



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 PUD ReZONING

### Planned Unit Development District

Diamond Trail Apartments

Name of Development or Applicant

4396 NW 36th Street, Oklahoma City, OK 73112

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

PUD for existing multifamily residential complex

Summary Purpose Statement / Proposed Development

Staff Use Only	1978
Case No.: PUD	
File Date:	3OCT'23
Ward No.:	2
Nbhd. Assoc.:	SKY LINE NA
School District:	PUTNAM CITY
Extg Zoning:	R-4/R-1
Overlay:	---

CREDIT FEE FROM BOA-15397

11.66 acres

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.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Diamond Trail OKC LLC

Name

8833 Gross Point Road, Ste. 206

Mailing Address

Skokie, IL 60077

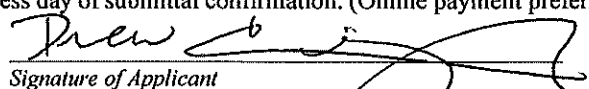
City, State, Zip Code

847-679-6200

Phone

SHALOM@MENORAFINANCIAL.COM

Email

  
 Signature of Applicant

Drew A. Cunningham, Esq

Applicant's Name (please print)

324 N. Robinson Ave., Ste. 100

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-234-3270

Phone

drew.cunningham@crowedunlevy.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.



Record and Return to:

Hall Estill

Attn: Gregory Alberty

320 South Boston Avenue, Suite 200

Tulsa, Oklahoma 74103-3706

Exempt from documentary stamp taxes  
pursuant to 68 O.S. § 3202(10)  
consideration less than \$100.00

**SPECIAL WARRANTY DEED**

**MEADOWBROOK ESTATES, L.L.C.**, an Oklahoma limited liability company ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid by **DIAMOND TRAIL OKC LLC**, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that real property situated in Oklahoma County, Oklahoma, and being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, underground and water rights, mineral rights and interests, and interests thereon or in any way appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property") and subject to those exceptions shown on attached **Exhibit "B"** ("Permitted Exceptions").

TO HAVE AND TO HOLD the Property, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

[Signature page to follow]

EXECUTED the 16 day of June, 2022.

"GRANTOR"

**MEADOWBROOK ESTATES, L.L.C.**  
an Oklahoma limited liability company

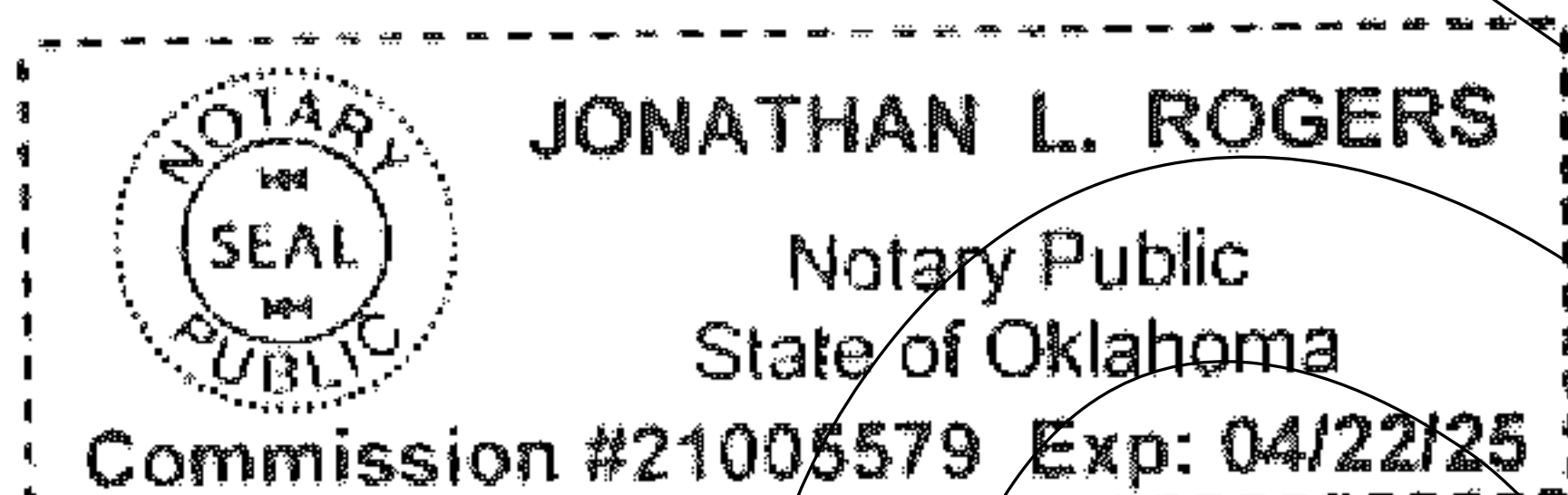
By:

  
**VINOD K. GUPTA, Manager**

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

On this 16<sup>th</sup> day of June, 2022, before me, a Notary Public, in and for said state, personally appeared Vinod K. Gupta, as Manager, to me known to be the person who executed the within instrument and acknowledged to me that it was executed for the purpose therein stated.



  
Notary Public

My Commission Expires: 4/22/25

**EXHIBIT A**

**4396 Northwest 36th Street Oklahoma City, OK**

Lots One (1) and Two (2), of ELLA ADDITION in Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 132 Feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter(NW/4) AND the East 20 Feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter(NW/4) AND the West 133 Feet of the North Half (N/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

For Informational Purpose Only: Tax Parcel ID No. 145621005

**EXHIBIT B**  
**Permitted Exceptions.**

UNOFFICIAL



## EXHIBIT B

## Meadowbrook

1. Owner's Certificate, Dedication. Restrictions and Plat of ELLA ADDITION recorded at Book 30 of Plats, page 50 (entry 187-A/3-B) and as amended via First Amendment to Owner's Certificate and Dedication recorded at Book 393, page 621 (entry 11-B). Plats, page 50 (entry 187-A/3-B). Company agrees to provide defense to the Insured in accordance with the terms of this Policy if suit is brought against the Insured to enforce said Restrictions as to the land.
2. All easements, building set back lines, limitations on access, notes and other matters shown on or set forth in the recorded Plat of ELLA ADDITION recorded at Book 30 of Plats, page 50 (entry 194-A/10-B) as shown on the Survey.
3. Easement in favor of the City of Oklahoma City recorded at Book 3319, page 97 (entry 213-A/29-B) as shown on the Survey.
4. Screening Covenant and Restrictions recorded in Book 3938, page 1934 (entry 220-A/34-B) as shown on the Survey.
5. Easement in favor of the City of Oklahoma City recorded in 3938, page 1936 (entry 222-A/35-B) as shown on the Survey.
6. Covenant recorded at Book 3781, page 340 (entry 56-B).
7. Easement in favor of the City of Oklahoma City recorded in Book 3781, page 346 (entry 58-B) as shown on the Survey.
8. Easement in favor of the City of Oklahoma City recorded in Book 4056, page 1985 (entry 113-B) as shown on the Survey.
9. Easement in favor of the City of Oklahoma City recorded at Book 4163, page 563 (entry 114-B) as shown on the Survey.
10. Easement in favor of the City of Oklahoma City recorded at Book 7857, page 505 (entry 129-C) as shown on the Survey.
11. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded in Book 6947, page 1146 (entry 35-F) as shown on the Survey.
12. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded in Book 6947, page 1147 (entry 36-F) as shown on the Survey.
13. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, page 1148 (entry 37-F) as shown on the Survey.
14. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, page 1149 (entry 38-F) as shown on the Survey.
15. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1150 (entry 39-F) as shown on the Survey. Easement in favor of the City of Oklahoma City recorded in Book 7679, Page 892 (entry 42-F) as shown on the Survey.
16. Affidavit of Contractual Agreements in favor of Cox Communications, Inc., by Meadowbrook Estates Apartments, et al, recorded August 17, 2001 in Book 8181, page 781 (entry 44-F).
17. Affidavit of Contractual Agreements in favor of Cox Communications, Inc., recorded in Book 11055, page 793 (entry 151-H).
18. Rights of tenants in possession, as tenants only under written, unrecorded and unexpired leases with no right or option to purchase.

