



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
 8512 SW 29th Street

Name of Development or Applicant
 8512 SW 29th Street

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

Summary Purpose Statement / Proposed Development

Staff Use Only:	2029
Case No.: PUD -	_____
File Date:	8-1-24
Ward No.:	W3
Nbhd. Assoc.:	Shocks Western Heights
School District:	Western Heights
Extg Zoning:	R-1
Overlay:	_____

25.69 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 \$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

Kaitlyn Turner

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@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.com

Email

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



20140731011014900
 07/31/2014 01:27:01 PM
 Bk:RE12598 Pg:1989 Pgs:2 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 Carolynn Caudill

SPECIAL/LIMITED WARRANTY DEED

Know all men by these Presents:

That KATHY ANN NOTLEY and BRUCE ALLEN NOTLEY, wife and husband, parties of the first part, in consideration of the sum of ten dollars, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **BRUCE ALLEN NOTLEY or KATHY ANN NOTLEY, trustees of the NOTLEY TRUST DATED JULY 28, 2014**, (hereinafter referred to as "Assignees"), the following described real property and premises, situate in Oklahoma County, State of Oklahoma, to wit:

An undivided one-third (1/3rd) interest in and to: Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section 18, Township Eleven (11) North, Range Four (4) West, Oklahoma County, State of Oklahoma;

An undivided one-third (1/3rd) interest in and to: All of Lot Two (2) of the Northwest Quarter (also known as the Southwest Quarter of the Northwest Quarter) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, including the minerals thereunto belonging

together with all the improvements thereon and the appurtenances thereunto belonging. To have and to hold said described premises unto the said parties of the second part, their heirs 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, by, through, or under grantor(s), but not otherwise;

EXEMPT DOCUMENTARY STAMP TAX, O.S. Title 68, Article 32, Section 3202, Para. 4.
 Signed and delivered this 28th day of July, 2014.

Kathy Ann Notley

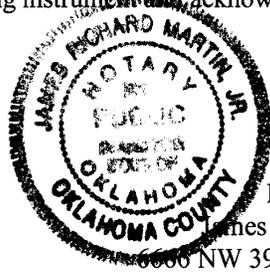
 KATHY ANN NOTLEY

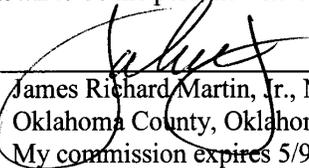
Bruce Allen Notley

 BRUCE ALLEN NOTLEY

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

Personally came before me this 28th day of July, 2014, the above named KATHY ANN NOTLEY and BRUCE ALLEN NOTLEY, to me known to be the persons who executed the foregoing instrument and acknowledged the same.




James Richard Martin, Jr., Notary Public
Oklahoma County, Oklahoma
My commission expires 5/9/2016, #6287

Return to (not for tax purposes)
James Richard Martin, Jr., Attorney-at-Law *em/enc*
6650 NW 39th Expressway, Bethany, Oklahoma 73008

20140731011014900
Filing Fee: \$15.00

07/31/2014 01:27:01 PM
DEED



Exhibit A
Legal Description

The Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

LETTER OF AUTHORIZATION

Kathy Ann Notley, (the property owner of record) or (an agent of the
Bruce Allen Notley
property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C.,
to make application for municipal approvals and to do all things necessary for the
advancement of such application with respect to the property.

