



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
VILLAGE PLACE

Project Name

929 SW 88TH (SW 88TH and Klien)

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

the Site is 2.75 Acres we propose a SPUD- R-4M Medium-High Density Multiple Family Residential District
Summary Purpose Statement / Proposed Development

Staff Use Only:	1598
Case No.: SPUD -	
File Date:	28DEC'23
Ward No.:	5
Nbhd. Assoc.:	SOUTHERN HILLS NA
School District:	MOORE
Extg Zoning:	SPUD-1441
Overlay:	---

2.75 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

same as applicant


Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

Aaron Evans - A&A Development LLC

Applicant's Name (please print)

PO Box 890309

Applicant's Mailing Address

Oklahoma City, Ok 73189

City, State, Zip Code

405-627-5801

Phone

aaron@evansfinehomes.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

First American Title
615 S. I-35 Service Rd.
Moore, OK 73160

Return To:
A & A Development LLC
P.O. Box 890309
Oklahoma City, OK 73189

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **375.00**

Filed/insured by: First American Title Insurance Company
File No.: **2753554-WA42 (SM)**

Tax ID#: **1726-14-840-7500**

That **Sharon K. Larsen, Trustee of the Sharon K. Larsen Revocable Trust dated June 18, 2002**, (the "Grantor"), in consideration of the sum of TEN & 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 **A & A Development LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

The West 400 feet of Block Twenty-Five (25), in SAINT CROIX ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

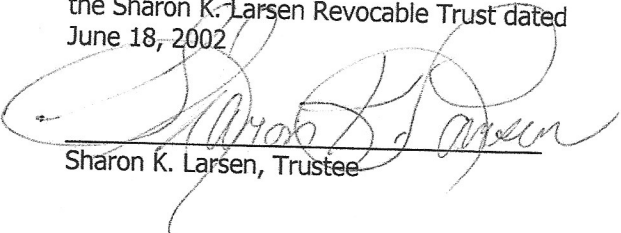
Property Address: **929 SW 88th Street, Oklahoma City, OK 73139**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors 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 **July 21, 2023**.

the Sharon K. Larsen Revocable Trust dated
June 18, 2002


Sharon K. Larsen, Trustee

2753554 SR 2/20 DS 375

STATE OF **OKLAHOMA**

ACKNOWLEDGMENT - OKLAHOMA FORM

COUNTY OF **Canadian**

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}
} **ss.**
}

This instrument was acknowledged before me on **July 21, 2023**, by **Sharon K. Larsen, Trustee of the Sharon K. Larsen Revocable Trust dated June 18, 2002.**



NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:
Same as return to address



LEGAL DESCRIPTION

THE WEST 400 FEET OF BLOCK TWENTY-FIVE (25) IN ST CROIX ADDITION TO OKLAHOMA CITY, OK,
OKLAHOMA CONTY, OKLAHOMA

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**:

THE WEST 400 FEET OF BLOCK TWENTY-FIVE (25) IN SAINT CROIX ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF.

ST CROIX ADDITION

E17FT OF BLKS 9 16 & 25 EXEMPT

**OKLAHOMA COUNTY
320 ROBERT S KERR AVE STE 307
OKLAHOMA CITY, OK 73102**

**BLOCK 23 PLUS PT OF VAC SW 86TH ST
ADJ ON N PLUS PT OF VAC S DOUGLAS
AVE ADJ ON W PLUS PT OF VAC SW
87TH ST ADJ ON S PLUS PT OF VAC
CLEGERN AVE ADJ ON E**

**PARADISE CASTLES
APARTMENT INC
15512 HIMALAYA RDG
EDMOND, OK 73013**

E/2 OF BLK 24 EX N100FT OF E180FT

**TETT'S HITTING ACADEMY
DIVA SALON / GREEN
TETTLETON MICKEY
TETTLETON SHANNON DAWN
8611 S WESTERN AVE
OKLAHOMA CITY, OK 73139**

