



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

NW 192nd St. & N. Pennsylvania Ave.  
Name of Development or Applicant

2124 NW 192nd St.  
Address / Location of Property (Provide County name & parcel no. if unknown)

Residential development.  
Summary Purpose Statement / Proposed Development

Staff Use Only:	2026
Case No.: PUD -	7-11-24
File Date:	W8
Ward No.:	Valencia NA
Nbhd. Assoc.:	Edmond
School District:	R-1 / PUD-1205
Extg Zoning:	
Overlay:	

16.04 acres MOL  
ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc.) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$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.

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That **Margaret L. Richardson**, party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Margaret L. Richardson as Trustee of the **Peggy Richardson Revocable Trust** 1407 Sherwood Lane, Oklahoma City, Oklahoma 73116, party of the second part, her successors and assigns, the following described real property together with all owned oil, gas, hydrocarbons and other minerals and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Northeast Quarter (NE1/4), Northeast Quarter (NE1/4), of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West, Oklahoma County, Oklahoma, containing 40 acres more or less, together with all oil, gas, coal, minerals and other hydrocarbons owned by Party of the First Part and not previously conveyed or reserved of record

together with 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 party of the second part, her heirs, executors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 17<sup>th</sup> day of August, 1998.

No Documentary Stamps Required

*Consideration less than \$100*  
*680 of 832014*

By Margaret L. Richardson  
Margaret L. Richardson

DOC NUMBER 1998119175  
BOOK 7383  
PAGE 1582-1582  
TIME 15:25:09  
FILING FEE \$8.00  
DOC TAX \$0.00  
DATE 08/19/98  
Carolynn Caudill  
Oklahoma County Clerk  
RECORDED AND FILED

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS. RETURN TO:  
K. Hemry, Attorney  
Hemry & Hemry, P.C.  
P.O. Box 2207  
Oklahoma City, OK 73101

Before me, the undersigned, a Notary Public, in and for said County and State, on this 17<sup>th</sup> day of August, 1998, personally appeared Margaret L. Richardson, a single person to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires:

Sally L. Jones  
Notary Public



**EXHIBIT "A"**  
Legal Description

**For Tax Map ID(s): 168591201**

The East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County;

LESS AND EXCEPT: A tract of land situated within the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence South 00°38'13" East along the East line of said Northeast Quarter (NE/4) a distance of 74.11 feet; thence South 89°21'47" West a distance of 50.00 feet to a point on the current (2019) Westerly right-of-way line of N. Pennsylvania Avenue, same being the point of beginning; thence South 00°38'13" East along said line a distance of 275.00 feet; thence North 89°36'17" West a distance of 250.00 feet; thence North 00°38'13" West a distance of 300.00 feet to a point on the current (2019) Southerly right-of-way line of the Northwest 192nd Street; thence South 89°36'11" East along said line a distance of 225.00 feet; thence South 45°07'23" East a distance of 35.67 feet to the point of beginning.

AND LESS AND EXCEPT A tract of land lying in the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter (NE/4) of Section Thirty (30); thence South 00°38'13" East a distance of 350.00 feet; thence North 89°36'17" West a distance of 50.00 feet to a point on the West right-of-way line and the point of beginning; thence South 00°38'13" East along said West right-of-way line a distance of 133.47 feet; thence South 89°58'54" West a distance of 249.97 feet; thence North 00°38'13" West and parallel to said West right-of-way line a distance of 135.27 feet; thence South 89°36'17" East a distance of 250.00 feet to the point of beginning.

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**MEMORANDUM OF TRUST**  
**PEGGY RICHARDSON REVOCABLE TRUST**

The following information is hereby set forth by the undersigned, under oath, pursuant to 60 Oklahoma Statute § 175.6a:

1. That the name of the trust which is the subject of this affidavit is the **PEGGY RICHARDSON REVOCABLE TRUST** which was created on **August 18, 1998**.
2. The **Settlor(s)** and **Trustee(s)** is Margaret L. Richardson.
3. Upon the death of Margaret L. Richards the Successor Co-Trustees are Diane Barnett and Karen Bush n/k/a Karen Cooley.
3. Diane Barnett resigned as Successor Co-Trustee in September of 2020.
4. Per 6.01 of the Trust Agreement; If either wish to resign or shall for any reason fail to be able to continue as Co-Trustee, the remaining Trustee shall have all the rights, powers and authority to act alone.
4. The Trust is in full force and effect.
5. That the Trust Agreement provisions are not attached hereto and are of a personal nature.