19. Terms, conditions and provisions contained in unrecorded Lease entered by and between Meadowbrook Estate Apartments as Lessor, in favor of Mac-Gray Services, Inc., as Lessee, evidenced of record by Memorandum of Lease recorded at Book 12024, Page 1903 (entry 158-H) as tenant only, with no right of first refusal or other option to purchase subject property.
20. Grant of Easement and Memorandum of Agreement dated September 17, 2012 and entered by and between Meadowbrook Estates, LLC and CoxCom, LLC, recorded at Book 12046, Page 878 (entry 161-H). (no sums due at date of Policy)

## **LEGAL DESCRIPTION**

**4396 Northwest 36th Street Oklahoma City, OK**

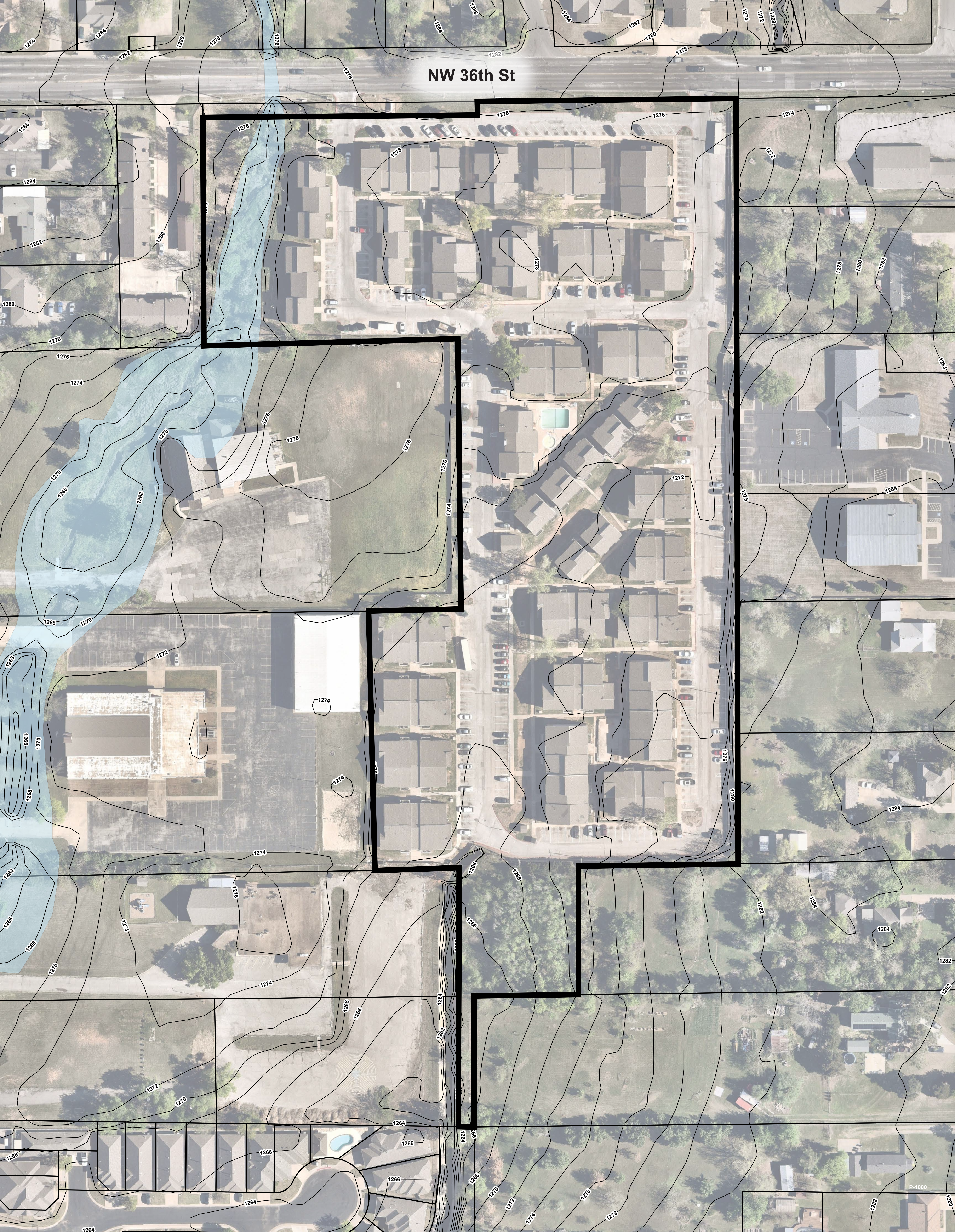
Lots One (1) and Two (2), of ELLA ADDITION in Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 132 Feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the West 133 Feet of the North Half (N/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

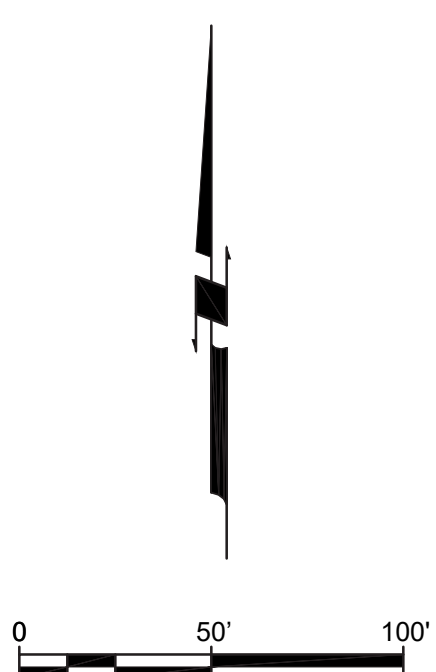
For Informational Purpose Only: Tax Parcel ID No. 145621005





**NW 36th Street and  
N Meridian Ave**

Exhibit B  
+/-11.14 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

9/7/23



SURVEYOR'S CERTIFICATE

To:

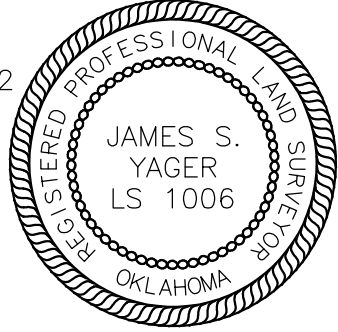
Stewart Title Guaranty Company  
MeadowBrook Estates, L.L.C.  
MF1 Capital LLC, a Delaware limited liability company, and its successors  
and assigns  
Diamond Trail OKC LLC, a Delaware limited liability company  
Nixon Peabody LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on January 20, 2022.

Date of Plat or Map: 24 January 2022

Date Signed: 6-27-22

James S. Yager  
Licensed Professional Land Surveyor No. 1006  
Certificate of Authorization Number 2778  
Expires: 6-30-2022  
1212 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3412  
Email: jim@yagersurvey.com



LEGAL DESCRIPTION

Lots One (1) and Two (2), of ELLA ADDITION in Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 132 Feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the West 133 Feet of the North Half (N/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

The Title Description and Schedule B items hereon are taken from Stewart Title Guaranty Company, Commitment No. UANA-202200108, Dated December 2, 2021.

ZONING

Zoned: RM-4 General Residential District

Building Set-Back Lines Required

Front: 25 Ft  
Interior Side: 5 Ft  
Corner Side: 15 Ft  
Rear: 15 Ft

Building Size:

Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 Ft: 20 Ft and 1 story

Between 60 Ft and 75 Ft of said Districts: shall not exceed a 45° bulk plane, measured from a point 35 Ft above grade at the 75 Ft mark

Other: None  
(20 Ft & 1 Story, Allowed)

Density

Building Density Formula:  
Maximum Density: 1 Dwelling Unit per 1,250 Sq Ft

Parking

Parking Space Formula:  
Multiple-Family Residential  
Efficiency & 1 Bedroom – 1.5 per unit  
2 or More Bedroom – 2 per unit  
(1 Bed – 84 and 2 7 3 Bed – 150, Per Unit Mix)  
(84 x 1.5 = 126)(150 x 2 = 300)

Zoning Information:

PZR Report dated May 26, 2022  
PZR Site Number: 155566-4

SCHEDULE B ITEMS

- Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable. Does Affect - As Shown
- Riparian or water rights, claims, or title to water whether or not shown by the public records. Does Not Apply
- Rules, regulations and/or ordinances relating to airports. Does Not Apply
- Owner's Certificate, Dedication, Restrictions and Plat of ELLA ADDITION recorded at Book 30 of Plats, page 50 and as amended via First Amendment to Owner's Certificate and Dedication recorded at Book 3993, Page 621. Does Affect
- All easements, building set back lines, limitations on access, notes and other matters shown on or set forth in the recorded Plat of ELLA ADDITION recorded at Book 30 of Plats, Page 50. Does Affect
- Easement in favor of the City of Oklahoma City recorded at Book 3319, Page 97. Does Affect - As Shown
- Screening Covenant and Restrictions recorded in Book 3938, Page 1934. Does Affect - Blanket
- Easement in favor of the City of Oklahoma City recorded in 3938, Page 1936. Does Affect - As Shown
- Covenant recorded at Book 3781, Page 340. Not a Survey Matter
- Easement in favor of the City of Oklahoma City recorded in Book 3781, Page 346. Does Affect - As Shown
- Easement in favor of the City of Oklahoma City recorded in Book 4056, Page 1985. Does Affect - As Shown
- Easement in favor of the City of Oklahoma City recorded at Book 4163, Page 563. Does Affect - As Shown
- Easement in favor of the City of Oklahoma City recorded at Book 7857, Page 505. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded in Book 6947, Page 1146. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded in Book 6947, Page 1147. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1148. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1149. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1150. Does Affect - As Shown
- Easement in favor of the City of Oklahoma City recorded in Book 7679, Page 892. Does Affect - As Shown
- Affidavit of Contractual Agreements in favor of Cox Communications, Inc., recorded in Book 8181, Page 781. Not a Survey Matter
- Affidavit of Contractual Agreements in favor of Cox Communications, Inc., recorded in Book 11055, Page 793. Not a Survey Matter
- Terms, conditions and provisions contained in unrecorded Lease entered by and between Meadowbrook Estate Apartments as Lessor, in favor of Mac-Gray Services, Inc., as Lessee, evidenced of record by Memorandum of Lease recorded at Book 12024, Page 1903. Not a Survey Matter
- Grant of Easement and Memorandum of Agreement dated September 17, 2012 and entered by and between Meadowbrook Estates, LLC and CoxCom, LLC, recorded at Book 12046, Page 878. Does Affect - Blanket

FLOOD ZONE

Subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) and Flood Zone "AE" (Areas of 100 year flood; Base Flood Elevations and Flood Hazard factors not determined) as shown on Flood Insurance Rate Map, Panel Number 40109C0213 G, with an effective date of July 2, 2002, which is the current map for this area.

GENERAL NOTES

The basis for the bearings shown on the attached Plat of Survey, are based upon the record legal description which used the North Line of the Northwest Quarter of Section 23, T. 12 N., R. 4 W., I.M., Oklahoma County, Oklahoma, as a due East/West bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

At the time of survey, no evidence of existing cemeteries existed.

At the time of survey, 304 Regular Parking Spaces and 14 Handicap Parking Spaces existed.

The property has direct access to NW 36th Street a dedicated public street.

No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

The surveyor was not made aware of any proposed changes in street right of way lines.

No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

All offsite appurtenant easements have been shown.

The Title Description and Schedule B items hereon are taken from Stewart Title Guaranty Company, Commitment No. UANA-202200108, Dated December 2, 2021.

All boundary calls are record and measured.

All one story buildings are 18' in height and all two story buildings are 28' feet in height.

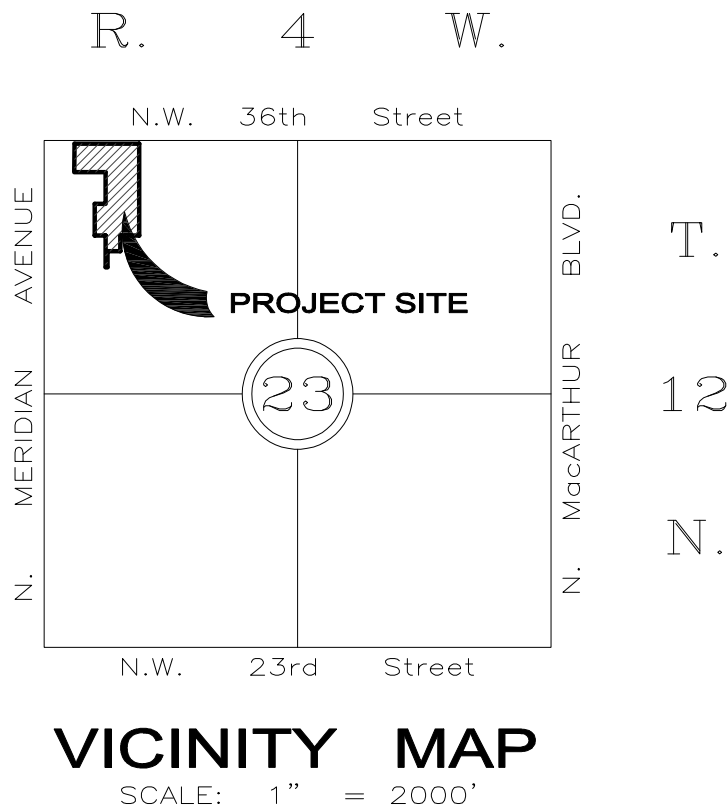
LAND AREA

Subject tract contains 508,216.192 Square Feet or 11.667 Acres, more or less.

ENCROACHMENTS

Fence along West property line as noted.

Multiple light poles over property line as noted.



4396 NW 36 Street, Oklahoma City OK 73112

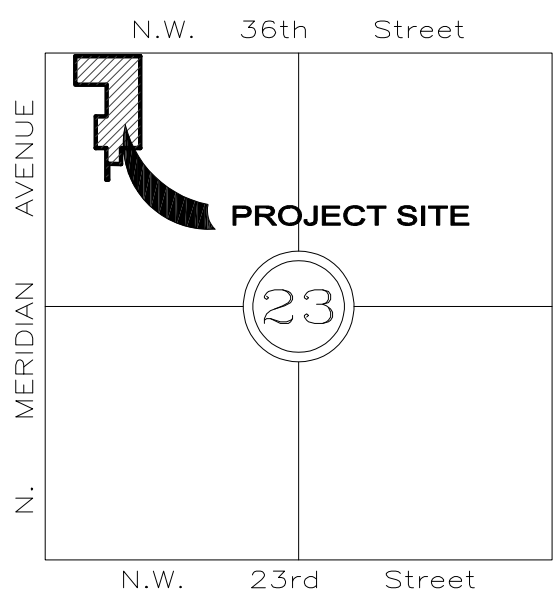
Survey and Plat by:  
**James S. Yager**  
Registered Professional Land Surveyor  
Certificate of Authorization Number 2778 Expires: 30 June 2022  
1212 South Air Depot • Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name:	Meadowbrook Apts NW 36th.dwg
Date of Survey:	24 January 2022
Date of Revision:	27 June 2022
Page 1 of 2	