By: Kathy Ann Notley
Bruce Allen Notley

Title: Owners

Date: 08/06/2024

CERTIFICATE OF BONDED ABTRACTOR

(400 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 400 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: July 26, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2886297-OK99

Exhibit A
Legal Description

The Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

OWNERSHIP REPORT
ORDER 2886297-OK99

DATE PREPARED: AUGUST 1, 2024
EFFECTIVE DATE: JULY 26, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1872	R168652860	NOTLEY BRUCE & KATHY TRS NOTLEY TRUST	SHARPE WILLIAM E, POTTS BRYAN G & POTTS BLAKE R	8612 SW 29TH ST	OKLAHOMA CITY	OK	73179	MUSTANG TOWNSHIP	0	0	MUSTANG TOWNSHIP PT NW4 SEC 18 11N 4W NE4 OF NW4 CONT 40ACRS MORE OR LESS EX E30FT TO CITY & EX W APPROX 250FT (PART OF SUBJECT PROPERTY)	8612 SW 29TH ST UNINCORPORATED
1872	R141933050	BUFFALO DEVELOPMENT GROUP LLC		1800 S SARA RD	YUKON	OK	73099	UNPLTD PT SEC 18 11N 4W	0	0	UNPLTD PT NW4 SEC 18 11N 4W BEG AT NW/C NW4 TH E1566.25FT S1325.77FT TO S LINE NE4 NW4 E984.85FT TO SE/C NE4 NW4 S1325.13FT TO SE/C NW4 TH W2088.17FT N466.34FT W469.88FT N2187.48FT TO BEG EX BEG AT NW/C NW4 TH E975.04FT TH S50FT TH SE35.52FT TH S188.62FT TH W1000FT TH N272.87FT TO BEG (PART OF SUBJECT PROPERTY WITHIN)	0 UNKNOWN
1872	R168652870	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MUSTANG TOWNSHIP	0	0	MUSTANG TOWNSHIP 000 000 PT NW4 SEC 18 11N 4W E30FT OF NE4 OF NW4 (PART OF SUBJECT PROPERTY)	0 UNKNOWN
1872	R141933055	G2 SOK INVESTMENTS LLC		4620 28TH AVE NW	NORMAN	OK	73069	UNPLTD PT SEC 18 11N 4W	0	0	UNPLTD PT NW4 SEC 18 11N 4W BEG AT NW/C NW4 TH E975.04FT TH S50FT TH SE35.52FT TH S188.62FT TH W1000FT TH N272.87FT TO BEG	UNKNOWN
1826	R208401230	ZULUAGA JUAN CARLOS	PULIDO IVONE MARIANA	8421 SW 28TH ST	OKLAHOMA CITY	OK	73128-3237	COVENTRY MANOR	0	24	COVENTRY MANOR 000 024	0 UNKNOWN OKLAHOMA CITY
1826	R208401240	PULIDO IVONE MARIANA		8421 SW 28TH ST	OKLAHOMA CITY	OK	73128	COVENTRY MANOR	0	25	COVENTRY MANOR 000 025	8421 SW 28TH ST OKLAHOMA CITY
1826	R208401250	GONZALEZ ROSALBA LARA		8420 SW 28TH ST	OKLAHOMA CITY	OK	73128-3236	COVENTRY MANOR	0	26	COVENTRY MANOR 000 026	8420 SW 28TH ST OKLAHOMA CITY
1826	R208401260	LUCIO EDUARDO BAUTISTA	BAUTISTA VERENICE SALAS DE	8416 SW 28TH ST	OKLAHOMA CITY	OK	73128-3236	COVENTRY MANOR	0	27	COVENTRY MANOR 000 027	8416 SW 28TH ST OKLAHOMA CITY
1826	R208401270	CHAVEZ GERMAN E	LUNA LIGIA E MAYORGA	8408 SW 28TH ST	OKLAHOMA CITY	OK	73128-3236	COVENTRY MANOR	0	28	COVENTRY MANOR 000 028	8408 SW 28TH ST OKLAHOMA CITY
1826	R208401280	DANLEY WESLEY T		8400 SW 28TH ST	OKLAHOMA CITY	OK	73128-3236	COVENTRY MANOR	0	29	COVENTRY MANOR 000 029	8400 SW 28TH ST OKLAHOMA CITY