This Memorandum of Trust is executed this 15 day of September, 2023.

Peggy Richardson Revocable Trust

Karen Cooley

BY: Karen Cooley f/k/a Karen Bush, Successor Trustee

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

Before me, the undersigned Notary Public, in and for said State and County, on this 15 day of Sept., 2023, personally appeared Karen Cooley f/k/a Karen Bush, Successor Trustee of the Peggy Richardson Revocable Trust, to me know to be the identical persons who executed the foregoing instrument and acknowledged to me the same was executed as their free and voluntary act and deed of such entity for the uses and purposes herein set forth.

[Signature]  
Notary Public  
Commission expires.



OKLAHOMA PRIME TITLE  
13913 QUAIL POINTE DR. STE A  
OKLAHOMA CITY, OK 73134  
FILE NO. 202300119

EXHIBIT "A"

A tract of land lying in the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of the NE/4 of Section 30; Thence S 00°38'13" E a distance of 350.00 feet; Thence N 89°36'17" W a distance of 50.00 feet to a point on the West Right-of-Way line and the POINT OF BEGINNING; Thence S 00°38'13" E along said West Right-of-Way line a distance of 133.47 feet; Thence S 89°58'54" W a distance of 249.97 feet; Thence N 00°38'13" W and parallel to said West Right-of-Way line a distance of 135.27 feet; Thence S 89°36'17" E a distance of 250.00 feet to the Point of Beginning.

Containing 33,587 Sq. Ft. or 0.7711 Acres, more or less.

Oklahoma City Planning Commission  
Deed Approval # 27232

JUN 29 2022

Rev 21 Jun '23

4

*Designated Representative*

with the Deed(s) of record submitted.

*Signature*

Manager / Proprietor

MM/DD/YYYY

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

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF OKLAHOMA                                 )

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


See Attached Exhibit "A"

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), both inclusive.

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

Dated: July 3, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2881265-OK99

OWNERSHIP REPORT  
ORDER 2881265-OK99

DATE PREPARED: JULY 8, 2024  
EFFECTIVE DATE: JULY 3, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4717	R168591201	BUSH KAREN & DIANE BARNETT TRS	RICHARDSON PEGGY REV TRUST	4301 SW 29TH ST	OKLAHOMA CITY	OK	73119	EDMOND TOWNSHIP	0	0	EDMOND TOWNSHIP PT NE4 SEC 30 14N 3W BEING E/2 OF NE4 NE4 EX A TR BEG 74.11FT S & 50FT W OF NE/C NE4 TH S275FT W250FT N300FT E225FT SE35.67FT TO BEG & EX A TR BEG 350FT S & 50FT W OF NE/C NE4 TH S133.47FT W249.97FT N135.27FT E250FT TO BEG SUBJ TO ESMTS OF RECORD (SUBJECT PROPERTY)	UNKNOWN
4674	R208921670	HAWTHORNE PLACE	RESIDENTIAL COMMUNITY INC	1322 FRETZ DR	EDMOND	OK	73003- 5871	HAWTHORNE PLACE	0	0	HAWTHORNE PLACE 000 000 COMMON AREAS A B C & D	0 UNKNOWN OKLAHOMA CITY
4674	R208921340	SANDERS JOCELYN MICHELE		2208 NW 193RD ST	EDMOND	OK	73012- 3497	HAWTHORNE PLACE	3	2	HAWTHORNE PLACE 003 002	2208 NW 193RD ST OKLAHOMA CITY
4674	R208921350	HELWICK JEFF D		8950 RED CEDAR LN	EDMOND	OK	73034- 2041	HAWTHORNE PLACE	3	3	HAWTHORNE PLACE 003 003	19408 CURRANT DR OKLAHOMA CITY
4674	R209811000	PS MID WEST ONE LLC	DEPT PT OK 26562	PO BOX 25025	GLENDALE	CA	91221- 5025	SWITZERS LOCKER ROOM	1	1	SWITZERS LOCKER ROOM 001 001 (INCLUDES COMMON AREAS A & B CONT .34ACRS MORE OR LESS)	2201 NW 192ND ST OKLAHOMA CITY
4674	R188191000	INTEGRIS HEALTH INC		3366 NW EXPY, Unit 800	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 19 14N 3W	0	0	UNPLTD PT SE4 SEC 19 14N 3W BEG AT SE/C SE4 TH N624.51FT W191.28FT SWLY ON A CURVE 264.64FT SWLY ON A CURVE 319.52FT S109.90FT E60FT S62.09FT SE35.36FT E45FT S50FT E439.75FT TO BEG SUBJ TO ESMTS OF RECORD	UNKNOWN
4679	R188104020	BANCFIRST TRUST & INVESTMENT MANAGMENT TRS	KRISHNA R MURALI IRA	PO BOX 26883	OKLAHOMA CITY	OK	73126	UNPLTD PT SEC 20 14N 3W	0	0	UNPLTD PT SEC 20 14N 3W 000 000 PT SW4 SEC 20 14N 3W BEG AT SW/C SW4 TH N600FT E700FT S600FT W700FT TO BEG CONT 9.64ACRS MORE OR LESS	UNKNOWN
4716	R168591190	VALHALLA LLC	ATTN EMILY DANE FRIEDMAN	1800 NW 192ND ST	EDMOND	OK	73012- 4016	EDMOND TOWNSHIP	0	0	EDMOND TOWNSHIP 000 000 PT NW4 SEC 29 14N 3W BEG 209.77FT W OF NE/C NW4 TH SWLY422.97FT NW111.91FT NW72.93FT NWLY304.51FT SW149.65FT SW254.45FT SWLY330.28FT SWLY445.11FT N807.11FT E1469FT TO BEG AND BEG NW/C NW4 TH E993.54FT S807.1FT SWLY89.32FT SW376.53FT SW168.84FT SWLY184.23FT SW92.21FT SW56.08FT SWLY75.35FT W50FT N1184.02FT TO BEG EX BEG 1372.50FT E OF NW/C NW4 TH E20FT S189.46FT NELY56.19FT SE136.34FT SW201.21FT NW10.10FT N376.86FT TO BEG	1800 NW 192ND ST UNINCORPORATED
4716	R128571010	HANNA SEAN & CHANDREA S TRS	HANNA SEAN & CHANDREA S TRUST	18709 WOLF CREEK DR	EDMOND	OK	73012- 4135	MULHOLLAND VI	9	2	MULHOLLAND VI 009 002	18709 WOLF CREEK DR OKLAHOMA CITY



