH ST OKLAHOMA CITY
R030035902	DAVIS CEASAR ETAL	DAVIS MAZORA	DAVIS RANDALL ONEAL	13801 N HARRAH RD	LUTHER	OK	73054-9029	CRESTON HILLS ADD	22	17	CRESTON HILLS ADD 022 017	2029 NE 18TH ST OKLAHOMA CITY
R030035915	BELL SHERRY	No Data	No Data	110 VICKIE DR	DEL CITY	OK	73115	CRESTON HILLS ADD	22	18	CRESTON HILLS ADD 022 018	2033 NE 18TH ST OKLAHOMA CITY
R030035928	BOWIE JERRY DEWAYNE	No Data	No Data	2037 NE 18TH ST	OKLAHOMA CITY	OK	73111-1627	CRESTON HILLS ADD	22	19	CRESTON HILLS ADD 022 019	2037 NE 18TH ST OKLAHOMA CITY
R030035681	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CRESTON HILLS ADD	21	0	CRESTON HILLS ADD 021 000 LOTS 8 THRU 10 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033473200	THE SECRET PLACE COMMUNITY CHURCH INC	No Data	No Data	PO BOX 2245	OKLAHOMA CITY	OK	73101-2245	JACKSON SUB ADDITION	1	0	JACKSON SUB ADDITION 001 000 LOTS 17 THRU 20	1915 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035668	PRAIRIE PROPERTY SOLUTIONS LLC	No Data	No Data	PO BOX 515	OKLAHOMA CITY	OK	73101	CRESTON HILLS ADD	21	0	CRESTON HILLS ADD 021 000 LOTS 6 & 7	1912 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035551	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CRESTON HILLS ADD	20	0	CRESTON HILLS ADD 020 000 LOT 11 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033474000	CRESTON HILLS CHURCH OF CHRIST	No Data	No Data	1901 N MARTIN LUTHER KING AVE	OKLAHOMA CITY	OK	73111-1405	JACKSON SUB ADDITION	0	0	JACKSON SUB ADDITION 000 000 LOTS 21 THRU 25 & ALLEY ADJ ON S BLK 1 & LOTS 21 THRU 25 BLK 2 & ALLEY ADJ ON S & WISCONSIN AVE ADJ LOTS 21 THRU 25 BETWEEN BLKS 1 & 2 PLUS LOTS 5 THRU 12 BLK 1 COVINGTON SUB EXEMPT	1901 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035694	LEGACY EMPOWERMENT GROUP LLC	No Data	No Data	PO BOX 36551	OKLAHOMA CITY	OK	73136	CRESTON HILLS ADD	21	0	CRESTON HILLS ADD 021 000 LOTS 11 THRU 13 & PT BLK 21 LYING S OF N LINE OF LT 11 EXTENDED E BEG AT SW/C LT 14 N79.2FT E79.2FT S ALONG EASTERLY LINE 94.8FT W27.3FT TO BEG	1900 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R033476400	OK COUNTY CHAPTER NATIONAL	ASSOC OF BLACK SOCIAL WORKS	No Data	PO BOX 36364	OKLAHOMA CITY	OK	73136-2364	JACKSON SUB ADDITION	0	0	JACKSON SUB ADDITION 000 000 PT OF BLKS 1 & 2 & PT OF WISCONSIN AV BEG AT NW/C OF LOT 7 BLK 2 TH E293.92FT S250FT W138.56FT TO POINT ON CENTERLINE OF WISCONSIN AV S100FT W155.60FT TO SW/C OF LOT 20 BLK 2 N350FT TO BEG	2001 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035538	JAT REALTY INC	No Data	No Data	PO BOX 13454	OKLAHOMA CITY	OK	73113	CRESTON HILLS ADD	20	10	CRESTON HILLS ADD 020 010	2004 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035876	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CRESTON HILLS ADD	22	0	CRESTON HILLS ADD 022 000 LOT 14 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R030035564	SITOLE H STEPHEN ETAL	C/O CHANDRA TRIPPLETT	No Data	15208 HIMALAYA RDG	EDMOND	OK	73013	CRESTON HILLS ADD	20	12	CRESTON HILLS ADD 020 012	2015 NE 19TH ST OKLAHOMA CITY
R030035577	DOTSON EVELYN L	No Data	No Data	2017 NE 19TH ST	OKLAHOMA CITY	OK	73111-1608	CRESTON HILLS ADD	20	13	CRESTON HILLS ADD 020 013	2017 NE 19TH ST OKLAHOMA CITY

