



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
1228 NW 92nd St.

Project Name

1228 NW 92nd St.

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

Residential development

Summary Purpose Statement / Proposed Development

Staff Use Only:	1681
Case No.: SPUD -	
File Date:	9-13-24
Ward No.:	W2
Nbhd. Assoc.:	Britton NA
School District:	OKC
Extg Zoning:	R-1
Overlay:	

0.16 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 \$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

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

esilberg@wbfbllaw.com; kturner@wbfbllaw.com; dmbox@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.



Tax I.D.No. 130721650

Mail Tax Statement To:

1402 Kenilworth Rd
Nichols Hills, OK 73120

After Recording Return To:

Legacy Title of Oklahoma fka Lincoln Title
501 SE 4th St., Ste A
Moore, OK 73160
Attn: Policy Dept
Linc 2023-41-JB

WARRANTY DEED

(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **AWM Real Estate LLC, an Oklahoma limited liability company**, party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, do hereby grant, bargain, sell, and convey unto

DW Investors, LLC, a Wyoming limited liability company

Property Address is: 1228 Northwest 92nd Street Oklahoma City, OK 73114

parties of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lots Fifteen (15) and Sixteen (16), in Block Ten (10), of BRITTON HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by parties of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, 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 set forth hereinabove.

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

AWM Real Estate LLC, an Oklahoma Limited Liability Company

By: 

Antonio Smith, Manager/Partner

ACKNOWLEDGMENT

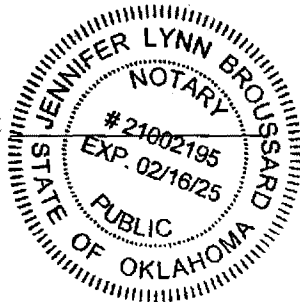
State of OKLAHOMA

SS:

County of OKLAHOMA

The foregoing instrument was acknowledged before me on 28th day of February, 2023 by **Antonio Smith, Manager/Partner of AWM Real Estate LLC.**

My Commission Expires:



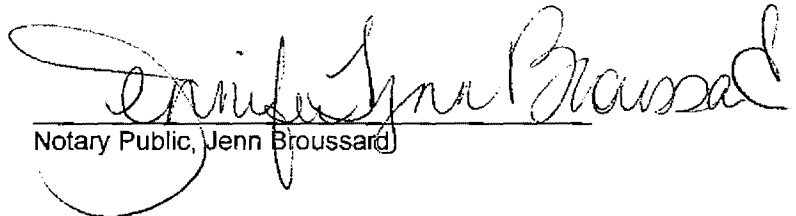

Notary Public, Jenn Broussard

Exhibit A

Address: 1228 NW 92nd St, Oklahoma City, OK, 73114

Legal Description: Lots Fifteen (15) and Sixteen (16), in Block Ten (10), of BRITTON HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

I, DW Investors, LLC or,
Property Owner of Record
Dakota Worrell 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: Dakota Worrell
Signature
Title: President
Manager / Proprietor
Date: 09/11/2024
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(300 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 300 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 (4), 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: September 4, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2893241-OK99