OWNERSHIP REPORT  
ORDER 2881265-OK99

DATE PREPARED: JULY 8, 2024  
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4716	R128571020	BROOKS SANDRA M	ESLICK JEFF & SARAH B	18717 WOLF CREEK DR	EDMOND	OK	73012	MULHOLLAND VI	9	3	MULHOLLAND VI 009 003	18717 WOLF CREEK DR OKLAHOMA CITY
4716	R128571030	HIGGINS BRIAN & ABIGAIL		18801 WOLF CREEK DR	EDMOND	OK	73012	MULHOLLAND VI	9	4	MULHOLLAND VI 009 004	18801 WOLF CREEK DR OKLAHOMA CITY
4716	R128571040	BECERRA RAY & SHERAL BISHOP		18809 WOLF CREEK DR	EDMOND	OK	73012- 4137	MULHOLLAND VI	9	5	MULHOLLAND VI 009 005	18809 WOLF CREEK DR OKLAHOMA CITY
4716	R128561270	MULHOLLAND HOMEOWNERS	ASSOCIATION INC	1322 FRETZ DR	EDMOND	OK	73003- 5871	MULHOLLAND II	0	00F	MULHOLLAND II 000 00F	0 UNKNOWN OKLAHOMA CITY
4717	R217261000	CASEYS MARKETING COMPANY		PO BOX 54288	LEXINGTON	KY	40555	CASEYS GENERAL STORE AT RICHARDSON FARMS	1	0	CASEYS GENERAL STORE AT RICHARDSON FARMS BLK 001 LOT 000	2100 NW 192ND ST OKLAHOMA CITY
4717	R168591215	BURT RENTALS 918 LLC		4900 TROTTER CIR	LINCOLN	NE	68516	EDMOND TOWNSHIP	0	0	EDMOND TOWNSHIP PT NE4 SEC 30 14N 3W BEG 350FT S & 50FT W OF NE/C NE4 TH S133.47FT W249.97FT N135.27FT E250FT TO BEG CONT 0.77 ACRES MORE OR LESS	UNKNOWN
4717	R168591205	CROSS CREEK FARM LLC		2200 NW 192ND ST	EDMOND	OK	73012- 8913	EDMOND TOWNSHIP	03W	30	EDMOND TOWNSHIP 03W 030 PT NE4 SEC 30 14N 3W BEING W/2 OF NE4 NE4 SUBJ TO ESMTS & ROAD ESMTS OF RECORD	2200 NW 192ND ST OKLAHOMA CITY
4717	R218301850	VALENCIA LAND LLC		1320 N PORTER AVE	NORMAN	OK	73071- 6619	VALENCIA PARK SEC 22	0	0	VALENCIA PARK SEC 22 BLK 102 COMMON AREA Z	
4717	R218301720	LADECKY SHAHAR	LADECKY YEHUDIT	209 S STEPANIE ST, Unit B 158	HENDERSON	NV	89012	VALENCIA PARK SEC 22	101	28	VALENCIA PARK SEC 22 BLK 101 LOT 028	2209 ROCA DR OKLAHOMA CITY
4717	R218301730	CUDE MASON	VIEYRA MARCELA SOTO	2205 ROCA DR	EDMOND	OK	73012- 5019	VALENCIA PARK SEC 22	101	29	VALENCIA PARK SEC 22 BLK 101 LOT 029	2205 ROCA DR OKLAHOMA CITY
4717	R218301740	ROMANO ANTHONY	ROMANO CYNTHIA M	2201 ROCA DR	EDMOND	OK	73012	VALENCIA PARK SEC 22	101	30	VALENCIA PARK SEC 22 BLK 101 LOT 030	2201 ROCA DR OKLAHOMA CITY