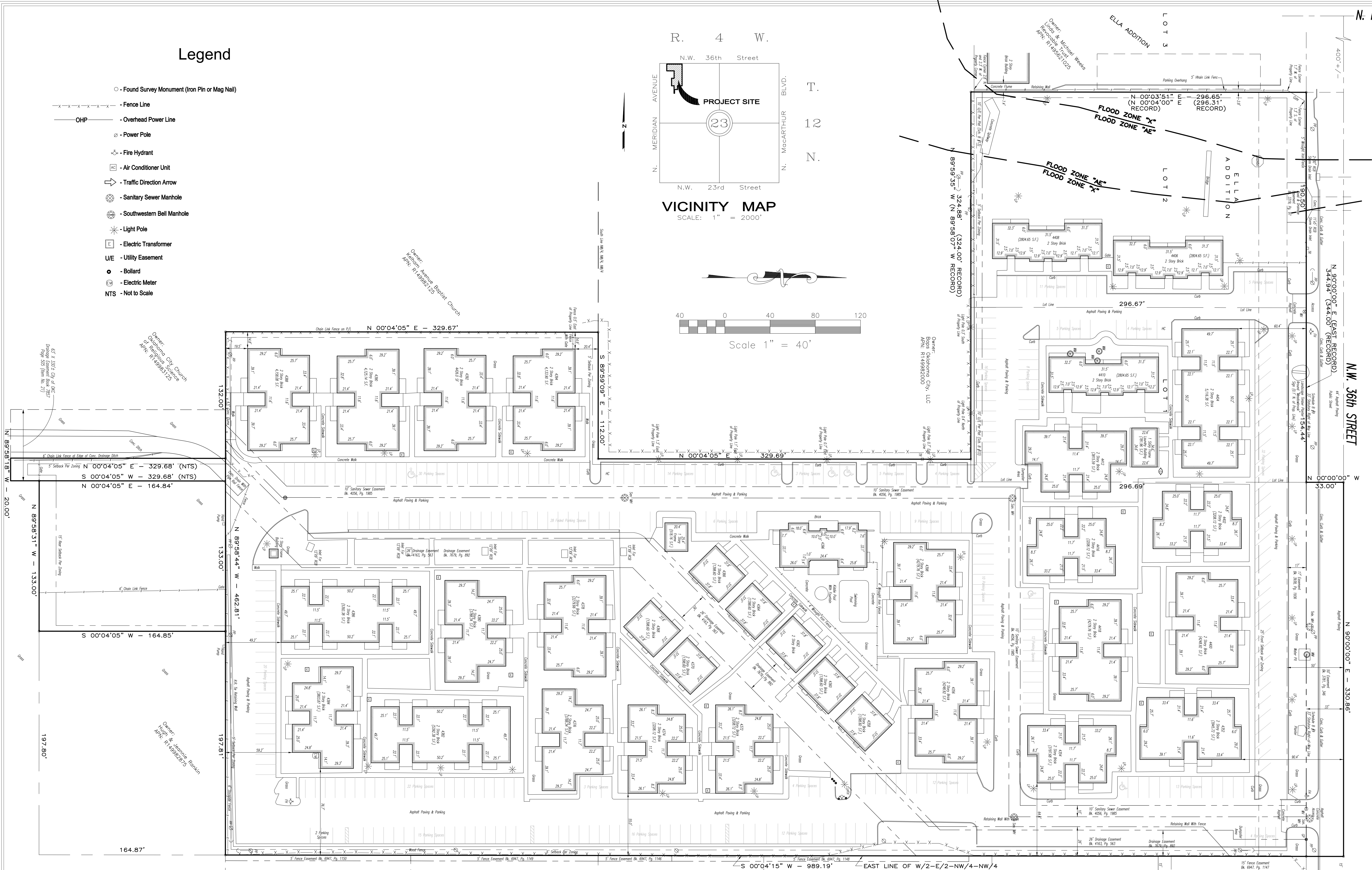
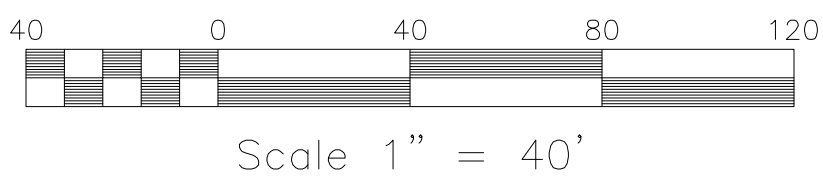
Legend

- - Found Survey Monument (Iron Pin or Mag Nail)
- - - - - Fence Line
- OHP - Overhead Power Line
- ⦿ - Power Pole
- ⦿ - Fire Hydrant
- AC - Air Conditioner Unit
- ➡ - Traffic Direction Arrow
- ⦿ - Sanitary Sewer Manhole
- ⦿ - Southwestern Bell Manhole
- ⦿ - Light Pole
- ⦿ - Electric Transformer
- U/E - Utility Easement
- ⦿ - Bollard
- ⦿ - Electric Meter
- NTS - Not to Scale

R. 4 W.



VICINITY MAP  
SCALE: 1" = 2000'



Owner:  
Collins Kenneth & Pamela A Collins Trust  
APN: R149881625

Owner:  
W. Mathing  
APN: R149881770

Owner:  
First Church of the  
APN: R149881790

Owner:  
First Church of the  
APN: R149881790

Owner:  
First Church of the  
APN: R149881790

Owner:  
Redeemed Christian Church of God  
APN: R149881625

4396 NW 36 Street, Oklahoma City OK 73112

Survey and Plot by:  
**James S. Yager**

Registered Professional Land Surveyor  
Certificate of Authorization Number 2778 Expires: 30 June 2022  
1212 South Air Depot • Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name: Meadowbrook Apts NW 36th.dwg

Date of Survey: 24 January 2022

Date of Revision: 27 June 2022

Page 2 of 2

## LETTER OF AUTHORIZATION

I, Shalom Menora as CEO of Diamond Trail OKC LLC, a Delaware limited liability company, authorize, Drew A. Cunningham, Esq. of the law firm Crowe & Dunlevy to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

4396 Northwest 36th Street, Oklahoma City, OK 73112

---

DIAMOND TRAIL OKC LLC,  
a Delaware limited liability company

By: 

Title: CEO

Date: 4.27.2023



## **OWNERSHIP LIST**

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within **300 FEET**:

**LOTS ONE (1) AND TWO (2) OF ELLA ADDITION IN OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT SHOWN ON ATTACHED "EXHIBIT A" MADE A PART HEREOF.**

### **ELLA ADDITION**

**LOTS 1 & 2 PLUS PT NW4 SEC 23  
12N 4W BEING E132FT OF N/2 SW4  
OF NW4 & NW4 OF SE4 NW4 OF  
NW4 OF NW4 & W/ OF NE4 OF NW4  
OF NW4 & W133FT OF N/W S/2 SE4  
NW4 NW4 & E20FT OF S/2 NW4 NW4  
NW4 & E20FT OF S/2 SW4 NW4 NW4  
SUBJ TO ESMTS OF RECORD**

**DIAMOND TRAIL OKC LLC  
301 SCIENCE DR STE 270  
MOORPARK, CA 93021**

### **UNPLTD PT SEC 23 12N 4W**

**PT NW4 SEC 23 12N 4W BEG 15FT W  
OF SE/C S/2 N/2 NE4 SW4 NW4 TH  
W605FT N72FT E605FT S72FT TO  
BEG EX E15FT PLUS A TR BEG 620FT  
W OF SE/C S/2 N/2 NE4 SW4 NW4 TH  
W40FT N72FT E40FT S72FT TO BEG**

**HOLT GARY LEE TRS  
HOLT GARY LEE TRUST  
8216 NW 65<sup>TH</sup> PL  
OKLAHOMA CITY, OK 73132**

### **WINDSOR HILLS GARDEN HOMES**

**LOT 18, BLOCK 1**

**STEVENSON KAYLA N  
4416 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112**

**LOT 17, BLOCK 1**

**CHEN FENBIN  
DONG CHAORAN  
4414 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112**



**UNPLTD PT SEC 23 12N 4W**

**UNPLTD PT NW4 SEC 23 12N 4W BEG  
72FT N OF SE/C S/2 N/2 NE4 SW4  
NW4 TH W660FT N93FT E660FT  
S93FT TO BEG EX E30FT FOR RD**

**SKYLINE ACRES LLC  
3327 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112**

**WINDSOR HILLS GARDEN HOMES**

**LOT 16, BLOCK 1**

**BROWN MARTY  
4412 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112**

**LOT 15, BLOCK 1**

**MCGINNIS B JO TRS  
MCGINNIS B JO REV LIVING TRUST  
4408 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112**

**COMMON AREAS A B C D &  
PRIVATE STREETS**

**WINDSOR HILLS GARDEN HOMES  
HOMEOWNERS ASSOCIATION INC  
4409 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112**

**LOT 14, BLOCK 1**

**SIMS JESSE JOE & JANICE ELAINE  
4404 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112**

**LOT 13, BLOCK 1**

**BROCKMAN LEONARD W &  
CAROLYN S CO TRS  
BROCKMAN LEONARD W &  
CAROLYN S REV TRUST  
4400 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112**

**LOT 12, BLOCK 1**

**CLEMONS JEFFREY DRU  
301 CROWN COLONY RD  
EDMOND, OK 73034**

**UNPLTD PT SEC 23 12N 4W**

PT NW4 SEC 23 12N 4W BEG 1318.56FT  
S & 615.32FT E OF NW/C NW4 TH  
E43.51FT S331.58FT W625.80FT N46.15FT  
E7FT ELY 30.07FT E130FT NELY100.04FT  
E90.63FT NELY ALONG A CURVE  
65.69FT NELY 146.59FT NELY ALONG A  
CURVE 87.20FT NLY 46.49FT N57.40FT  
TO BEG

CITY OF OKLAHOMA CITY  
208 MUNICIPAL BLDG  
OKLAHOMA CITY, OK 73102

**WINDSOR HILLS GARDEN HOMES**

LOT 11, BLOCK 1

MOSHER PHYLLIS TRS  
MOSHER RONALD J &  
PHYLLIS FAMILY TRUST  
4405 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112

COMMON AREAS A B C D &  
PRIVATE STREETS

WINDSOR HILLS GARDEN HOMES  
HOMEOWNERS ASSOCIATION INC  
4409 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112

LOT 10, BLOCK 1

BEATTY NANCY G  
4413 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112

LOT 9, BLOCK 1

WALTHER ANNE E TRS  
WALTHER ANNE E REV TRUST  
4417 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112

LOT 8, BLOCK 1

SASSEEN ELVUS & SAFIA TRS  
SASSEEN LIV TRUST  
4421 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112