E17FT OF S228.59FT OF BLK 24 EXEMPT

**OKLAHOMA COUNTY
320 ROBERT S KERR AVE STE 307
OKLAHOMA CITY, OK 73102**

N100FT OF E180FT BLK 24

**BENTSON PROPERTIES LLC
521 W WILSHIRE BLVD STE 180
OKLAHOMA CITY, OK 73116**

W/2 OF BLK 24

**FLEET CARE INC
DBA SOUTHWESTERN CAR CLINIC
1525 GLENWOOD DR
MOORE, OK 73160**

E17FT OF N71.41FT OF BLK 24 EXEMPT

**OKLAHOMA COUNTY
320 ROBERT S KERR AVE STE 307
OKLAHOMA CITY, OK 73102**

S75FT OF E210FT OF BLK 25

**CGS INVESTMENT LLC
1608 NW 36TH ST
LAWTON, OK 73505**

**N125FT OF S200FT OF E210FT OF
BLK 25**

**SEWELL DAVID & MELINDA
3712 SURREY RD
EDMOND, OK 73013**

E210FT OF N100FT OF BLK 25FT

**ADH & LPD PROPERTIES LLC
8805 S WESTERN AVE
OKLAHOMA CITY, OK 73139**

E120FT OF W240FT BLK 26

**WHITEHAWK ENERGY &
INVESTMENTS LLC
PO BOX 721172
OKLAHOMA CITY, OK 73172**

**W140FT OF E260FT BLK 31 PLUS PT OF
BLK 26 & PT VAC R/W SW 88TH ST DESC
BEG 120FT W OF SE/C BLK 26 TH S50FT
W140FT N25FT W100FT N100FT E240FT
S75FT TO BEG CONT 1.59ACRS MORE
OR LESS**

**RAY FORREST
1800 N MAIN ST
ALTUS, OK 73521**

**N225FT OF W240FT OF E360FT BLK 26
CONT 1.24ACRS**

**BUI HENRI
BUI CHRISTOPHER
10904 WINELAKE DR
OKLAHOMA CITY, OK 73170**

E120FT BLOCK 26

**RANDALL PAUL &
TERESA REV TRUST
1001 SW 88TH ST
OKLAHOMA CITY, OK 73139**

**E120FT OF W240FT SUBJ TO EASEMENTS
OF RECORD BLOCK 31**

**AFZ CONSTRUCTION LLC
1035 SW 89TH ST
OKLAHOMA CITY, OK 73139**

E100FT OF W340FT BLOCK 31

**LMR INC
1918 N 11TH ST
MUSKOGEE, OK 74401**

S167FT OF E120FT BLK 31

**SHADID-PAULA & JENNIFER ANN
1001 SW 89TH ST
OKLAHOMA CITY, OK 73139**

N133FT OF E120FT BLK 31

**SHADID PAUL A
13032 BURNT OAK RD
OKLAHOMA CITY, OK 73120**

**E310FT OF BLK 32 PLUS PT BLK 32
BEG 310FT W OF NE/C BLK 32 TH
W57.89FT S37.01FT TH SELY ON A
CURVE TO THE LEFT 30.07FT SE72.27
FT N120.20FT TO BEG SUBJ TO ESMTS
OF RECORD**

**FIRST INTERSTATE BANK OF OKLA
ATTN CORP REAL ESTATE
NC1-001-03-81
101 N TRYON ST UNIT 3800
CHARLOTTE, NC 28202**

**E17FT & A TRI TR IN SE/C BEING
25FT ON E&S OF BLK 32 EXEMPT**

**OKLAHOMA COUNTY
320 ROBERT S KERR AVE STE 307
OKLAHOMA CITY, OK 73102**

**E200FT OF W300FT OF S/2 BLK 32
EX S17FT**

**CARDINAL COVE PROPERTIES LLC
5809 S WESTERN AVE
OKLAHOMA CITY, OK 73109**

**N150FT OF W300FT OF BLK 32 EX A
TR BEG 310FT W OF NE/C BLK 32 TH
W57.89FT S37.01FT TH SELY ON A
CURVE TO THE LEFT 30.07FT SELY
72.27FT N120.20FT TO BEG & EX A TR
BEG 210.65FT E OF NW/C BLK 32 TH
E31.46FT S37.01FT TH SELY ON A CURVE
30.07FT SE72.27FT W88.25FT N120.21FT
TO BEG**