4717	R215391340	VALENCIA LAND LLC		1320 N PORTER AVE	NORMAN	OK	73071- 6619	VALENCIA SEC 10	0	0	VALENCIA SEC 10 000 000 COMMON AREA I	I COMMON AREA
4717	R215391020	MCMILLIN BRANDON & ANDREA		18712 NERI DR	EDMOND	OK	73012	VALENCIA SEC 10	48	3	VALENCIA SEC 10 048 003	18712 NERI DR OKLAHOMA CITY
4717	R215391030	JOHN TENEY V	JOHN ELSA	2225 NW 187TH ST	EDMOND	OK	73012	VALENCIA SEC 10	48	4	VALENCIA SEC 10 048 004	2201 NW 187TH ST OKLAHOMA CITY
4717	R215391040	SHOEMAKER STEVE L	SHOEMAKER JAMA	2205 NW 187TH ST	EDMOND	OK	73012	VALENCIA SEC 10	48	5	VALENCIA SEC 10 048 005	2205 NW 187TH ST OKLAHOMA CITY
4717	R215391050	BERGERSON BRIAN & AMBER M TRS	BERGERSON LEGACY TRUST	2209 NW 187TH ST	EDMOND	OK	73012- 7611	VALENCIA SEC 10	48	6	VALENCIA SEC 10 048 006	2209 NW 187TH ST OKLAHOMA CITY

OWNERSHIP REPORT  
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4717	R215391060	MCCLANAHAN JANEL L & ROBERT D		2213 NW 187TH ST	EDMOND	OK	73012	VALENCIA SEC 10	48	7	VALENCIA SEC 10 048 007	2213 NW 187TH ST OKLAHOMA CITY
4717	R215391070	EATON LENORA M		2217 NW 187TH ST	EDMOND	OK	73012	VALENCIA SEC 10	48	8	VALENCIA SEC 10 048 008	2217 NW 187TH ST OKLAHOMA CITY
4717	R215391080	ZUBILLAGA CRISTINE N		2221 NW 187TH ST	EDMOND	OK	73012	VALENCIA SEC 10	48	9	VALENCIA SEC 10 048 009	2221 NW 187TH ST OKLAHOMA CITY
4717	R215391090	KOJNIK DAVID & DEEANN		2225 NW 187TH ST	EDMOND	OK	73012	VALENCIA SEC 10	48	10	VALENCIA SEC 10 048 010	2225 NW 187TH ST OKLAHOMA CITY
4717	R215391150	HUANG LI CHI	HUI CHI CHEONG	18713 NERI DR	EDMOND	OK	73012	VALENCIA SEC 10	49	3	VALENCIA SEC 10 BLK 049 LOT 000 LOT 3 EX A TR BEG SW/C LT 3 TH NW82.86FT NE ALONG A CURVE 58.65FT S84.62FT TO BEG	18713 NERI DR OKLAHOMA CITY
4717	R215391160	TOLLIVER MICHAEL J & EUGENIA B TRS	TOLLIVER REV TRUST	2216 NW 187TH ST	EDMOND	OK	73012	VALENCIA SEC 10	49	4	VALENCIA SEC 10 BLK 049 LOT 000 LOT 4 & PT OF LOT 3 BEG SW/C LT 3 TH NW82.86FT NE ALONG A CURVE 58.65FT S84.62FT TO BEG	2216 NW 187TH ST OKLAHOMA CITY