LOT 12, BLOCK 1

RICHARDSON MICHAEL  
RICHARSON SHIRLEY L  
4401 NW 32<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73112

**UNPLTD PT SEC 23 12N 4W**

**PT OF NW4 SEC 23 12N 4W N/2 OF  
N/2 OF NE4 OF SW4 OF NW4 EX A  
TR 300FT E&W BY 80FT N&S IN SE/C**

**CARPENTER G ROBERT & SONIA R  
3311 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112**

**W/2 OF S/2 OF S/2 SW4 OF NW4 OF  
NW4 EXEMPT**

**OKLA CITY CHURCH OF  
RELIGIOUS SCIENCE**

**PT NW4 SEC 23 12N 4W E/2 OF S/2  
OF S/2 OF SW4 OF NW4 OF NW4  
EX E20FT**

**SAME AS ABOVE**

**PT NW4 SEC 23 12N 4W S/2 OF S/2  
OF SE4 OF NW4 OF NW4**

**HIVELY KENNETH J & SUEANNA J  
3327 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112**

**PT NW4 SEC 23 12N 4W N/2 OF S/2  
OF SW4 OF NW4 OF NW4 EX E20FT**

**OKLAHOMA CITY CHURCH OF  
RELIGIOUS SCIENCE**

**PT NW4 SEC 23 12N 4W BEING N2 S2 SE4  
NW4 NW4 EX W133FT**

**RANKIN HUGH K JR & JEANNIE M  
3409 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112**

**PT NW4 SEC 23 12N 4W S2 OF E2 N2  
SE4 NW4 NW4**

**COLLINS KENNETH L &  
PAMELA A TRS COLLINS TRUST  
3413 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112**

**PT OF NW4 SEC 23 12N 4W N/2 OF SW4  
OF NW4 OF NW4 LESS E132FT EXEMPT**

**KELHAM AVENUEEE BAPTIST  
CHURCH OF OKLA**

**PT NW4 SEC 23 12N 4W BEING N/2 OF  
E/2 N/2 SE4 NW4 NW4**

**MOHLING MICHAEL W  
3505 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112**

**PT OF NW4 SEC 23 12N 4W BEG 198FT S  
OF NE/C OF SE4 OF NE4 OF NW4 OF  
NW4 TH S132FT W330FT N132FT E330FT  
TO BEG EX E20FT TO OKLA CITY**

**NEW HOPE WORSHIP CENTER  
3513 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112**

**PT NW4 SEC 23 12N 4W S/2 OF NW4 NW4  
NW4 EX E20FT SUBJ TO ESMTS OF  
RECORD**

**BAPS OKLAHOMA CITY LLC  
PO BOX 519  
WINDSOR, NJ 08561**

PT OF NW4 SEC 23 12N 4W N198FT OF  
SE4 OF NE4 OF NW4 OF NW4 EX BEG  
AT NE/C OF SD TR W115FT S50FT  
E115FT N50FT TO BEG EXEMPT

FIRST CHURCH OF THE BIBLE  
COVENANT OF OKLAHMA CITY

BEG AT NE/C OF S/2 OF E/2 NE4 OF NW4  
OF NW4 OF SEC 23 12N 4W TH W115FT  
S50FT E115FT N50FT TO BEG

NEW HOPE WORSHIP CENTER INC  
3513 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112

ELLA ADDITION

W17FT OF LOT 6 EXEMPT

CITY OF OKLA CITY  
200 N WALKER AVE 2<sup>ND</sup> FLR  
OKLAHOMA CITY, OK 73102

LOT 6 EX W17FT

BARTON FAMILY LLC  
10824 JOSEPH WAY  
YUKON, OK 73099

UNPLTD PT SEC 23 12N 4W

PT NW4 SEC 23 12N 4W S/2 OF  
N/2 OF E/2 OF NE4 OF NW4 OF  
NW4 EX E20FT TO OKLA CITY

PORTERFIELD SHIRLEY SUE  
TRUST  
3605 N GERALDINE AVE  
OKLAHOMA CITY, OK 73112

ELLA ADDITION

LOT 5

LUGAFET DONALD M ETAL  
LUGAFET TONY R  
CRAIG A LF ESTATE  
3620 N MERIDIAN AVE  
OKLAHOMA CITY, OK 73112

LOT 4

LIU DUN  
1025 PRESTON RD APT 5039  
PLANO, TX 75093

LOT 3

PASEO & AUTUMN  
APARTMENTS LLC  
5300 N SHARTEL UNIT 54961  
OKLAHOMA CITY, OK 73154

**LOTS 1 & 2 EXEMPT**

**CITY OF OKLA CITY  
200 N WALKER AVE 2<sup>ND</sup> FLR  
OKLAHOMA CITY, OK 73102**

**LOTS 1 & 2 ELLA ADDN PLUS PT  
NW4 SEC 23 12N 4W BEING E132FT  
OF N/2 SW4 NW4 OF NW4 & NW4 OF  
SE4 NW4 OF NW4 & W/2 OF NE4 OF  
NW4 & W133FT OF N/2 S/2 SE4 NW4  
NW4 & E20FT OF S/2 NW4 NW4 NW4  
E20FT OF S/2 SW4 NW4 NW4 SUBJ TO  
ESMTS OF RECORD**

**DIAMOND TRAIL OKC LLC  
301 SCIENCE DR STE 270  
MOORPARK, CA 93021**

**UNPTD PT SEC 23 12N 4W**

**PT NW4 SEC 23 12N 4W N/2 OF N/2 OF  
E/2 OF NE4 OF NW4 OF NW4**

**REDEEMED CHRISTIAN  
CHURCH OF GOD  
11216 NILE AVE  
OKLAHOMA CITY, OK 73114**

**FAIRVIEW HEIGHTS ADD**

**A TR IN SE/C OF LOT 9 BEING 17FT  
N&S BY 32.42FT E&W EXEMPT  
BLOCK 8**

**CITY OF OKLA CITY  
200 N WALKER AVE 2<sup>ND</sup> FLR  
OKLAHOMA CITY, OK 73102**

**W134FT LOT 8, BLOCK 8**

**ARMAN INVESTMENTS LLC  
PO BOX 21592  
OKLAHOMA CITY, OK 73156**

**E64.71FT OF LOT 8 & ALL LOT 9 &  
W42.6FT OF LOT 10 EX A TR IN  
SE/C 17FT N&S BY 32.42FT E&W, BLOCK 8**

**GENTRY WILLIAM BYRON &  
CANDICE GLYNN  
4435 NW 36<sup>TH</sup> ST  
OKLAHOMA CITY, OK 73112**

**LOT 10, BLOCK 8**

**HULL SHANAN B  
HUBBLE BRITTANY C  
7613 NW 132<sup>ND</sup> PL  
OKLAHOMA CITY, OK 73162**



**LOT 11, BLOCK 8**

**FRY PROPERTIES LLC  
2100 NW 20<sup>TH</sup> ST  
OKLAHOMA CITY, OK 73107**

**PT LOT 8 BEG AT NW/C TH E132.80FT  
S38.43FT SE62.70FT W123.84FT TH NW  
ON A CURVE TO THE LEFT 102.21FT  
TO BEG, BLOCK 7**

**JAMIE AND CHRIS LLC  
516 N COLLEGE ST  
WAXAHACHIE, TX 75165**

**LOT 8 EX BEG AT NW/C TH E132.80FT  
S38.43FT SE62.70FT W123.84FT TH NW ON  
A CURVE TO THE LEFT 102.21FT TO BEG  
BLOCK 7**

**JAMIE AND CHRIS LLC  
516 N COLLEGE ST  
WAXAHACHIE, TX 75165**

**LOT 7, BLOCK 8**

**FAVATA DANIEL R & RHONDA  
E CO TRS  
FAVATA DANIEL R & RHONDA E  
REV TRUST  
3710 N MERIDIAN AVE  
OKLAHOMA CITY, OK 73112**

**LOT 12, BLOCK 8**

**HEARD KEVIN  
CASSAR LEIGH  
3813 NW 34<sup>TH</sup> ST  
OKLAHOMA CITY, OK 73112**

**LOT 6, BLOCK 8**

**WILSON CECIL J  
524 LONGVIEW DR SW  
PIEDMONT, OK 73078**

**LOT 13, BLOCK 8**

**NEELY JOHN E  
MCLENDON CAROL  
3711 AMELIA AVE  
OKLAHOMA CITY, OK 73112**

**LOT 7, BLOCK 7**

**MILLS JAMES B  
234 NICLAUS DR  
OCEANSIDE, CA 92056**

**LOT 11, BLOCK 7**

**MORRELL RITA REA  
805 N CEDARDALE RD  
OKLAHOMA CITY, OK 73127**

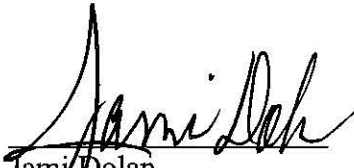
LOTS 9 & 10, BLOCK 7

OKLAHOMA ZOTUNG BAPTIST  
CHURCH  
4233 NW 57<sup>TH</sup> ST  
OKLAHOMA CITY, OK 73112

This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 22nd day of SEPTEMBER, 2023.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.