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7/1/2024**

R030035578	FALCON INVESTMENT PROPERTIES LLC	No Data	No Data	3334 W MAIN ST STE 106	NORMAN	OK	73072	CRESTON HILLS ADD	20	14	CRESTON HILLS ADD 020 014	2021 NE 19TH ST OKLAHOMA CITY
R030035590	JOHNSON WANDA M TRS	DR WANDA TRUST	No Data	1404 NW 186TH ST	EDMOND	OK	73012-6202	CRESTON HILLS ADD	20	15	CRESTON HILLS ADD 020 015	2025 NE 19TH ST OKLAHOMA CITY
R030035863	LOWREY BART H	No Data	No Data	709 N CREEK DR	EDMOND	OK	73034-3023	CRESTON HILLS ADD	22	13	CRESTON HILLS ADD 022 013	2100 NE 19TH ST OKLAHOMA CITY
R030035642	HARRIS EUGENE & KRISTI L	No Data	No Data	1916 N MARTIN LUTHER KING AVE	OKLAHOMA CITY	OK	73111-1406	CRESTON HILLS ADD	21	0	CRESTON HILLS ADD 021 000 LOTS 4 & 5	1916 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035850	HARRISON ANDREA DENISE POST	No Data	No Data	2104 NE 19TH ST	OKLAHOMA CITY	OK	73111-1611	CRESTON HILLS ADD	22	12	CRESTON HILLS ADD 022 012	2104 NE 19TH ST OKLAHOMA CITY
R030035629	YELLOW MAGNOLIA OKLAHOMA LLC	No Data	No Data	2012 NE 19TH ST	OKLAHOMA CITY	OK	73111-1609	CRESTON HILLS ADD	21	3	CRESTON HILLS ADD 021 003	2012 NE 19TH ST OKLAHOMA CITY
R030035837	YOUNG HAROLD	No Data	No Data	PO BOX 20941	OKLAHOMA CITY	OK	73156-0941	CRESTON HILLS ADD	22	11	CRESTON HILLS ADD 022 011	2108 NE 19TH ST OKLAHOMA CITY
R030035616	KING JOHN T JR	No Data	No Data	6317 BRENTFORD PL	OKLAHOMA CITY	OK	73132-2213	CRESTON HILLS ADD	21	2	CRESTON HILLS ADD 021 002 50FT BY 132FT	2016 NE 19TH ST OKLAHOMA CITY
R030035603	FARRIS DEBORAH TRS	FARRIS DEBORAH REV LIV TRUST	No Data	2020 NE 19TH ST	OKLAHOMA CITY	OK	73111-1609	CRESTON HILLS ADD	21	1	CRESTON HILLS ADD 021 001 100FT FRONT 133F REAR BY 132F	2020 NE 19TH ST OKLAHOMA CITY



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).

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.

1. The following use(s) will be the only use(s) permitted on this site:

Administrative and Professional Office (8300.1).
Adult Day Care Facilities (8300.2)
Business Support Services (8300.24).
Communications Services: Limited (8300.29).
Convenience Sales and Personal Services (8300.32).
Eating Establishments: Sitdown (8300.37).
Food and Beverage Retail Sales (8300.41).
Medical Services: General (8300.52).
Medical Services: Restricted (8300.53).
Participant Recreation and Entertainment: Indoor (8300.55). *
Personal Services: General: (8300.58)
Personal Services: Restricted (8300.59).
Research Services: Restricted (8300.62).

Three- and Four-Family Residential. 8200.15
Retail Sales and Services: General (8300.63).
Wholesaling, Storage and Distribution Restricted. 8350.16.
(8300.54) Outdoor Sales & Display & Outdoor storage *

2. Maximum Building Height: The base zoning district will regulate the maximum height of buildings in this SPUD.
4. Maximum Building Size: The base zoning district will regulate the maximum size of buildings in this SPUD.
5. Maximum Number of Buildings: The base zoning district will regulate the maximum number of buildings in this SPUD.
6. Building Setback Lines: Structures existing at the time of approval of this SPUD shall be deemed to be in compliance with all setback requirements. Should the structures be removed, any new development will confirm with the base zoning setback requirements.
7. Sight-proof Screening: Not required.
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: There shall be one freestanding signs permitted within this PUD. Said signs shall have a maximum height of 8 feet with a maximum display area of 100 square feet.
Electronic Message Display Signs: Electronic Message Display signs shall be prohibited.

Non-accesssary Signs: Shall be prohibited.
10. Access: There shall be a maximum of one access drive from Martin Luther King Blvd., one access drive from NE 19th Street, and one access drive from N. Granada.
11. Sidewalks: Existing sidewalk along Martin Luther King Blvd shall be maintained and replaced if removed. Five-foot sidewalks shall be constructed on the arterial street or 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: The base zoning shall regulate the architectural requirements of this SPUD. Buildings shall be oriented such that the fronts of buildings are facing

towards the street.

2. Open Space: Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.
3. Street Improvements: N/A
4. Other:

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.

The parking spaces existing at the time of approval of this SPUD shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

IV. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Site Plan

IGAK, NASA, IGGAR