OWNERSHIP REPORT
ORDER 2893241-OK99

DATE PREPARED: SEPTEMBER 12, 2024
EFFECTIVE DATE: SEPTEMBER 4, 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
3725	R130721650	DW INVESTORS LLC		1402 KENILWORTH RD	NICHOLS HILLS	OK	73120-1413	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 15 & 16 (SUBJECT PROPERTY)	1228 NW 92ND ST OKLAHOMA CITY
3725	R130722370	MARSHALL SQUARE LLC		10070 ARROW ROUTE	RANCHO CUCAMONGA	CA	91730	BRITTON HEIGHTS ADD	0	0	BRITTON HEIGHTS ADD 000 000 BLKS 14 & 15 & BLKS 18 & 19 & BLKS 24 & 25 (INCLUDING PT OF VACATED JOHNSON & MAGNOLIA AVES & VACATED E&W ALLEYS IN SD BLKS)	9017 N UNIVERSITY AVE OKLAHOMA CITY
3725	R130720500	WONG DENNIS	WONG HELEN, WONG JOSHUA	9305 N MILITARY AVE	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 S70FT OF LOTS 29 THRU 32	9305 N MILITARY AVE OKLAHOMA CITY
3725	R130720405	HUANG WEIWEI, LU JIJI	LILES JONATHAN LATHAN	1227 NW 92ND ST	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 LOTS 17 THRU 19	1227 NW 92ND ST OKLAHOMA CITY
3725	R130720435	DARDON MARIA		1213 NW 92ND ST	OKLAHOMA CITY	OK	73114-1707	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 LOTS 20 THRU 22	1221 NW 92ND ST OKLAHOMA CITY
3725	R130720450	OKLAHOMA PROPERTY INVESTMENTS LLC		3800 NE 104TH STREET, Unit 200	OKLAHOMA CITY	OK	73131	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 LOTS 23 & 24	1217 NW 92ND ST OKLAHOMA CITY
3725	R130720465	M & S OHANA PROPERTIES LLC	C/O STERLING	PO BOX 13680	OKLAHOMA CITY	OK	73113-1680	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 LOTS 25 & 26	1213 NW 92ND ST OKLAHOMA CITY
3725	R130720475	RAMIREZ ROSENDO	MARTINEZ MARIA LOURDES	1209 NW 92ND ST	OKLAHOMA CITY	OK	73114-1707	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 LOTS 27 & 28	1209 NW 92ND ST OKLAHOMA CITY
3725	R130720495	US INVESTMENTS LLC		10405 GREENBRIAR PL	OKLAHOMA CITY	OK	73159-7636	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 N70FT OF LOTS 29 THRU 32	9307 N MILITARY AVE OKLAHOMA CITY
3725	R130720330	US INVESTMENTS LLC		10405 GREENBRIAR PL	OKLAHOMA CITY	OK	73159-7636	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 LOTS 5 & 6	1208 W BRITTON RD OKLAHOMA CITY

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3725	R130720345	WARRIOR HOLDINGS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 LOTS 7 THRU 10	1210 W BRITTON RD OKLAHOMA CITY
3725	R130720375	JONES JEFFREY ALLAN		1220 W BRITTON RD	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 LOTS 11 & 12 & E 1/2 OF LOT 13	1220 W BRITTON RD OKLAHOMA CITY
3725	R130720390	SANI SHEEN SYSTEM INC		1226 W BRITTON RD	OKLAHOMA CITY	OK	73114-1799	BRITTON HEIGHTS ADD	3	0	BRITTON HEIGHTS ADD 003 000 W12 1/2FT OF LOT 13 & ALL 14 THRU 16	1226 W BRITTON RD OKLAHOMA CITY
3725	R130720615	LOVE PORTIA BARBARA ANN BENNETT		1301 NW 92ND ST	OKLAHOMA CITY	OK	73114-1302	BRITTON HEIGHTS ADD	4	0	BRITTON HEIGHTS ADD 004 000 LOTS 29 THRU 32	1301 NW 92ND ST OKLAHOMA CITY
3725	R130720600	MARSHALL REGINA		2328 NW 114TH ST	OKLAHOMA CITY	OK	73120-7307	BRITTON HEIGHTS ADD	4	0	BRITTON HEIGHTS ADD 004 000 LOTS 26 THRU 28	1311 NW 92ND ST OKLAHOMA CITY
3725	R130720595	MARCELLUS CUATAVO	GARCIA CAMELA	1317 NW 92ND ST	OKLAHOMA CITY	OK	73114-1302	BRITTON HEIGHTS ADD	4	0	BRITTON HEIGHTS ADD 004 000 LOTS 23 THRU 25	1317 NW 92ND ST OKLAHOMA CITY
3725	R130720515	TONG LIEM VAN		504 NW 143RD ST	EDMOND	OK	73013-1949	BRITTON HEIGHTS ADD	4	0	BRITTON HEIGHTS ADD 004 000 W5FT LOT 4 & ALL LOTS 5 6 7 & E12FT OF LOT 8 PLUS N/2 OF VACATED ALLEY ADJ SD LTS ON S PLUS PT OF VACATED ALLEY BEG 13FT E OF NW/C LT 25 TH E87FT N10FT W87FT S10FT TO BEG	1314 W BRITTON RD OKLAHOMA CITY
3725	R130720510	S L RAINEY INC		1300 W BRITTON RD	OKLAHOMA CITY	OK	73114-1306	BRITTON HEIGHTS ADD	4	0	BRITTON HEIGHTS ADD 004 000 LOTS 1 2 & 3 & E20FT OF LOT 4	1300 W BRITTON RD OKLAHOMA CITY
3725	R130721530	MOYER DWIGHT P & LISA K TRS	MOYER FAMILY REV TRUST	824 N PENIEL ST	OKLAHOMA CITY	OK	73127	BRITTON HEIGHTS ADD	9	0	BRITTON HEIGHTS ADD 009 000 S 1/2 LOTS 29 THRU 32	9201 N UNIVERSITY AVE OKLAHOMA CITY
3725	R130721545	PRICE JAMES & BELINDA		9209 N UNIVERSITY AVE	OKLAHOMA CITY	OK	73114-1713	BRITTON HEIGHTS ADD	9	0	BRITTON HEIGHTS ADD 009 000 N 1/2 LOTS 29 THRU 32	9209 N UNIVERSITY AVE OKLAHOMA CITY
3725	R130721515	BOOKER RANDY C		1301 NW 91ST ST	OKLAHOMA CITY	OK	73114-1301	BRITTON HEIGHTS ADD	9	0	BRITTON HEIGHTS ADD 009 000 LOTS 25 THRU 28	1301 NW 91ST ST OKLAHOMA CITY