  
Jami Dolan  
Asst. Secretary

  
Mitchell D. Reid, Vice President

On this 22nd day of SEPTEMBER, 2023 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell D. Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



  
Susan Lowrance, Notary Public

My Commission Expires: 1-24-24  
My Commission Number: 0000353  
Reference #2302645

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD – ( )**

**MASTER DESIGN STATEMENT**  
**FOR**

**Diamond Trail Apartments**

4396 NW 36<sup>th</sup> Street, Oklahoma City, OK 73112

**PREPARED FOR:**

Diamond Trail OKC LLC  
8833 Gross Point Road, Ste. 206  
Skokie, IL 60077  
847-679-6200  
shalom@menorafinancial.com

**PREPARED BY:**

Crowe & Dunlevy  
Drew A. Cunningham, Esq.  
324 N. Robinson Ave. Ste. 100  
Oklahoma City, OK 73102  
405-234-3270  
drew.cunningham@crowedunlevy.com

**Commercial**

## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
DEVELOPMENT AND SUBDIVISION VARIATIONS .....	6.1
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12

HEIGHT REGULATIONS .....	9.13
SETBACK REGULATIONS .....	9.14
PERMIT REQUIREMENTS .....	9.15
PUBLIC IMPROVEMENTS .....	9.16
COMMON AREAS .....	9.17
GENERAL DESIGN AND DEVELOPMENT GUIDELINES .....	9.18
SPECIFIC PLAN AND PRELIMINARY PLAT .....	9.19
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>



## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of **Diamond Trail Apartments**, consisting of approximately 11.66 acres are located within the NW/4 of Section 23, Township 12 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 4396 NW 36<sup>th</sup> Street, Oklahoma City, OK .

## **SECTION 2.0 ..... LEGAL DESCRIPTION**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner of this property is Diamond Trail OKC LLC. The developer of this property is Diamond Trail OKC LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for R-4 General Residential District. Surrounding properties are zoned and used for:

North: The property immediately to the north is NW 36<sup>th</sup> Street, a multilane major arterial street.

East: East of the proposed PUD is both a PUD and single family residential zoning.

South: South of the proposed PUD is R-1, “Single Family” Residential and is developed as such.

West: West of this PUD is R-4 multiple family residential and single family residential zoning. However, the single family zoning is developed as church.

The subject property is currently used for Residential apartments (zoned R-4). Surrounding properties include single family homes, churches, a chiropractor and a Chinese massage parlor. This PUD District includes multifamily uses which are specifically permitted within the current zoning district, however, the surrounding uses do not permit multifamily residential as they are developed with single family or commercial uses.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The elevation of the subject property is roughly 11 acres in size and the slope analysis reveals it gently falls from the east to the west and south toward an existing channel. The subject property is presently developed and improved with a significant amount of impervious cover. Less than 5% of the subject property is in the 100 year flood plain, but this portion of the property is undeveloped and will not be developed.

There are provided common open spaces and natural resource areas in this Planned Unit Development. The common open spaces include a community pool, breezeways between the apartment buildings, walkways between the apartment buildings, and trees surrounding the parking lots, which are shown on the Master Development Plan.

## **SECTION 6.0 .....CONCEPT**

The sole purpose of this PUD is to modify the existing R-4 based zoning so that the applicable height restriction will permit the reconstruction of 2-story buildings currently located on the PUD site. The PUD site is fully developed and was constructed in 1971. The permitted use, multifamily residential, will remain unchanged.

The subject property is a residential apartment complex consisting of 35 separate buildings. The entire property is zoned R-4. Of the 35 buildings, 10 either abut neighboring property that is zoned R-1, or are within 60 feet of neighboring property that is zoned R-1. These 10 buildings are identified on the survey of the property as buildings #4372, 4374, 4376, 4384, 4386, 4388, 4390, 4392, 4394, and 4408. These 10 buildings are 2 stories in height. The Applicant is seeking to establish this PUD so that all buildings located on the subject property that are 2 stories tall, can be rebuilt to 2 stories if they were ever destroyed or demolished.

## **SECTION 6.1 ..... DEVELOPMENT AND SUBDIVISION VARIATIONS**

There are no proposed variances to the City of Oklahoma City Subdivision regulations as part of this PUD.

The following represents variations to the R-4 base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2023, as amended:

**Chapter 59, Section 6100.2** - The Bulk Standards for property zoned R-4 (such as the subject property) state that the Maximum Height shall be 20 feet and 1 story tall when the subject property abuts adjacent property that is zoned R-1, or is within 60 feet of other property that is zoned R-1.

This PUD will amend the current applicable Maximum Height restriction. This PUD will have a Maximum Height restriction of 2 ½ stories tall or 40 feet.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is NW 36<sup>th</sup> street which has a right-of-way width of 100 feet and is paved to all applicable standards. The nearest street to the east is N. Geraldine Ave. which has a right-of-way width of 50 feet and is paved to all applicable standards. The nearest street to the south is NW 30<sup>th</sup> street which has a right-of-way width of 50 feet and is paved to all applicable standards. The nearest street to the west is N. Meridian Ave. which has a variable right-of-way width of and is paved to all applicable standards.

There are no proposed streets within this PUD. All internal drives are private and constructed to private drive standards.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

#### 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

#### 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

#### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 24 located at 1500 N. Meridian Avenue, Approximately 1.8miles from this PUD development. Anticipated response times are of satisfactory levels.

#### 7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

#### 7.6 ..... PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

#### 7.7 ..... DRAINAGE

Approximately less than 5% of the property within this Planned Unit Development is within a FEMA 100-year flood plain. The remainder of the property is within the FEMA 500 year flood plain. However, the entire portion of the property that is within the 100 year flood plain is undeveloped, and will remain undeveloped. The general location of the FEMA 100-year flood plain is delineated on the Master Development Plan.

#### 7.8 .....COMPREHENSIVE 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 Urban Low Intensity area standards.

### **SECTION 8.0.....SPECIAL 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 2023, 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, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

#### 9.0.....SPECIAL CONDITIONS

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

##### Permitted Use(s):

8200.12 – Multiple Family Residential

All uses permitted pursuant to the R-4 General Residential District by right.

##### Conditional Uses(s):

none

##### Condition(s):

not applicable

##### Special Exception Use(s):

none

##### Special Permit Use(s):

none

#### 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, 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.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

All existing building shall be deemed in conformance with this PUD.

#### 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 re-development. All existing landscaping shall be deemed in conformance until a redevelopment of the property occurs.

#### 9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2023, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

#### 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, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

Sight-proof screening may consist of the side of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

#### 9.5 ..... PLATTING REGULATIONS

Platting shall be subject to the City of Oklahoma City Subdivision Regulations.



## 9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2023, 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.

## 9.8 ..... ACCESS REGULATIONS

The existing 2 access points from NW 36<sup>th</sup> street shall serve this PUD.

The currently existing streets and driveways shall satisfy all access regulations for this PUD site.

Access to this PUD shall be via the existing 2 access points from NW 36<sup>th</sup> Street.

Upon redevelopment of this PUD, Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

## 9.9 ..... PARKING REGULATIONS

The currently existing 318 parking spaces shall be deemed to satisfy the required parking for all multifamily residential uses within this PUD. If redevelopment occurs, parking shall be provided in accordance with applicable codes.

Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD. On-street parking must be approved by the Streets Commission prior to development.

## 9.10 ..... SIGNAGE REGULATIONS

Existing signage shall be deemed in conformance with this PUD.

There shall be no more than 3 freestanding signs in this PUD.

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 8 feet high and 100 square feet in area. The signs shall be covered with a material consistent with the commercial buildings they serve.

A sign that contains the name of any business and/or multi-family development located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within this PUD.

Canopy signs shall be permitted for each business use in the PUD and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches high and backlit.

