



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

Life Style Addition

Name of Development or Applicant **1103 LIFE STYLE DRIVE**

Canadian County; 090094661, 090094662, 090094663, 090094664, 090094665, 090094666, 090094667,  
090094668, 090094669, 090094670, 090094672, 090094673, 090094674, 090094675, 090125246

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only	2002
Case No.: PUD -	
File Date:	3-14-24
Ward No.:	W1
Nbhd. Assoc.:	----
School District:	Yukon
Extg Zoning:	PUD-20A / PUD-20B
Overlay:	

74.37 ac 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 \$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

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@wbfbllaw.com; kturner@wbfbllaw.com;

esilberg@wbfbllaw.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.

BOOK PAGE

2224 062

RECORDER'S MEMORANDUM  
AT THE TIME OF RECORDATION, THIS  
INSTRUMENT WAS FOUND TO BE INADEQUATE  
FOR THE BEST PHOTOGRAPHIC REPRODUCTION  
REASON: OF ILLEGIBILITY, SECTION OF  
PHOTO COPY, DISCOLORED PAPER, ETC.

W-2A (Individual Form)

# WARRANTY DEED

8-0-A

KNOW ALL MEN BY THESE PRESENTS:

THAT PAUL TREADWELL and VIRGINIA M. TREADWELL, husband and wife

part(y) (ies) of the first part, in consideration of the sum of Ten and no/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto WELCOME HOME COMMUNITIES, L.L.C., an Oklahoma limited liability company

Num. Index  
B & P.N. book  
Margin

part(y) (ies) of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:



STATE OF OKLAHOMA  
CANADIAN COUNTY  
FILED OR RECORDED  
1999 JAN 27 A 9:37  
MARY HISHOE  
COUNTY CLERK

A tract of land lying in the Southwest Quarter SW/4 of Section Twenty Five (25), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" East along the South line of said Southwest Quarter a distance of 847.15 feet to the point of beginning; thence North 00 Deg. 32'45" West a distance of 2824.24 feet to a point on the North line of said Southwest Quarter; thence South 48 deg. 04'29" East a distance of 624.90 feet; thence South 48 deg. 39'37" East a distance of 51.25 feet; thence South 44 deg. 44'30" East a distance of 197.19 feet to a point of curvature; thence Southeasterly along the arc of a curve to the left, said curve having a radius of 1562.92 feet (a chord bearing South 65 deg. 02'02" East, a chord length of 1155.98 feet) an arc distance of 1184.10 feet, thence South 88 deg. 05'53" East a distance of 84.16 feet to a point on the East line of said Southwest Quarter; thence South 00 deg. 10'52" East along said East line a distance of 1540.63 feet to the Southeast corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" West along the aforementioned South line of the Southwest Quarter a distance of 1755.65 feet to the point of beginning. Less and except a strip of land 60 feet wide lying in the SW/4 of Section 25, Township 12 North, Range 5 West of the Indian Meridian, more particularly described as follows: Commencing at the SE corner of the SW/4 of said Section 25; thence North along the East line of the said SW/4 a distance of 408.00 feet to the point of beginning; thence North 45 deg. 00'00" West a distance of 84.85 feet; thence North parallel to the East line of said SW/4 a distance of 872.63 feet more or less, to the South line of the Oklahoma City Canal easement; thence Easterly along the South line of said easement a distance of 40.00 feet, more or less, to the East line of said SW/4; thence South along the East line of the said SW/4 a distance of 932.63 feet, more or less to the point of beginning.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part(y) (ies) of the second part, (his) (her) (their) heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature, EXCEPT

SUBJECT TO EASEMENTS, RESTRICTIONS AND MINERAL CONVEYANCES OF RECORD.

Exempt Documentary Stamp Tax OS Title 68,  
Article 32, Section 3202 Paragraph 4

Signed and delivered this 25th day of January, 1999  
Paul Treadwell Virginia M. Treadwell  
PAUL TREADWELL VIRGINIA M. TREADWELL

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKla. County of Canadian, SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 25 day of

January, 1999, personally appeared

PAUL TREADWELL and VIRGINIA M. TREADWELL, husband and wife

identical person(s) who executed the within and foregoing instrument, and acknowledged to me that (he) (she) (they) executed the same as (his) (her) (their) free and voluntary act and deed for the uses and purposes therein set forth.