**CARDINAL COVE PROPERTIES LLC
5809 S WESTERN AVE
OKLAHOMA CITY, OK 73109**

**PT OF BLK 32 BEG 210.65FT E OF NW/C
BLK 32 TH E31.46FT S37.01FT TH
SELY ON A CURVE 30.07FT SE72.27FT
W88.25FT N120.21FT TO BEG**

**COX COMMUNICATIONS INC
ANNETTE LOONEY TAX ANAYLST
6205 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328**

W100FT OF S150FT BLOCK 32

**CARDINAL COVE PROPERTIES LLC
5809 S WESTERN AVE
OKLAHOMA CITY, OK 73109**

VILLAGE PLACE TOWNSHOMES SEC 1

LOT 10 BLOCK 25

**A & A DEVELOPMENT LLC
PO BOX 890309
OKLAHOMA CITY, OK 73189**

LOT 11 BLOCK 25 SAME AS ABOVE

LOT 12, BLOCK 25 SAME AS ABOVE

LOT 13, BLOCK 25 SAME AS ABOVE

LOT 14, BLOCK 25 SAME AS ABOVE

LOT 15, BLOCK 25 SAME AS ABOVE

SOUTHBROOK ADD

PT OF LOTS 2 3 4 5 & 6 BEG SE/C LOT 2
TH W250FT N210FT W360.95FT N240FT
E360FT N57.56FT E250.57FT S506FT TO
BEG CONT 4.90ACRS MORE OR LESS
BLOCK 1 CHECKERS INVESTMENTS INC
3730 SPRINGLAKE DR
OKLAHOMA CITY, OK 73111

PT LOTS 5 & 6 BEG 50FT N OF SW/C LOT
5 TH E150FT N50FT W150FT TO NW/C
LOT 5 TH S TO BEG & BEG SW/C LOT 6
TH N65FT E150FT S65FT W150FT TO BEG
BLOCK 1 J & D COX LLC
1801 W RENO AVE
OKLAHOMA CITY, OK 73106

PT LOTS 6 & 7 BEG SW/C LOT 7 TH
N95FT E150FT S130FT W150FT N35FT
TO BEG BLOCK 1 GARNER JAMES W CO TRS &
FAMILY TRUST
GARNER SUSAN J CO TRS
10405 GREENBRIAR PL
OKLAHOMA CITY, OK 73159

PT OF LOTS 7 8 9 & 10 BEG 5FT S OF
SW/C LT 8 TH N40FT E200FT N300FT
E410.18FT S405FT S460.48FT N65FT W150
FT TO BEG BLOCK 1 SOUTH WESTERN LLC
PO BOX 892456
OKLAHOMA CITY, OK 73189

PT OF LOTS 8 9 & 10 BEG 5FT S OF
SW/C LT8 TH N40FT TO BEG TH
N180FT E200FT S180FT W200FT TO
BEG BLOCK 1 GW CAR CARE LLC
PO BOX 891353
OKLAHOMA CITY, OK 73189

PY OG LOYD 5 6 & 7 BEG 5FT S &
150FT E & 65FT S OF SW/C LT 8 TH
E460.48FT S124.02FT W250.67FT
S57.56FT W210FT N180FT TO BEG
BLOCK 1 CHECKERS INVESTMENTS INC
15800 BRENTON HILLS AVE
EDMOND, OK 73013

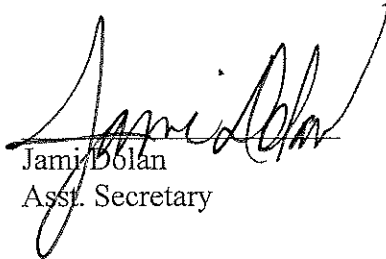
PT LOT 10 BEG AT NW/C LT 10 TH
E200FT S120FT W200FT N120FT TO
BEG BLOCK 1

MEERS WILLIAM R & BARBARA J
PO BOX 892016
OKLAHOMA CITY, OK 73189

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 15th day of December, 2023.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.