#### 9.10.1 ..... ATTACHED SIGNS

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

#### 9.10.2 ..... NON-ACCESSORY SIGNS

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

#### 9.10.3 ..... 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

The existing sidewalks on this PUD shall satisfy the requirements of this PUD. Should the sidewalks be removed or damaged during construction, said sidewalks shall be replaced in accordance with all application guidelines and regulations.

#### 9.13 ..... HEIGHT REGULATIONS

All structures located in this PUD shall have a maximum height of 35 feet and 2 stories.

#### 9.14 ..... SETBACK REGULATIONS

The setback requirements for this PUD shall be the same as the R-4 General Residential District base-zoning district.

#### 9.15 ..... PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

#### 9.16 ..... 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.

#### 9.17 ..... 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.

#### 9.18 ..... GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

Should the site be redeveloped, a specific plan shall be required.

#### 9.19 ..... SPECIFIC PLAN AND FINAL PLAT

No building permits for construction of additional structures not currently existing at the time this PUD was created shall be issued in this PUD until a Specific Plan and Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2023, as amended shall have been approved by the Planning Commission.

### **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 – Master Development Plan Map w/topography lines







SURVEYOR'S CERTIFICATE

To:

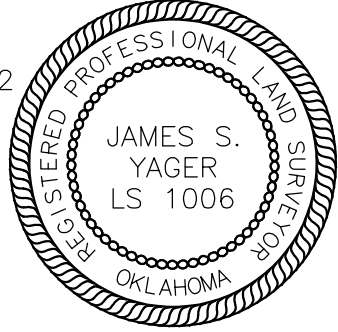
Stewart Title Guaranty Company  
MeadowBrook Estates, L.L.C.  
MF1 Capital LLC, a Delaware limited liability company, and its successors  
and assigns  
Diamond Trail OKC LLC, a Delaware limited liability company  
Nixon Peabody LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on January 20, 2022.

Date of Plat or Map: 24 January 2022

Date Signed: 6-27-22

James S. Yager  
Licensed Professional Land Surveyor No. 1006  
Certificate of Authorization Number 2778  
Expires: 6-30-2022  
1212 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3412  
Email: jim@yagersurvey.com



LEGAL DESCRIPTION

Lots One (1) and Two (2), of ELLA ADDITION in Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 132 Feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the West 133 Feet of the North Half (N/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

The Title Description and Schedule B items hereon are taken from Stewart Title Guaranty Company, Commitment No. UANA-202200108, Dated December 2, 2021.

ZONING

Zoned: RM-4 General Residential District

Building Set-Back Lines Required

Front: 25 Ft  
Interior Side: 5 Ft  
Corner Side: 15 Ft  
Rear: 15 Ft

Building Size:

Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 Ft: 20 Ft and 1 story

Between 60 Ft and 75 Ft of said Districts: shall not exceed a 45° bulk plane, measured from a point 35 Ft above grade at the 75 Ft mark

Other: None  
(20 Ft & 1 Story, Allowed)

Density

Building Density Formula:  
Maximum Density: 1 Dwelling Unit per 1,250 Sq Ft

Parking

Parking Space Formula:  
Multiple-Family Residential  
Efficiency & 1 Bedroom – 1.5 per unit  
2 or More Bedroom – 2 per unit  
(1 Bed – 84 and 2 7 3 Bed – 150, Per Unit Mix)  
(84 x 1.5 = 126)(150 x 2 = 300)

Zoning Information:

PZR Report dated May 26, 2022  
PZR Site Number: 155566-4

SCHEDULE B ITEMS

- Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable. Does Affect - As Shown
- Riparian or water rights, claims, or title to water whether or not shown by the public records. Does Not Apply
- Rules, regulations and/or ordinances relating to airports. Does Not Apply
- Owner's Certificate, Dedication, Restrictions and Plat of ELLA ADDITION recorded at Book 30 of Plats, page 50 and as amended via First Amendment to Owner's Certificate and Dedication recorded at Book 3993, Page 621. Does Affect
- All easements, building set back lines, limitations on access, notes and other matters shown on or set forth in the recorded Plat of ELLA ADDITION recorded at Book 30 of Plats, Page 50. Does Affect
- Easement in favor of the City of Oklahoma City recorded at Book 3319, Page 97. Does Affect - As Shown
- Screening Covenant and Restrictions recorded in Book 3938, Page 1934. Does Affect - Blanket
- Easement in favor of the City of Oklahoma City recorded in 3938, Page 1936. Does Affect - As Shown
- Covenant recorded at Book 3781, Page 340. Not a Survey Matter
- Easement in favor of the City of Oklahoma City recorded in Book 3781, Page 346. Does Affect - As Shown
- Easement in favor of the City of Oklahoma City recorded in Book 4056, Page 1985. Does Affect - As Shown
- Easement in favor of the City of Oklahoma City recorded at Book 4163, Page 563. Does Affect - As Shown
- Easement in favor of the City of Oklahoma City recorded at Book 7857, Page 505. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded in Book 6947, Page 1146. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded in Book 6947, Page 1147. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1148. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1149. Does Affect - As Shown
- Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1150. Does Affect - As Shown
- Easement in favor of the City of Oklahoma City recorded in Book 7679, Page 892. Does Affect - As Shown
- Affidavit of Contractual Agreements in favor of Cox Communications, Inc., recorded in Book 8181, Page 781. Not a Survey Matter
- Affidavit of Contractual Agreements in favor of Cox Communications, Inc., recorded in Book 11055, Page 793. Not a Survey Matter
- Terms, conditions and provisions contained in unrecorded Lease entered by and between Meadowbrook Estate Apartments as Lessor, in favor of Mac-Gray Services, Inc., as Lessee, evidenced of record by Memorandum of Lease recorded at Book 12024, Page 1903. Not a Survey Matter
- Grant of Easement and Memorandum of Agreement dated September 17, 2012 and entered by and between Meadowbrook Estates, LLC and CoxCom, LLC, recorded at Book 12046, Page 878. Does Affect - Blanket

FLOOD ZONE

Subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) and Flood Zone "AE" (Areas of 100 year flood; Base Flood Elevations and Flood Hazard factors not determined) as shown on Flood Insurance Rate Map, Panel Number 40109C0213 G, with an effective date of July 2, 2002, which is the current map for this area.

GENERAL NOTES

The basis for the bearings shown on the attached Plat of Survey, are based upon the record legal description which used the North Line of the Northwest Quarter of Section 23, T. 12 N., R. 4 W., I.M., Oklahoma County, Oklahoma, as a due East/West bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

At the time of survey, no evidence of existing cemeteries existed.

At the time of survey, 304 Regular Parking Spaces and 14 Handicap Parking Spaces existed.

The property has direct access to NW 36th Street a dedicated public street.

No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

The surveyor was not made aware of any proposed changes in street right of way lines.

No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

All offsite appurtenant easements have been shown.

The Title Description and Schedule B items hereon are taken from Stewart Title Guaranty Company, Commitment No. UANA-202200108, Dated December 2, 2021.

All boundary calls are record and measured.

All one story buildings are 18' in height and all two story buildings are 28' feet in height.

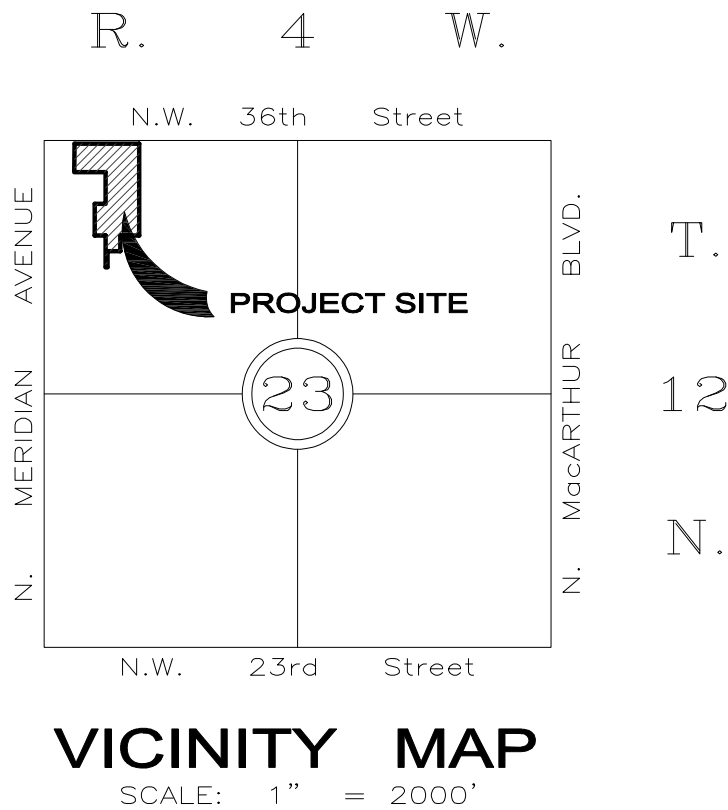
LAND AREA

Subject tract contains 508,216.192 Square Feet or 11.667 Acres, more or less.