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3725	R130721485	ECKERT FAMILY TRUST		8017 NW 113TH ST	OKLAHOMA CITY	OK	73162	BRITTON HEIGHTS ADD	9	0	BRITTON HEIGHTS ADD 009 000 LOTS 23 & 24	1317 NW 91ST ST OKLAHOMA CITY
3725	R130721335	HURST BRIENNA NOELLE		1300 NW 92ND ST	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	9	0	BRITTON HEIGHTS ADD 009 000 LOTS 1 THRU 3	1300 NW 92ND ST OKLAHOMA CITY
3725	R130721365	CENTER CITY PROPERTIES LLC		3524 NW 50TH ST	OKLAHOMA CITY	OK	73112-5630	BRITTON HEIGHTS ADD	9	0	BRITTON HEIGHTS ADD 009 000 ALL LOTS 4 & 5 & E19FT LOT 6	1308 NW 92ND ST OKLAHOMA CITY
3725	R130721380	FOUNT INVESTMENT PROPERTIES LLC		1312 NW 92ND ST	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	9	0	BRITTON HEIGHTS ADD 009 000 W6FT OF LOT 6 ALL LOTS 7 & 8	1312 NW 92ND ST OKLAHOMA CITY
3725	R130721395	SMOTHERS TYLER JUSTIN	SMOTHERS SADYE CK	1316 NW 92ND ST	OKLAHOMA CITY	OK	73114-1303	BRITTON HEIGHTS ADD	9	0	BRITTON HEIGHTS ADD 009 000 LOTS 9 & 10	1316 NW 92ND ST OKLAHOMA CITY
3725	R130721725	VAZQUEZ RAUL	VAZQUEZ LORENA	5200 NE 50TH ST	OKLAHOMA CITY	OK	73121	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 S 1/2 LOTS 29 THRU 32	9201 N MILITARY AVE OKLAHOMA CITY
3725	R130721665	ZHENG TIAN QUAN	TAO MEIYUE	15016 DOURDAN CT	OKLAHOMA CITY	OK	73142	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 17 & 18	1229 NW 91ST ST OKLAHOMA CITY
3725	R130721675	ALEX STEELE PROPERTIES LLC		2756 RIDGEVIEW DR	OKLAHOMA CITY	OK	73120-3020	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 19 & 20	1225 NW 91ST ST OKLAHOMA CITY
3725	R130721695	BRYANT MORGAN A	ZACHARY DAKOTA J	1221 NW 91ST ST	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 21 & 22	1221 NW 91ST ST OKLAHOMA CITY
3725	R130721700	PEREZ JUAN ANTONIO GUTIERREZ	MIRELES ELIDA KARINA MURILLO	1217 NW 91ST ST	OKLAHOMA CITY	OK	73114-1703	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 23 & 24	1217 NW 91ST ST OKLAHOMA CITY
3725	R130721705	THREE GEESE LLC		13716 LOST CREEK DR	EDMOND	OK	73013	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 25 & 26	1213 NW 91ST ST OKLAHOMA CITY
3725	R130721710	SCHNITZ WILLIAM	SCHNITZ AMY	1235 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116-6108	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 27 & 28	1211 NW 91ST ST OKLAHOMA CITY