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

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

**MASTER DESIGN STATEMENT FOR**  
**NW 192<sup>nd</sup> St. & N. Pennsylvania Ave.**

July 11, 2024

**PREPARED FOR:**

Peggy Richardson Revocable Trust  
210 Park Avenue, Ste. 700  
Oklahoma City, OK 73102  
(405) 239-1202  
[ctucker@priceedwards.com](mailto:ctucker@priceedwards.com)

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
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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 NW 192<sup>nd</sup> St. & N. Pennsylvania Ave., consisting of 16.04 acres, is located within the Northeast Quarter (NE/4) of Section 30, Township 14 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

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

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

## **SECTION 3.0 ..... OWNER**

The owner of this property is Margaret L. Richardson as Trustee of the Peggy Richardson Revocable Trust.

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

The subject property is presently zoned for PUD-1205 and R-1. Surrounding properties are zoned and used for:

North: PUD-1205 and PUD-1817 Districts and used for a commercial development and vacant land.  
East: PUD-1202 District and is currently undeveloped.  
South: R-1 District and used for residential development.  
West: AA District and used for Cross Creek Stables.

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 undeveloped.

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

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

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

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

The nearest street to the north is NW 192<sup>nd</sup> St. The nearest street to the east is N. Pennsylvania Ave. The nearest street to the south is NW 187<sup>th</sup> St. The nearest street to the west is Valencia Park Dr.

## 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 37 located at 16820 N. Pennsylvania Ave. It is approximately 1.7 miles from this PUD development. All structures within this PUD will be sprinklered.

## 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, in effect at

the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

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

The use and development regulations of the R-4 General Residential District shall govern this PUD, except as herein modified.

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

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

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

##### 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

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

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Additionally, a landscape buffer shall be provided along the west boundary line where adjacent to residential uses.

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

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

##### 9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, masonry block, or stone on a continuous footing, or may be constructed of wood.

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

Platting shall not be required within this PUD.



## 9.6 ..... DRAINAGE REGULATIONS

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

## 9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

## 9.8 ..... ACCESS REGULATIONS

Access may be taken from one (1) access drive off of NW 192<sup>nd</sup> St. and two (2) access drives off of N. Pennsylvania Ave.

## 9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a maximum of 1.6 parking spaces per unit.

## 9.10 ..... SIGNAGE REGULATIONS

### 9.10.1 ..... FREESTANDING ACCESSORY SIGNS

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

### 9.10.2 ..... ATTACHED SIGNS

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

### 9.10.3 ..... NON-ACCESSORY SIGNS

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

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

Electronic Message Display signs will be in accordance with the base zoning district regulations.

## 9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK REGULATIONS

North: 25 feet  
South: 170 feet  
East: 25 feet  
West: 10 feet

9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 ..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 ..... EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description  
Exhibit B - Conceptual Master Development Plan

## Exhibit C - Topography Plan

**EXHIBIT "A"**  
Legal Description

**For Tax Map ID(s): 168591201**

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The East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County;

LESS AND EXCEPT: A tract of land situated within the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence South 00°38'13" East along the East line of said Northeast Quarter (NE/4) a distance of 74.11 feet; thence South 89°21'47" West a distance of 50.00 feet to a point on the current (2019) Westerly right-of-way line of N. Pennsylvania Avenue, same being the point of beginning; thence South 00°38'13" East along said line a distance of 275.00 feet; thence North 89°36'17" West a distance of 250.00 feet; thence North 00°38'13" West a distance of 300.00 feet to a point on the current (2019) Southerly right-of-way line of the Northwest 192nd Street; thence South 89°36'11" East along said line a distance of 225.00 feet; thence South 45°07'23" East a distance of 35.67 feet to the point of beginning.

