



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

2237 SW 149th St

Name of Development or Applicant

2237 SW 149th St

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

Single-Family Residential

Summary Purpose Statement / Proposed Development

Staff Use Only	2021
Case No.: PUD -	
File Date:	6-12-24
Ward No.:	W5
Nbhd. Assoc.:	Brandywine/Country Place
School District:	Moore
Extg Zoning:	AA
Overlay:	

+/-35.82 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):

Tom Mabry Revocable Trust

Name

3130 SW 149th Street

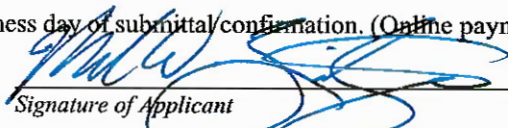
Mailing Address

Oklahoma City, OK 73170

City, State, Zip Code

Phone

Email


Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

137875

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QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Tom Mabry and Dorothy Mabry, husband and wife, parties 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 hereby quitclaim, grant, bargain, sell and convey one-half (1/2) to the Tom Mabry Revocable Trust dated December 30, 1996 and one-half (1/2) to the Dorothy Mabry Revocable Trust dated December 30, 1996, party of the second part, all their right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described real property and premises situate in Cleveland County, State of Oklahoma, to-wit:

S1/2 of SE1/4 of Section 19 T10N R3W, Less and except ten acres NE corner 660 x 660 a/k/a NE1/4 of SE1/4;

EXEMPT DOCUMENTARY STAMP TAX OS TITLE 68, ARTICLE 32, SECTION 3201 (NO SALE).

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above-described premises unto the said party of the second part, its heirs and assigns forever. Including any and all after acquired title to same.

Signed and delivered this 30th day of December, 1996.

Tom Mabry
TOM MABRY

Dorothy Mabry
DOROTHY MABRY

PAUL BODSON
COUNTY CLERK

96 DEC 31 PM 1:31

STATE OF OKLAHOMA
CLEVELAND COUNTY
FILED TO BE RECORDED

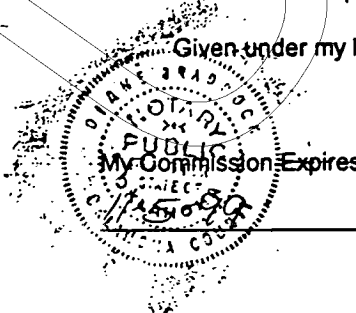
STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 30th day of December, 1996, personally appeared Tom Mabry and Dorothy Mabry, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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.

Diane Braddock
NOTARY PUBLIC

My Commission Expires:



RETURN TO: Tom Mabry Revocable Trust & Dorothy Mabry Revocable Trust, Route 11, Box 142, Oklahoma City, OK 73170

LEGAL DESCRIPTION

2237 SW 149th Street

A tract of land in Southeast Quarter (SE4) of Section Nineteen (19), Township Ten (10) North, Range Three (3) West of the I.M., Cleveland County, Oklahoma, Described with Metes and Bounds on July 11, 2023, by James L Buckley, PLS 1582:

COMMENCING at the Southeast Corner of said SE4, Thence the South line of said SE4 as the Basis of Bearing, S89°15'16"W a distance of 1453.89 feet to the POINT OF BEGINNING;

Thence S89°15'16"W a distance of 1185.46 feet;

Thence N00°19'45"W a distance of 1313.59 feet;

Thence N89°06'31"E a distance of 1187.25 feet;

Thence S00°15'09"E a distance of 1316.62 feet back to the POINT OF BEGINNING.

This description contains 1,560,110 Square Feet or 35.82 Acres, more or less.

June 13, 2024

City of Oklahoma City
Development Services Department
420 W Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: 2237 SW 149th St.: PUD Submittal

Dear Ms. Welch:

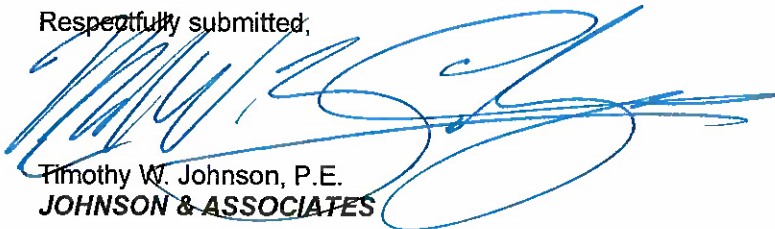
On behalf of our client, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 2237 SW 149th St in southwest Oklahoma City. The subject site is currently zoned as AA, "Agricultural" District. The proposed PUD, totaling +/-35.82 acres, has a base zoning district of R-1, "Single-Family Residential" and is requested to permit single-family homes. This proposed development provides greenspace for residents and will complement the surrounding residential developments. A Comprehensive Plan Amendment application is accompanying this PUD rezone request.