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3725	R130721740	LEON JOSE		804 NW 102ND ST	OKLAHOMA CITY	OK	73114- 5523	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 N 1/2 LOTS 29 THRU 32	9209 N MILITARY AVE OKLAHOMA CITY
3725	R130721560	SULLEN DEXTER J		1200 NW 92ND ST	OKLAHOMA CITY	OK	73114- 1708	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 1 & 2	1200 NW 92ND ST OKLAHOMA CITY
3725	R130721575	HERNANDEZ DANIELA DIAZ	LUEVANO CESAR JAIME	728 NW 91ST ST	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 3 & 4	1204 NW 92ND ST OKLAHOMA CITY
3725	R130721590	HERNANDEZ DANIELA DIAZ	LUEVANO CESAR JAIME	728 NW 91ST ST	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 5 THRU 8	1208 NW 92ND ST OKLAHOMA CITY
3725	R130721605	DONELSON JAMES LEE LIV TRUST		1216 NW 92ND ST	OKLAHOMA CITY	OK	73114	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 9 THRU 11	1216 NW 92ND ST OKLAHOMA CITY
3725	R130721635	BARRIOS GUSTAVO		11208 STURBRIDGE RD	OKLAHOMA CITY	OK	73162	BRITTON HEIGHTS ADD	10	0	BRITTON HEIGHTS ADD 010 000 LOTS 12 THRU 14	1222 NW 92ND ST OKLAHOMA CITY
3725	R130722250	WORD RALPH E		1228 NW 91ST ST	OKLAHOMA CITY	OK	73114- 1704	BRITTON HEIGHTS ADD	13	0	BRITTON HEIGHTS ADD 013 000 LOTS 15 & 16	1228 NW 91ST ST OKLAHOMA CITY
3725	R130722235	HENSON WILLIAM CARL		20001 N COUNCIL RD	EDMOND	OK	73012- 9566	BRITTON HEIGHTS ADD	13	0	BRITTON HEIGHTS ADD 013 000 LOTS 13 & 14	1224 NW 91ST ST OKLAHOMA CITY
3725	R130722220	BP HOMES LLC		12008 CAMELOT DR	OKLAHOMA CITY	OK	73120	BRITTON HEIGHTS ADD	13	0	BRITTON HEIGHTS ADD 013 000 LOTS 11 & 12	1220 NW 91ST ST OKLAHOMA CITY
3725	R130722205	CORNELL CHRISTINE		PO BOX 18412	OKLAHOMA CITY	OK	73154- 0412	BRITTON HEIGHTS ADD	13	0	BRITTON HEIGHTS ADD 013 000 LOTS 9 & 10	1216 NW 91ST ST OKLAHOMA CITY
3725	R130722190	TB HOLDINGS LLC		PMB 63496	OKLAHOMA CITY	OK	73101	BRITTON HEIGHTS ADD	13	0	BRITTON HEIGHTS ADD 013 000 LOTS 7 & 8	1212 NW 91ST ST OKLAHOMA CITY
3725	R130722175	1208 NW 91ST STREET TRUST		PO BOX 401624	LAS VEGAS	NV	89140- 1624	BRITTON HEIGHTS ADD	13	0	BRITTON HEIGHTS ADD 013 000 LOTS 5 & 6	1208 NW 91ST ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

1228 NW 92nd St.

September 12, 2024

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

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 **R-1 Single-Family Dwelling District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-1 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

There shall be a maximum of two (2) dwellings within this SPUD.