ENCROACHMENTS

Fence along West property line as noted.

Multiple light poles over property line as noted.



4396 NW 36 Street, Oklahoma City OK 73112

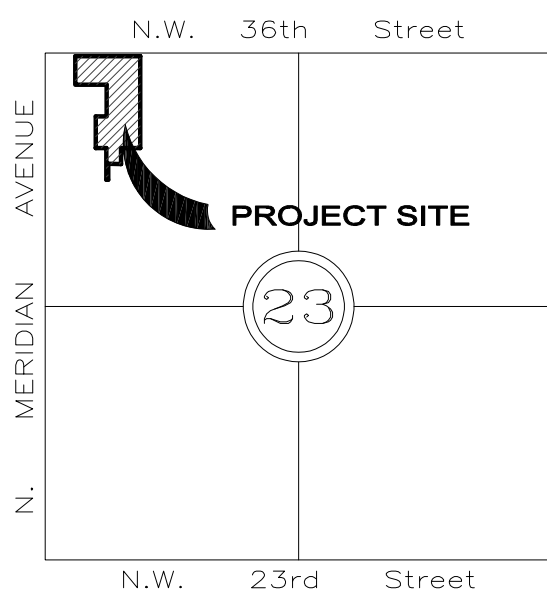
Survey and Plat by:  
**James S. Yager**  
Registered Professional Land Surveyor  
Certificate of Authorization Number 2778 Expires: 30 June 2022  
1212 South Air Depot • Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name:	Meadowbrook Apts NW 36th.dwg
Date of Survey:	24 January 2022
Date of Revision:	27 June 2022
Page 1 of 2	

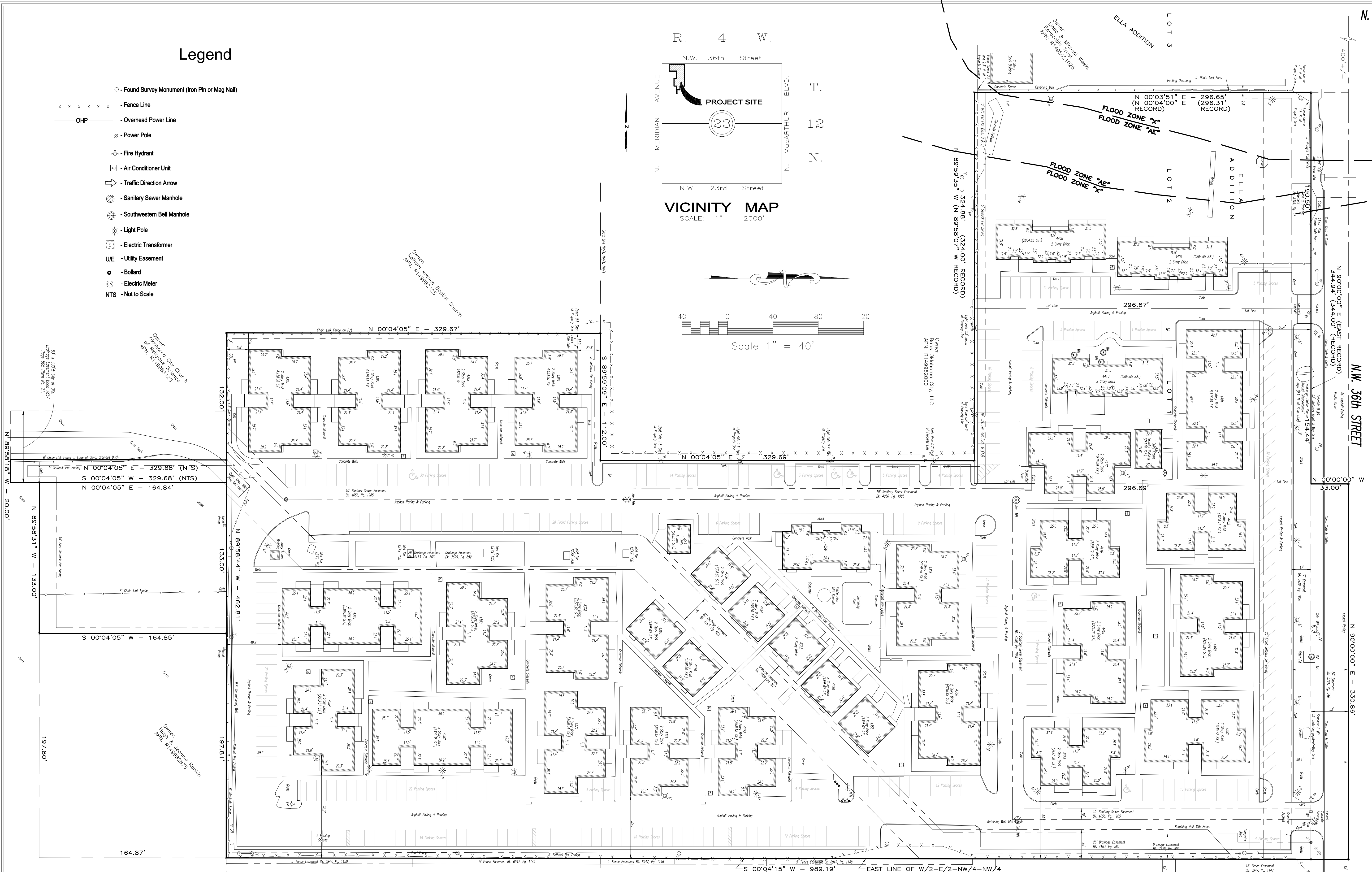
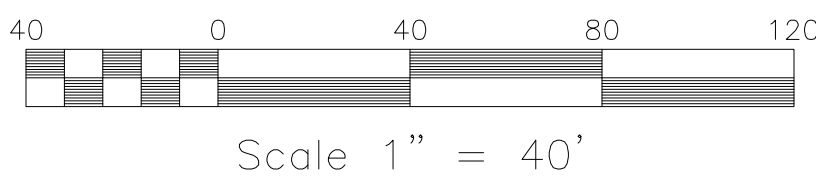
Legend

- - Found Survey Monument (Iron Pin or Mag Nail)
- - - - - Fence Line
- OHP - Overhead Power Line
- ⦿ - Power Pole
- ⦿ - Fire Hydrant
- AC - Air Conditioner Unit
- ➡ - Traffic Direction Arrow
- ⦿ - Sanitary Sewer Manhole
- ⦿ - Southwestern Bell Manhole
- ⦿ - Light Pole
- ⦿ - Electric Transformer
- U/E - Utility Easement
- ⦿ - Bollard
- ⦿ - Electric Meter
- NTS - Not to Scale

R. 4 W.



VICINITY MAP  
SCALE: 1" = 2000'



Owner:  
Collins Kenneth & Pamela A Collins Trust  
APN: R14981625

Owner:  
W. Mathing  
APN: R14981770

Owner:  
First Church of the  
APN: R14981790

Owner:  
First Church of the  
APN: R14981790

Owner:  
First Church of the  
APN: R14981790

Owner:  
First Church of the  
APN: R14981790

4396 NW 36 Street, Oklahoma City OK 73112

Survey and Plot by:  
**James S. Yager**  
Registered Professional Land Surveyor

Certificate of Authorization Number 2778 Expires: 30 June 2022  
1212 South Air Depot • Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name: Meadowbrook Apts NW 36th.dwg

Date of Survey: 24 January 2022

Date of Revision: 27 June 2022

Page 2 of 2





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: 10/03/23 REASON PERMIT OR LICENSE IS BEING VOIDED OR STATUS D or  
TRANSFERRED or PRE\_PAY CLOSEOUT

BOARD OF ADJUSTMENT WOULD NOT HEAR THIS REQUEST AS A

VARIANCE AND ASKED FOR IT TO CHANGE TO A PUD

LIST NEW PERMIT OR LICENSE NUMBER FOR THE SAME PROJECT: PUD-01978

CREDIT AMOUNT: 1200.00

XX TRANSFER

PERMIT/TRUST/LICENSE FROM # BOA-15397 TO PUD-01978

\_\_\_\_ 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

10/03/23

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.