Jami Dolan
Asst. Secretary


Mitchell D. Reid, Vice President

On this 15th day of December, 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 #2307419

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-____

MASTER DESIGN STATEMENT

Village Place

PREPARED FOR THE APPLICANT:

Aaron Evans, Manager
A & A Development LLC
PO Box 890309
Oklahoma City, OK 73189

PREPARED BY:

Larry Hopper, FAICP (agent)
6008 SE 56th Court
Oklahoma City, OK 73135

Phone: (405) 613-0479

Email: LHopper572@gmail.com

SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. The address for this site is 929 SW 88th Street. The SPUD is composed of Tract 1 and two common lots: 'A' for stormwater detention and recreation and Common Lot "B" for off-street parking. This site will be developed in accordance with the regulation of the R-4M Medium-High Density Multiple-Family Residential District, except that the following Zoning Restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Multiple-Family Residential (8200.1)
- Community Recreation: Property Owners Association (8250.3)
- Community Garden (8150.6.1)

2. **Maximum Building Height: 40' not to exceed 3 stories.**

3. Maximum Building Size:

Sixplexes: 4,200 square feet building size per floor.

Fourplexes: 2,700 square feet building size per floor.

Duplexes: 2,700 square feet building size per floor.

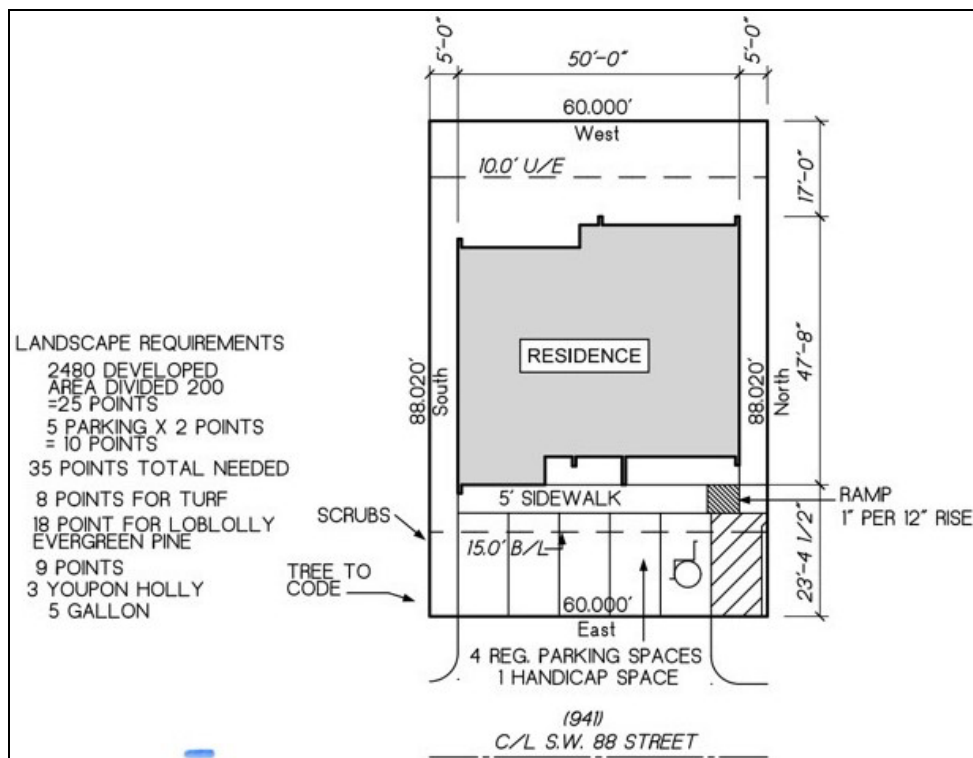
Single-family detached dwellings 1,800 square feet building size per floor.