Under my hand and seal the day and year last above written.

My commission expires 3-7-99 E. Jelle Cash Notary Public

(SEAL)

001980

NOTE—The LOCAL AGENT for FIRST AMERICAN TITLE INSURANCE COMPANY, Oklahoma City, furnishes this form to ATTORNEYS, as a courtesy and for their convenience. All legal instruments should be prepared or supervised by ATTORNEYS.  
Warranty Deed (Statutory Form—Individual) #9501 COURTESY ONLY — NO LIABILITY ASSUMED

Canadian County Clerk's Office

Exhibit A  
Legal Description

A tract of land lying in the Southwest Quarter SW/4 of Section Twenty Five (25), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" East along the South line of said Southwest Quarter a distance of 847.15 feet to the point of beginning; thence North 00 Deg. 32'45" West a distance of 2624.24 feet to a point on the North-line of said Southwest Quarter; thence South 48 deg. 04'29" East a distance of 626.90 feet; thence South 48 deg. 39'37" East a distance of 51.25 feet; thence South 44 deg. 44'30" East a distance of 197.19 feet to a point of curvature; thence Southeasterly along the arc of a curve to the left, said curve having a radius of 1562.92 feet (a chord bearing South 65 deg. 02'02" East, a chord length of 1155.98 feet) an arc distance of 1184.10 feet, thence South 88 deg. 05'53" East a distance of 84.16 feet to a point on the East line of said Southwest Quarter; thence South 00 deg. 10'52" East along said East line a distance of 1540.63 feet to the Southeast corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" West along the aforementioned South line of the Southwest Quarter a distance of 1755.65 feet to the point of beginning. Less and except a strip of land 60 feet wide lying in the SW/4 of Section 25, Township 12 North, Range 5 West of the Indian Meridian, more particularly described as follows: Commencing at the SE corner of the SW/4 of said Section 25; thence North along the East line of the said SW/4 a distance of 608.00 feet to the point of beginning; thence North 45 deg. 00'00" West a distance of 84.85 feet; thence North parallel to the East line of said SW/4 a distance of 872.63 feet more or less, to the South line of the Oklahoma City Canal easement; thence Easterly along the South line of said easement a distance of 60.00 feet, more or less, to the East line of said SW/4; thence South along the East line of the said SW/4 a distance of 932.63 feet, more or less to the point of beginning.

## LETTER OF AUTHORIZATION

Welcome Home Communities, LLC, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location see attached legal description.

By: 

Title: Manager/Member

Date: 2/26/2024

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

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF CANADIAN                                 )

The undersigned bonded abstractor in and for Canadian County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