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DATE PREPARED: AUGUST 1, 2024
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1827	R168651850	ANTONS LANDING LP		PO BOX 250	MUSTANG	OK	73064-0250	MUSTANG TOWNSHIP	04W	7	MUSTANG TOWNSHIP BLK 000 LOT 000 PT SW4 SEC 7 11N 4W BEG SW/C SW4 TH N1771.39FT E2510.25FT S1766.18FT W2544.24FT TO BEG EX 17.913ACRS PLTD INTO ANTONS LANDING SEC 1 SUBJ TO ESMTS OF RECORD	0 UNKNOWN UNINCORPORATED
1869	R148521140	HURT SCOTT & MARGARET FAMILY TRUST		PO BOX 468	WHEATLAND	OK	73097-0468	SHOCKS WSTRN HGTS ESTATES	2	2	SHOCKS WSTRN HGTS ESTATES 002 002	3225 LIGHTNER LN OKLAHOMA CITY
1869	R148521190	LUNA JOSE & AURORA		8337 SW 35TH ST	OKLAHOMA CITY	OK	73179-3600	SHOCKS WSTRN HGTS ESTATES	2	7	SHOCKS WSTRN HGTS ESTATES 002 007	8337 SW 35TH ST OKLAHOMA CITY
1869	R148521200	JIMENEZ STEPHANIE		8401 SW 35TH ST	OKLAHOMA CITY	OK	73179	SHOCKS WSTRN HGTS ESTATES	2	8	SHOCKS WSTRN HGTS ESTATES 002 008	8401 SW 35TH ST OKLAHOMA CITY
1869	R148521210	KOFOED BEVERLY J & GARY L		8425 SW 35TH ST	OKLAHOMA CITY	OK	73179-3604	SHOCKS WSTRN HGTS ESTATES	2	9	SHOCKS WSTRN HGTS ESTATES 002 009	8425 SW 35TH ST OKLAHOMA CITY
1869	R148521220	SMITH DONNA L TRS	SMITH DONNA L REV TRUST	3324 S EAGLE LN	OKLAHOMA CITY	OK	73179-3616	SHOCKS WSTRN HGTS ESTATES	2	10	SHOCKS WSTRN HGTS ESTATES 002 010	3324 S EAGLE LN OKLAHOMA CITY
1869	R148521230	MARTIN AMY S	EGELSTON SCOTT T	3300 S EAGLE LN	OKLAHOMA CITY	OK	73179	SHOCKS WSTRN HGTS ESTATES	2	11	SHOCKS WSTRN HGTS ESTATES 002 011	3300 S EAGLE LN OKLAHOMA CITY
1869	R148521240	MAULDIN JIMMY R & DIANNA		3224 S EAGLE LN	OKLAHOMA CITY	OK	73179-3606	SHOCKS WSTRN HGTS ESTATES	2	12	SHOCKS WSTRN HGTS ESTATES 002 012	3224 S EAGLE LN OKLAHOMA CITY
1869	R148521250	HOVEY DUDLEY J	STEWART HOVEY DORA E & DAVID	3200 S EAGLE LN	OKLAHOMA CITY	OK	73179-3606	SHOCKS WSTRN HGTS ESTATES	2	13	SHOCKS WSTRN HGTS ESTATES 002 013	3200 S EAGLE LN OKLAHOMA CITY
1869	R141930100	LEONELS FLOORING LLC		7007 NW 43RD ST	BETHANY	OK	73008	UNPLTD PT SEC 18 11N 4W	0	0	UNPLTD PT NE4 SEC 18 11N 4W BEG 402.72FT E & 50FT S OF NW/C NE4 TH E143.21FT S517.06FT W193.1FT NELY 521.54FT TO BEG	8337 SW 29TH ST OKLAHOMA CITY
1869	R141931000	GAULT KENDALL W & KAREN L		8412 SW 29TH ST	OKLAHOMA CITY	OK	73179-3603	UNPLTD PT SEC 18 11N 4W	0	0	UNPLTD PT SEC 18 11N 4W 000 000 PT NE4 SEC 18 11N 4W BEG 210.02FT E & 50FT S OF NW/C OF NE4 TH S521.9FT E143.1FT NELY 521.54FT W192.7FT TO BEG KNOWN AS TR2	8412 SW 29TH ST OKLAHOMA CITY