The parcels for duplexes or fourplexes will have a minimum parcel size of 4,800 square feet, maximum lot coverage of 80%, and minimum parcel width of 60 feet (individual dwellings units may be 27 feet wide if using the 3' side yard setback provision).

The two parcels on which a sixplex may be built will have a minimum parcel size of 6,600 square feet, maximum lot coverage of 80%, minimum parcel width of 85' at any point 15' to the rear of the front yard building setback line, minimum corner side yard of 5 feet (Klein Avenue has a 60' r-o-w).

The parcels for single-family detached dwellings will have a minimum parcel size of 3,200 square feet, maximum lot coverage of 70%, and minimum lot width of 40 feet.

NOTE: The lot coverage percentage is the floor area of the building, including driveways, patios, private sidewalks or other hard surfaces. A conceptual site plan for a duplex parcel is shown below:



4. **Maximum Number of Buildings:** Fifteen. Tract 1 will not have more than 64 dwelling units in the SPUD. Each dwelling unit and/or its narrow lot can be sold separately from the rest of the units in the building. Such units will be constructed to the appropriate Fire Protection safety code. Ideally, but not necessarily, the fifteen buildings will be two (2) sixplex two-story structures and up to thirteen (13) two-story fourplex structures and/or single-family structures.

5. **Building Setback Lines**

Front Yard: 15', Except that no dwelling unit end of a driveway shall be less than 18 feet to the back (from the street) of a public right-of-way sidewalk

Rear Yard: 10'

Side Yard: 3', but 0' at the side of a building abutting Common Lots, such as SPUD parcels 4, 5, and 9.

Corner Side Yard 5'
abutting Klein:

6. **Sight-proof Screening:**

The developer will install sight proof screening along both the west and north boundary of the SPUD as a buffer next to the existing commercial uses. An individual homeowner may choose to install a privacy fence elsewhere.

7. **Landscaping:**

A 10 foot wide landscaping buffer will be provided along the east boundary of the PUD, such that a form of evergreen tree will be planted on 20 foot centers along that eastern boundary. Other than that, the individual parcels shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.

8. **Signs:**

8.1 **Free standing accessory signs** - There shall be no freestanding signs, except for up to two residential development identification signs permitted along S.W. 88th Street. Signs shall be a maximum of 10 feet in height with a maximum display area of 60 square feet. Freestanding signs shall be required be covered with a facade material consistent with the residential buildings it serves.

8.2 **Attached signs**-Not larger than 12 square feet, not to be illuminated in any manner, must be mounted to the building, and only proclaim the type of home based business.

8.3 **Non-Accessory Signs**-Not allowed.

8.4 **Electronic Message Display signs**-Not allowed.

9. **Access:** The subject development shall take access from S.W. 88th and Klein Avenue.
10. **Sidewalks:** A sidewalk will be provided along all public streets, and all streets will be public streets. An off-site sidewalk would be constructed from the east edge of the development to Western Avenue along SW 88th, in order to facilitate access to the nearest public transit stop (pending that property owner's approval).

II. Other Development Regulations:

1. **Architecture:** The base zoning district shall govern façade regulations within this SPUD; however, the following materials shall be permitted within the SPUD: Brick, wood, metal, ceramic, stone, concrete, composite, stucco/plaster, and solid surface.
2. **Open Space:** Each individual lot will provide for its own open space.
3. **Street Improvements:** The design and improvement of the streets in this SPUD shall be in accordance with applicable Oklahoma City Municipal Codes. All streets shall be public streets. Klein Avenue shall be improved per city standards from the existing SW 88th pavement to the platted SW 87th r-o-w.
4. **Site Lighting:** The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development.
5. **Dumpsters:** It is not anticipated that dumpsters would be utilized in this residential development. Rather, it is the intent to utilize the City's "big blue" trash cans (polycarts) for each lot's solid waste service.
6. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2020, as amended.