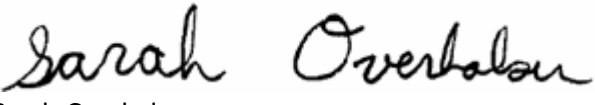
A tract of land lying in the Southwest Quarter SW/4 of Section Twenty Five (25), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being described as follows:  
Commencing at the Southwest corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" East along the South line of said Southwest Quarter a distance of 847.15 feet to the point of beginning; thence North 00 Deg. 32'45" West a distance of 2624.24 feet to a point on the North-line of said Southwest Quarter; thence South 48 deg. 04'29" East a distance of 626.90 feet; thence South 48 deg. 39'37" East a distance of 51.25 feet; thence South 44 deg. 44'30" East a distance of 197.19 feet to a point of curvature; thence Southeasterly along the arc of a curve to the left, said curve having a radius of 1562.92 feet (a chord bearing South 65 deg. 02'02" East, a chord length of 1155.98 feet) an arc distance of 1184.10 feet, thence South 88 deg. 05'53" East a distance of 84.16 feet to a point on the East line of said Southwest Quarter; thence South 00 deg. 10'52" East along said East line a distance of 1540.63 feet to the Southeast corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" West along the aforementioned South line of the Southwest Quarter a distance of 1755.65 feet to the point of beginning. Less and except a strip of land 60 feet wide lying in the SW/4 of Section 25, Township 12 North, Range 5 West of the Indian Meridian, more particularly described as follows:  
Commencing at the SE corner of the SW/4 of said Section 25; thence North along the East line of the said SW/4 a distance of 608.00 feet to the point of beginning; thence North 45 deg. 00'00" West a distance of 84.85 feet; thence North parallel to the East line of said SW/4 a distance of 872.63 feet more or less, to the South line of the Oklahoma City Canal easement; thence Easterly along the South line of said easement a distance of 60.00 feet, more or less, to the East line of said SW/4; thence South along the East line of the said SW/4 a distance of 932.63 feet, more or less to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: FEBRUARY 13, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2858018-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
WELCOME HOME COMMUNITIES LLC	5111 S MERIDIAN AVE.WICHITA.KS.67217-3790			LIFE STYLE ADDITION COMMON AREAS A, B, C, D, E AND LIFE STYLE ADDITION LOTS 1-40 BLK 1 AND LIFE STYLE ADDITION LOTS 1-155 BLK 2 AND LIFE STYLE ADDITION LOTS 1-53 BLK 3 AND LIFE STYLE ADDITION LOTS 1-20 BLK 4 AND LIFE STYLE ADDITION LOTS 1-5 BLK 5 AND LIFE STYLE ADDITION LOTS 1-6 BLK 6 AND LIFE STYLE ADDITION LOTS 1-8 BLK 7 AND LIFE STYLE ADDITION LOTS 1-7 BLK 8 AND LIFE STYLE ADDITION LOTS 1-10 BLK 9 AND WELCOME HOME COMMUNITY LIFE STYLE ADDITION COMMON AREA A AND LIFE STYLE ADDITION PRIVATE STREETS, LIFE STYLE LN, LIFE STYLE DR, CRIMSON LN, TEMPLET DR, FLEETWOOD DR, NW 14TH ST, NW 13TH PL, NW 12TH PL, NW 11TH ST, APRICOT CT, VIOLET CT, FIESTA CT, NW 10TH ST ALL ARE THE SUBJECT PROPERTY
ELIZABETH J PACKNIT, TRUSTEE OF THE ALLEN-PACKNIT 2019 S/P TRUST	8470 PERSIMMON HILL RD.ARCADIA.OK.73007			PT NW/4 25-12N-5W (A#4 ON THE MAP)
THE CITY OF OKLAHOMA CITY OK	200 N WALKER.OKLAHOMA CITY.OK.73102			PT SW/4 25-12N-5W (A#7 ON THE MAP) AND PT SW/4 25-12N-5W (A#1 ON THE MAP)-PT SW4 (PT LOT 12) AND PT SW/4 25-12N-5W (A#2 ON THE MAP) PT SW4 (PT NW4 & PT LOT 5) AND PT SE/4 25-12N-5W (A#1 ON THE MAP) PT SE4 (PT NE4, PT LOT 6 & PT LOT 12) AND PT NW/4 25-12N-5W (A#1 ON THE MAP)
YES WESTLAKE LLC	5050 S SYRACUSE ST.STE 1200.DENVER.CO.80237			PT SW/4 25-12N-5W (A#3 ON THE MAP)
YES OVERHOLSER LLC	5050 S SYRACUSE ST STE 1200.DENVER.CO.80237			PT SE/4 25-12N-5W (A#5 ON THE MAP)
OKLA GAS & ELEC	BOX 190.OKLA CITY.OK.73100			PT NE/4 36-12N-5W (A#2 ON THE MAP) AND PT NW/4 36-12N-5W (A#3 ON THE MAP)
BELMONTE DEVELOPERS LLC	4900 N PORTLAND STE 111.OKLAHOMA CITY.OK.73112			PT NW/4 36-12N-5W (A#1 ON THE MAP)
BICO DRILLING TOOLS INC	1604 GREENS RD.HOUSTON.TX.77032			PT NW/4 36-12N-5W (A#2 ON THE MAP)
SWIFT TRANSPORTATION CO INC	PARDIGM TAX GROUP LLC.PO BOX 29243.PHOENIX.AZ.85038			PT NW/4 36-12N-5W (A#6 ON THE MAP)
LONGWOOD RENTALS LLC	1150 E WHISPERING OAKS TER.MUSTANG.OK.73064	1-A2	1	TENTH & MORGAN INDUSTRIAL DISTRICT
OKC DG DANSIE LLC	7070 W HERRIMAN HWY.HERRIMAN.UT.84096	1-A4	1	TENTH & MORGAN IDNUSTRIAL DISTRICT
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT ARE NOT SET OUT ABOVE.