OWNERSHIP REPORT
 ORDER 2886297-OK99

DATE PREPARED: AUGUST 1, 2024
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1869	R141930150	LAGALY JAMES J & TABITHA R		3000 S EAGLE LN	OKLAHOMA CITY	OK	73179- 3605	UNPLTD PT SEC 18 11N 4W	0	0	UNPLTD PT SEC 18 11N 4W 000 000 PT NE4 SEC 18 11N 4W BEG 575FT S & 30FT E OF NW/C NE4 TH E180FT N521.94FT W155.72FT SWLY 34.32FT S500FT TO BEG	3000 S EAGLE LN OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

8512 SW 29th St.

August 1, 2024

PREPARED FOR:

Nathan Barta
136 W State Hwy 152
Mustang, OK 73064
405-630-9889
nathan@kencarpenterauctionandrealty.com

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
dmbx@wfbllaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 8612 SW 29th St., consisting of 25.69 acres, is located within the Northwest Quarter (NW/4) of Section 18, Township 11 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

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

The owners of this property are Bruce Allen Notley or Kathy Ann Notley, trustees of the Notley Trust Dated July 28, 2014, Bryan Potts, and Blake Potts.

SECTION 4.0 SITE AND SURROUNDING AREA

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

- North: PUD-1660 District and used is currently undeveloped.
- East: R-1 District and used for residential development.
- South: PUD-1941 District and used is currently undeveloped.
- West: PUD-1941 District and used 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 currently contains accessory structures.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 29th St. The nearest street to the east is S. Eagle Ln. The nearest street to the south is SW 36th St. The nearest street to the west is S. County Line Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not currently available. Sanitary sewer services will be extended from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 20 located at 7929 SW 29th St. It is approximately 0.7 miles from this PUD development. All structures within this PUD will be sprinklered.

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 Urban-Low Intensity 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-4 General Residential District shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD.

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, stucco, or wood, concrete board, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material 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 shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, masonry block, or stone on a continuous footing, or may be constructed of wood.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

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 SW 29th St.

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 ACCESSORY 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 NON-ACCESSORY 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

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

9.12 SIDEWALK REGULATIONS

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.

9.13 HEIGHT REGULATIONS

The maximum height within this PUD shall be three (3) stories and forty feet (40’).

9.14 SETBACK REGULATIONS

Setback regulations shall be in accordance with 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 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