There shall be an average of at least **1.35** (including at least 23 total in Common Lot B) off-street parking spaces per dwelling unit, whether that parking space is on the same lot as the dwelling unit or in a common lot.

No part of a building will be closer than 18 feet to the back (from the street) of a public right-of-way sidewalk, but the rest of the front facade can be closer to the sidewalk. Each two-dwelling duplex's parcel would feature at least two single-width driveways, or a two-car driveway with a 16' width.

Parking in Common Lot B shall be in accordance with Oklahoma City Municipal Code. These SPUD will not need to include the use unit 8300.13 (Automotive: Parking Lots, as a Principal Use) because this parking area is necessary to meet the required parking under this SPUD zoning. A 28-space conceptual parking layout for Common Lot B is shown on the next page.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

Exhibit A: Legal Description
Exhibit B: Master Development Plan Map
Exhibit C: Example of Fourplex Site Plan (Not a Mandatory Layout)

The legal description of the property is as follows:

The property is located in the SE Quarter Section 32, Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. The owner of the property is A&A Development, LLC.

PARKING SCENARIO FOR 64 A.U.

- 28 in B
- 65 4p/buses
- 6p/buses
- 11 on-street
- 118 total**
- 86.4 are required

Note to Ross: don't "clip" the corner of the Block on the SMD and Plat.

Ross - please replace culdesac "ball" with 10' wide landscape buffer along East Line

Ross and Armani: PUT pink area into the pink area? no more 2 into the pink area?

Common Lots

Common Area

Parking and Fire Truck Turnaround

LEGEND

- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- STREET LIGHTS
- STREET SIGNAGE
- STREET FURNITURE
- STREET LIGHTS
- STREET SIGNAGE
- STREET FURNITURE
- STREET LIGHTS
- STREET SIGNAGE
- STREET FURNITURE

NOTE: INDIVIDUALS WILL BE PROVIDED PARKING OUT THE DEVELOPMENT TO BE CONSIDERED AS THE TRAIL OF CONSTRUCTION FOR 64 A.U.