NV14 25-12-N-SW

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SE/4 25-12N-5W

NW 36-12N-SW

NE 1/4  
36-12 N-SW

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

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**Life Style Addition**

March 13, 2024

**PREPARED FOR:**

Welcome Home Communities, LLC  
5111 S Meridian Ave.  
Wichita, KS 67217  
405-826-9914  
ptracing@cox.net

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

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

The Planned Unit Development (PUD) of Life Style Addition, consisting of approximately 74.37 acres, is located within the Southwest Quarter (SW/4) of Section 25, Township 12 N, Range 5 W, of the Indian Meridian, Canadian 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/DEVELOPER**

The owner and developer of this property is Welcome Home Communities, LLC.

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

The subject property is presently zoned for PUD-20A and PUD-20B. Surrounding properties are zoned and used for:

North: R-1 District and is currently vacant/Lake Overholser  
East: PUD-20A District and used for residential development.  
South: I-2 and AA Districts and used for industrial development.  
West: PUD-20C District and used for residential development.

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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently used for a manufactured home residential development.

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

The concept for this PUD is to modify the existing base zoning to allow the development of duplexes.

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

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

The nearest street to the north is S. Overholser Rd. The nearest street to the east is Whitecap Ln. The nearest street to the south is NW 10<sup>th</sup> St. The nearest street to the west is N. Morgan Rd.

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

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided 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 31 located at 618 N. Rockwell Ave. It is approximately 3.1 miles from this PUD development.

### 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

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.

### 7.8 .....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 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, 2020, 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 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. However, in the event of any conflict between the regulations contained within the Code and regulations of the U.S. Department of Housing and Urban Development (“HUD”), HUD shall control.

#### 8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-MH-2 District shall govern this PUD, except as herein modified.

**In addition to all uses permitted under the R-MH-2 District, the following shall also be permitted:**

8200.12	Multiple-Family Residential
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential
8200.16	Two-Family Residential [manufactured duplexes shall be permitted]

\*Service facilities/laundry facilities shall not be required within this PUD.

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

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

##### 9.1.....FAÇADE REGULATIONS

Per base zoning and HUD.

##### 9.2 ..... LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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

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

9.5 ..... PLATTING REGULATIONS

Platting shall not be required.

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

There may be two (2) access points from NW 10<sup>th</sup> St.

9.9 ..... PARKING REGULATIONS

The existing parking 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 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 not be permitted.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will not be permitted.

9.11 ..... ROOFING REGULATIONS

Per HUD.

9.12 ..... SIDEWALK REGULATIONS

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

9.13 ..... HEIGHT REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements in this PUD shall be the same as 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.

9.18 ..... DENSITY

The existing density shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new development, the following shall apply:

Single-family: 1 dwelling unit/5,000 sf

Two-family: 1 dwelling unit/2,500 sf

Other: 1 dwelling unit/1,250 sf

**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

A tract of land lying in the Southwest Quarter SW/4 of Section Twenty Five (25), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" East along the South line of said Southwest Quarter a distance of 847.15 feet to the point of beginning; thence North 00 Deg. 32'45" West a distance of 2624.24 feet to a point on the North-line of said Southwest Quarter; thence South 48 deg. 04'29" East a distance of 626.90 feet; thence South 48 deg. 39'37" East a distance of 51.25 feet; thence South 44 deg. 44'30" East a distance of 197.19 feet to a point of curvature; thence Southeasterly along the arc of a curve to the left, said curve having a radius of 1562.92 feet (a chord bearing South 65 deg. 02'02" East, a chord length of 1155.98 feet) an arc distance of 1184.10 feet, thence South 88 deg. 05'53" East a distance of 84.16 feet to a point on the East line of said Southwest Quarter; thence South 00 deg. 10'52" East along said East line a distance of 1540.63 feet to the Southeast corner of the Southwest Quarter of said Section 25; thence North 90 deg. 00'00" West along the aforementioned South line of the Southwest Quarter a distance of 1755.65 feet to the point of beginning. Less and except a strip of land 60 feet wide lying in the SW/4 of Section 25, Township 12 North, Range 5 West of the Indian Meridian, more particularly described as follows: Commencing at the SE corner of the SW/4 of said Section 25; thence North along the East line of the said SW/4 a distance of 608.00 feet to the point of beginning; thence North 45 deg. 00'00" West a distance of 84.85 feet; thence North parallel to the East line of said SW/4 a distance of 872.63 feet more or less, to the South line of the Oklahoma City Canal easement; thence Easterly along the South line of said easement a distance of 60.00 feet, more or less, to the East line of said SW/4; thence South along the East line of the said SW/4 a distance of 932.63 feet, more or less to the point of beginning.