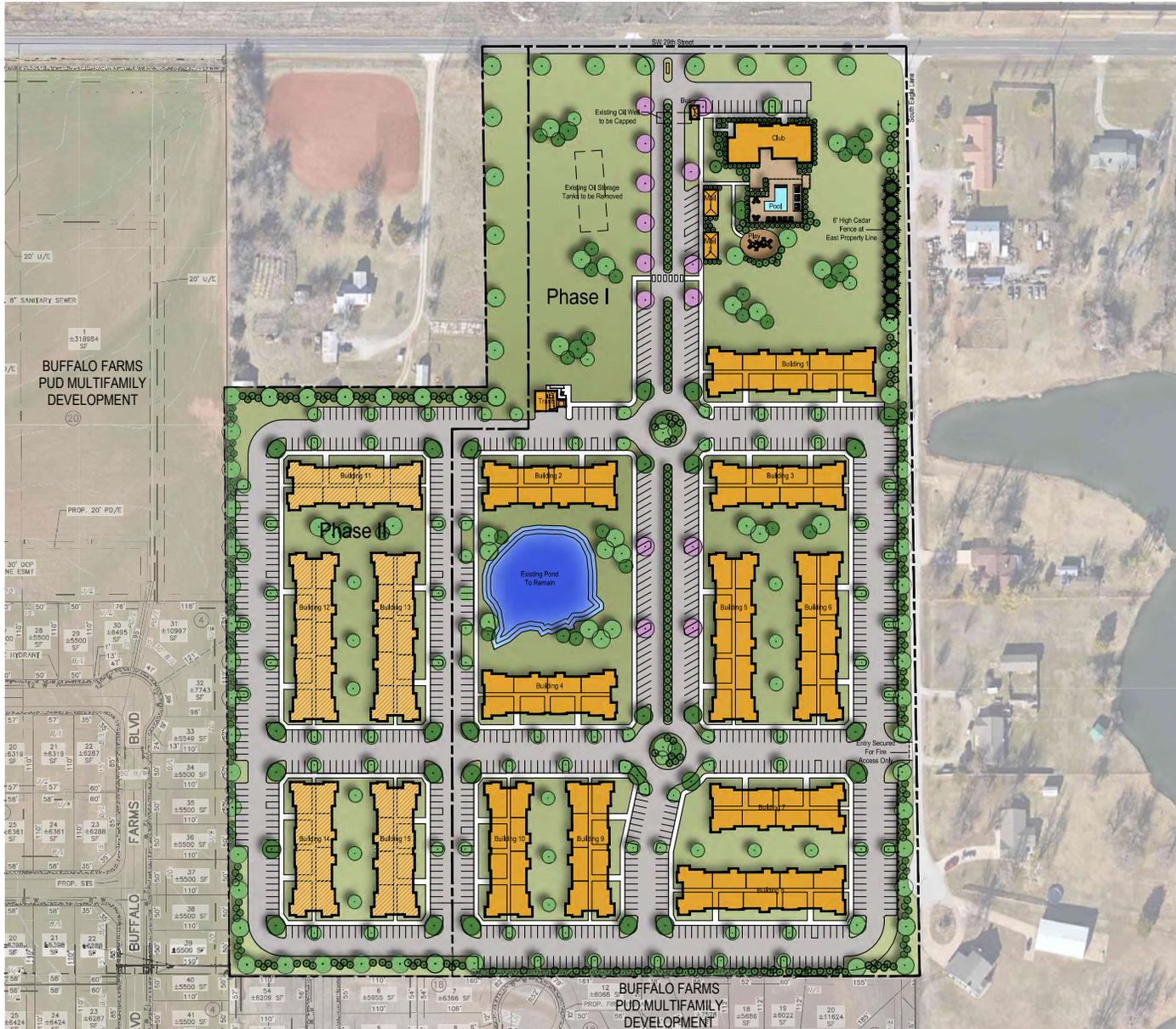
Exhibit A
Legal Description

The Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

Exhibit B

8612 SOUTHWEST 29TH STREET
OKLAHOMA CITY, OKLAHOMA

7/30/24



Family - 3 Stories Phase I				
Unit Mix			No.	%
2 Bedroom			60	22.7
3 Bedroom			144	54.5
4 Bedroom			60	22.7
Totals			264	
Parking Required Phase I			Parking Provided	
2 Beds	2.0/unit	120	2.06/unit	544
3 Beds	2.0/unit	288		
4 Beds	2.0/unit	120		
Total Res.			528	

Family - 3 Stories Phase II - Hatched				
Unit Mix			No.	%
2 Bedroom			30	22.7
3 Bedroom			72	54.5
4 Bedroom			30	22.7
Totals			132	
Parking Required Phase II			Parking Provided	
2 Beds	2.0/unit	60	2.0/unit	267
3 Beds	2.0/unit	144		
4 Beds	2.0/unit	60		
Total Res.			264	

Family - 3 Stories Total				
Unit Mix			No.	%
2 Bedroom			90	22.3
3 Bedroom			216	55.2
4 Bedroom			90	22.3
Totals			396	
Parking Required Total			Parking Provided	
2 Beds	2.0/unit	180	2.05/unit	813
3 Beds	2.0/unit	444		
4 Beds	2.0/unit	180		
Total Res.			804	