5. Building Setback Lines

North:	20 feet
South:	50 feet
East:	10 feet
West:	20 feet

6. Lot Size/Lot Coverage:

The minimum lot size shall be 3,000 square feet within this SPUD.

7. Sight-Proof Screening:

The existing sight-proof screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, sight-proof screening shall be in conformance with the base zoning district.

8. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to applicable 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. Signs:

8.1 Freestanding Accessory Signs

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

8.2 Attached Signs

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

8.3 Non-Accessory Signs

Non-accessory signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

10. Access:

Access shall be taken from the existing access drive off of NW 92nd St. and N. University Ave.

11. Sidewalks

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish, 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:

The existing open space shall be permitted to remain and deemed to conform to applicable regulations.

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:

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 existing parking spaces shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:

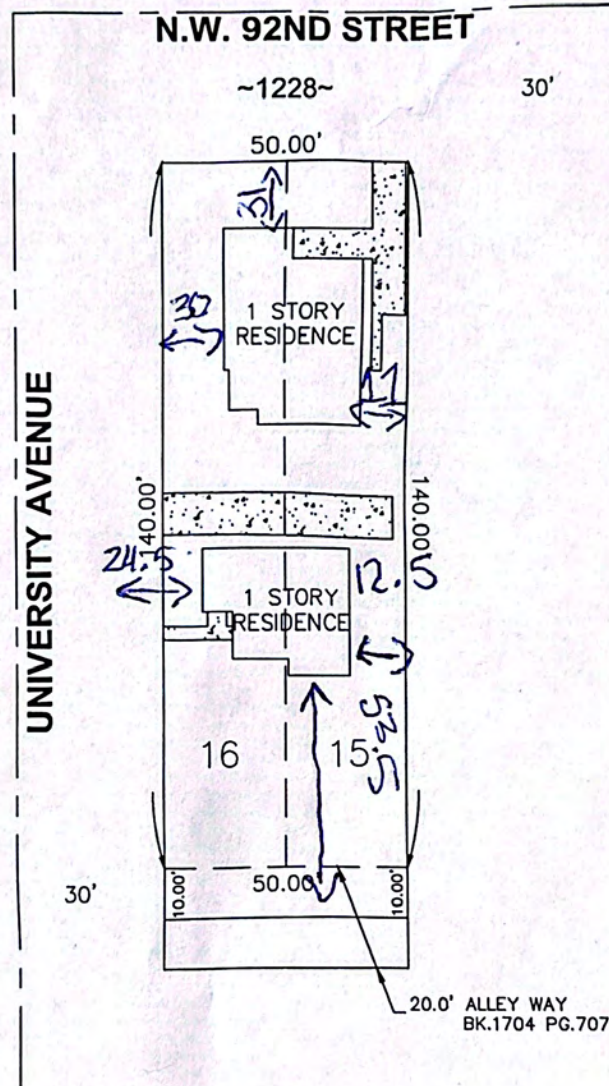
Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT B



J&J SURVEY, INC.

INSPECTION # 151317
 STR: 32-T13N-R3W
 ADD: BRITTON HEIGHTS ADD
 COUNTY: OKLAHOMA
 BUYER'S NAME: DW INVESTORS, LLC
 DATE: 02/09/2023
 REVISION DATE: 02/22/2023
 DRAWN BY: JBL

LEGEND

B/L = BUILDING LINE

U/E = UTILITY EASEMENT

D/E = DRAINAGE EASEMENT



= ASPHALT

= CONCRETE

= WOOD DECK

= GRAVEL

SCALE: 1" = 30'