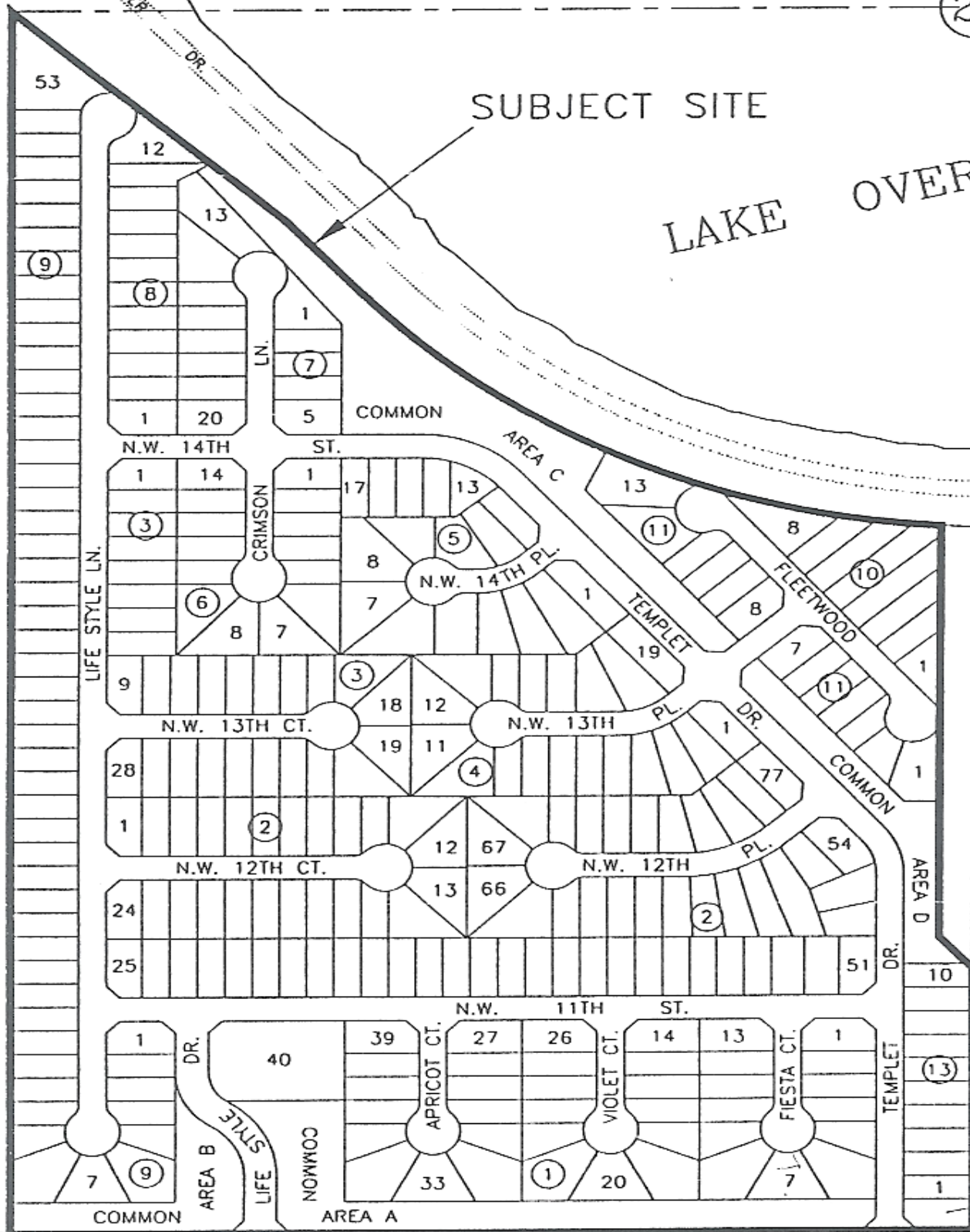
1/2 MILE TO  
MORGAN RD.

Exhibit B

25

SUBJECT SITE

LAKE OVERHOLSEF



COMMON

N.W. 10th ST.

TEN & MORGAN  
INDUSTRIAL DISTRICT