LEGAL JURISDICTION: INTO A AND B, OR A/B C Sublots,

THE WEST CORNER OF BLOCK 25, ST. CROSS AVENUE, OKLAHOMA CITY, OKLAHOMA

MASTER DEVELOPMENT PLAN

VILLAGE PLACE

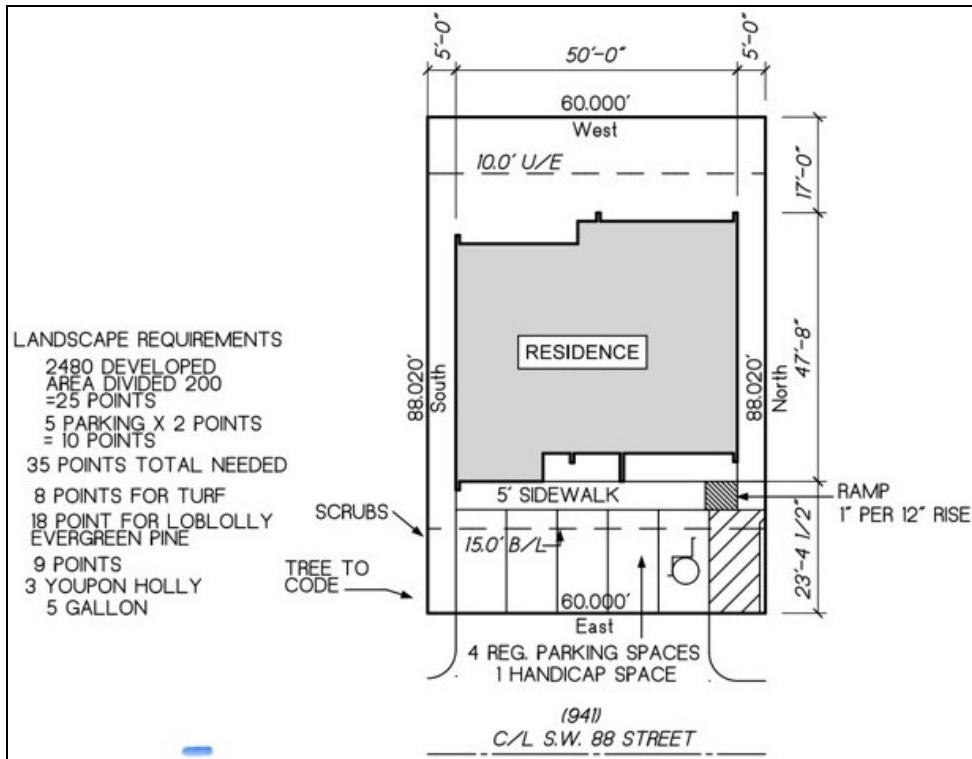
DATE: December 2023

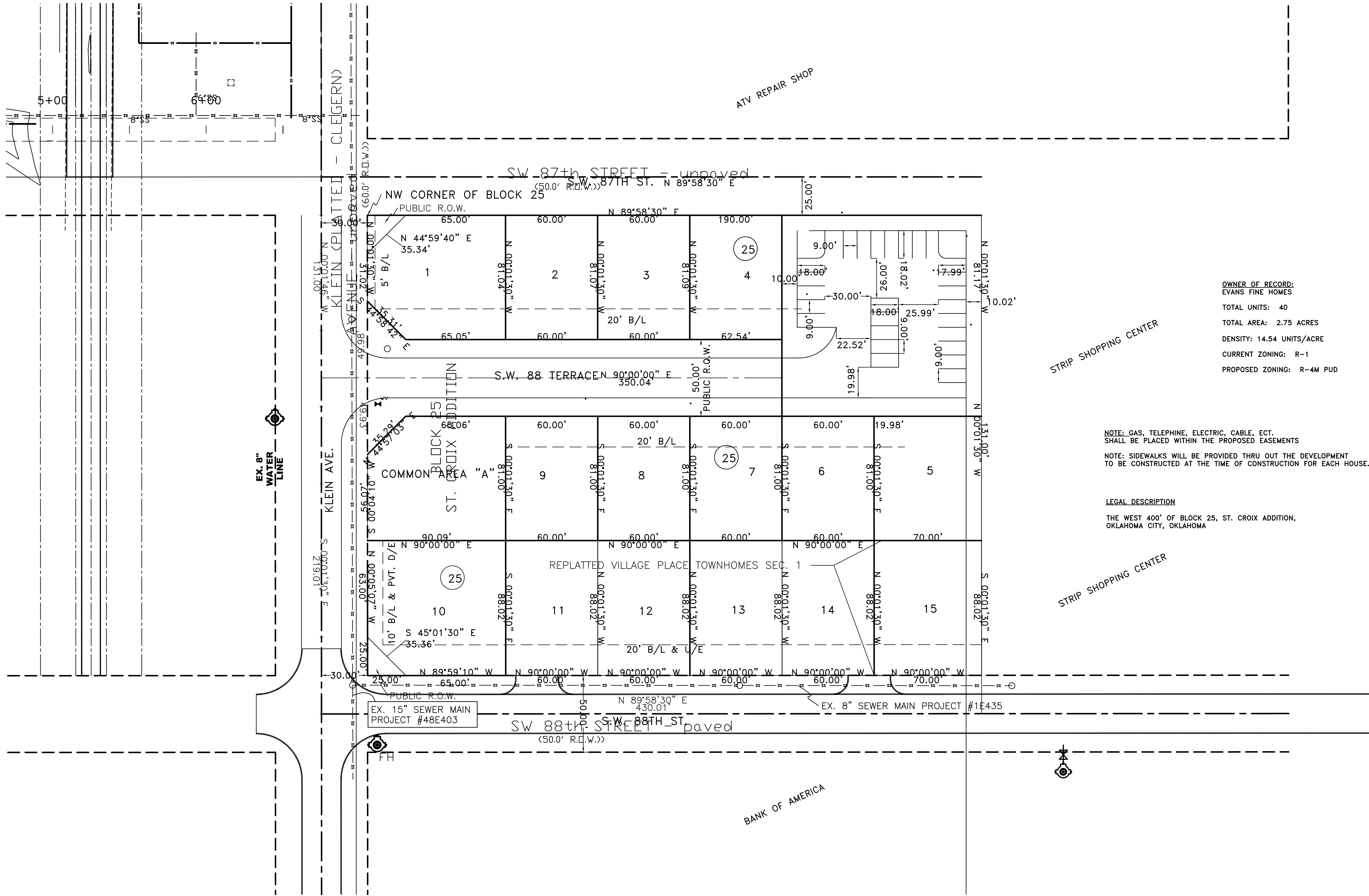
December 2023

LEGAL DESCRIPTION

THE WEST 400 FEET OF BLOCK TWENTY-FIVE (25) IN ST CROIX ADDITION TO OKLAHOMA CITY, OK,
OKLAHOMA CONTY, OKLAHOMA

Exhibit C: Example of Fourplex Site Plan on 81' Deep Lot (Not Mandatory Layout)





CITY OF OKLAHOMA CITY

R 3 W

SW 74TH ST.

PROJECT LOCATION

SW 89TH ST.

LOCATION MAP

LEGEND

SS

SANITARY SEWER LINE

W

WATER LINE

OHE

OVERHEAD ELECTRIC

G

EXISTING GAS SERVICE

SM

SANITARY SEWER MANHOLE

P

POWER POLE

GA

GUY ANCHOR

FL

FIRE HYDRANT

WV

WATER VALVE

WM

WATER METER

GM

GAS METER

EM

ELECTRIC METER

TP

TELEPHONE PEDESTAL

MON

MONITOR WELL

S

SIGN

TSP

TRAFFIC SIGNAL POLE

TSB

TRAFFIC SIGNAL BOX

F

FENCE

SIP

SET IRON PIN

FIP

FOUND IRON PIN

B

BENCHMARK

OWNER OF RECORD:

EVANS FINE HOMES

TOTAL UNITS:

40

TOTAL AREA:

2.75 ACRES

DENSITY:

14.54 UNITS/ACRE

CURRENT ZONING:

R-1

PROPOSED ZONING:

R-4M PUD

NOTE: GAS, TELEPHONE, ELECTRIC, CABLE, ECT.

SHALL BE PLACED WITHIN THE PROPOSED EASEMENTS

NOTE: SIDEWALKS WILL BE PROVIDED THRU OUT THE DEVELOPMENT

TO BE CONSTRUCTED AT THE TIME OF CONSTRUCTION FOR EACH HOUSE.

LEGAL DESCRIPTION

THE WEST 400' OF BLOCK 25, ST. CROIX ADDITION, OKLAHOMA CITY, OKLAHOMA

MASTER DEVELOPMENT PLAN

TO SERVE

VILLAGE PLACE TOWNHOMES

A PART OF THE SE1/4, SEC. 32, T11N, R3W, I.M.

CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

MORRIS

ENGINEERING AND SURVEYING

www.morrisengineering.com

617 N.W. 27TH ST. MOORE, OK 73160

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REGISTERED PROFESSIONAL ENGINEER

ROSS C. MORRIS

16837

OKLAHOMA

P.E. EXP. 9-30-22

CA 3549, EIC 6-30-23

DATE

6-28-22

SIGNATURE

MASTER DEVELOPMENT PLAN

TO SERVE

VILLAGE PLACE TOWNHOMES

HORIZONTAL: 1"=30'

VERTICAL: 1"=4'

JOB NO. REF. NO. REF. NO.

SHEET NO. 1 OF 1