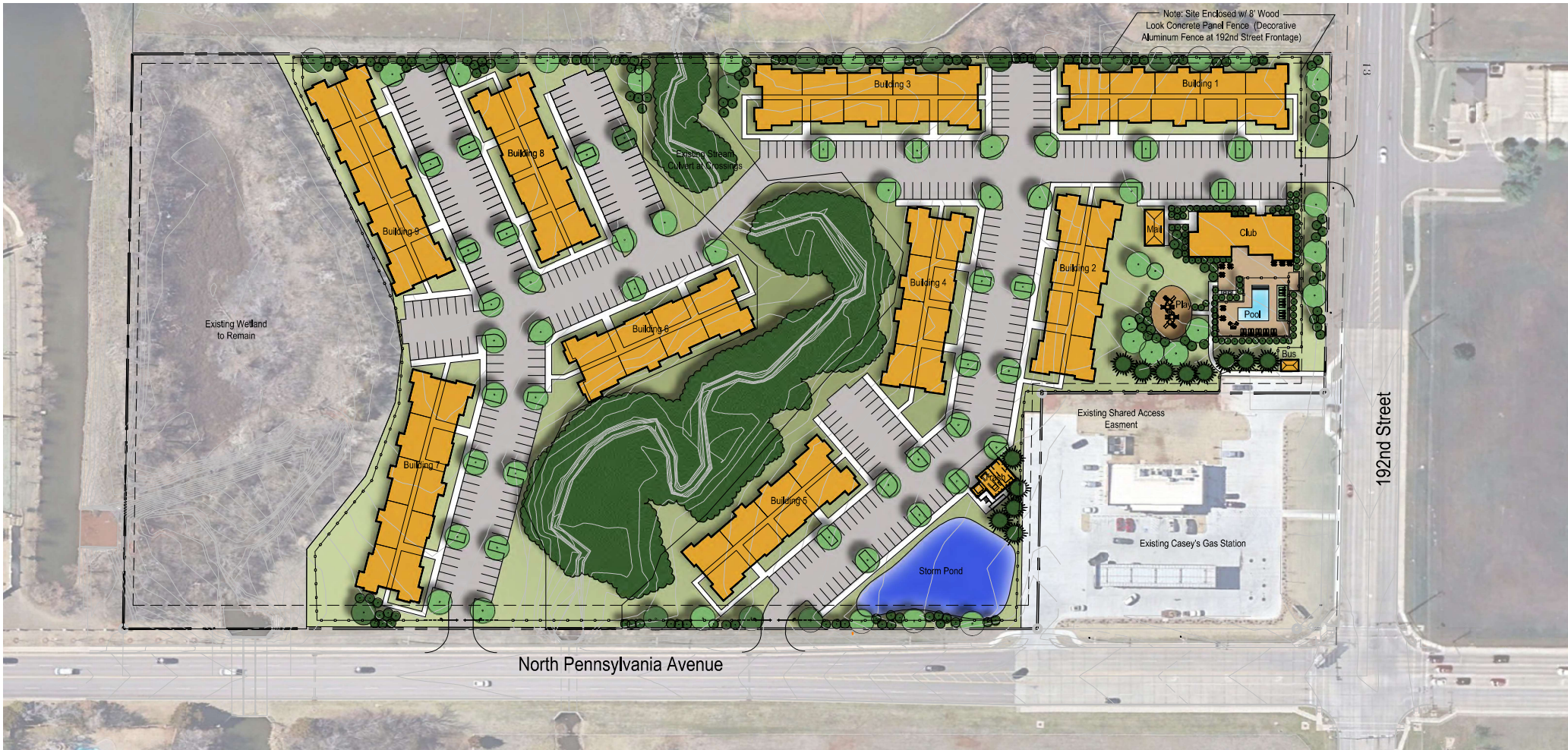
AND LESS AND EXCEPT A tract of land lying in the Northeast Quarter (NE/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter (NE/4) of Section Thirty (30); thence South 00°38'13" East a distance of 350.00 feet; thence North 89°36'17" West a distance of 50.00 feet to a point on the West right-of-way line and the point of beginning; thence South 00°38'13" East along said West right-of-way line a distance of 133.47 feet; thence South 89°58'54" West a distance of 249.97 feet; thence North 00°38'13" West and parallel to said West right-of-way line a distance of 135.27 feet; thence South 89°36'17" East a distance of 250.00 feet to the point of beginning.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Site Data	
Site Area	16.04 Acres
Total Units	240 Units
Units Per Acre	14.96

### Site Data

Family - 3 Stories Unit Mix		No.	%
2 Bedroom		54	22.5
3 Bedroom		132	55.0
4 Bedroom		54	22.5
Totals		240	

Parking Required with 3-4 Splits			Parking Provided	
2 Beds	2.0/unit	108	387	1.61/unit
3 Beds	2.0/unit	308		
4 Beds	2.0/unit	108		
Total Res.		524		

192nd & PENNSYLVANIA  
AVENUE,  
OKLAHOMA CITY, OKLAHOMA  
SCHEME 5  
6/20/24



Exhibit B



Exhibit C