Please find attached the following submittal documents for the above referenced project:

- PUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual site Plan
- Filing Fee of \$2,700.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **July 25, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, J&A
[5821 000 / PUD]

Tom Mabry Revocable Trust & Dorothy Mabry Revocable Trust
3130 SW 149th Street
Oklahoma City, OK 73170
PH: () -

May 29, 2024

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

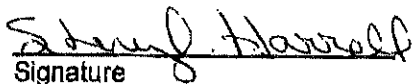
Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development (PUD) application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,


Signature

Sheryl Harrell, Trustee to The Dorothy Mabry Revocable Trust
Print Name/Title The Tom Mabry Revocable Trust

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5821 000/PUD

Tom Mabry Revocable Trust
3130 SW 149th Street
Oklahoma City, OK 73170
PH: () -

May 29, 2024

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102


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Respectfully Submitted,


Signature

Sheryl Harrell, Trustee to Tom Mabry
Print Name/Title Revocable Trust

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5821 000/PUD

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

The undersigned bonded abstractor in and for Cleveland 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 Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland 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 in Southeast Quarter (SE/4) of Section Nineteen (19), Township Ten (10) North, Range Three (3) West of the I.M., Cleveland County, Oklahoma, Described with Metes and Bounds on July 11, 2023, by James L Buckley, PLS 1582:

COMMENCING at the Southeast Corner of said SE/4, Thence the South line of said SE/4 as the Basis of Bearing, S89°15'16"W a distance of 1453.89 feet to the POINT OF BEGINNING;

Thence S89°15'16"W a distance of 1185.46 feet;

Thence N00°19'45"W a distance of 1313.59 feet;

Thence N89°06'31"E a distance of 1187.25 feet;

Thence S00°15'09"E a distance of 1316.62 feet back to the POINT OF BEGINNING.

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: May 23, 2024 at 7:30 AM

First American Title Insurance Company

Panda Craven

By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2876012-MO99

OWNERSHIP LIST

ORDER NO. 2876012-MO99

DATE PREPARED: June 3, 2024

EFFECTIVE DATE: May 23, 2024 at 7:30 A.M.

OWNER	LOT	BLK	ADDITION
TOM MABRY REVOCABLE TRUST, JAMES MABRY, SUCCESSOR TRUSTEE AND SHERYL HARRELL, SUCCESSOR TRUSTEE 3130 SW 149TH ST OKLAHOMA CITY OK 73170			19-10-3W 35.5818 AC S/2 SE/4 LESS E/2 SE/4 SE/4 LESS PRT SE/4 BEG 792'W SE/C SE/4 W661.89' N1314.24' N 88D E661.94' S1318.30' POB LESS PRT SE/4 BEG 659.84'W SE/C SE/4 W132.16' N988.73' E132.16' S988.98' POB LESS PRT SE/4 BEG 659.84'W 988.98'N SE/C SE/4 W132.16' N329.57' E132.16' S329.57' POB #194259 Subject Property
DAVID L. BRADSHAW REVOCABLE TRUST 14421 S Libby ST Oklahoma City OK 73170-5719			19-10-3W 5.005 AC PRT SE/4 BEG SW/C N/2 SE/4 E660.49` N330.08` W660.65` S330.06` POB #77625
LORI LYNNE STARK 2336 S Jamie DR Oklahoma City OK 73170-5716			19-10-3W 5.01 AC PRT N/2 SE/4 BEG E660.49` SW/C N/2 SE/4 N660.16` E330.40` S660.17` W330.24` POB #77623
JIMMY & AMY BOLLMAN 2300 JAMIE DR OKLAHOMA CITY OK 73170			19-10-3W 5.01 AC PRT N/2 SE/4 BEG E990.73`SW/C N/2 SE/4 N660.17`E330.40`S660.19`W330. 24` POB #77622
LARRY D. JACKSON 2236 S Jamie DR Oklahoma City OK 73170-5713			19-10-3W 5.01 AC PRT N/2 SE/4 BEG E1320.97` SW/C N/2 SE/4 N660.19` E330.40` S660.19` W330.24` POB #77621
MOORE INDEPENDENT SCHOOL DISTRICT 1500 SE 4TH MOORE OK 73160			19-10-3W 19.96 AC PRT SE/4 BEG 792'W SE/C SE/4 W661.89' N1314.24' N 88D E661.94' S1318.30' POB #194258

RONALD M. BURGESS 11317 S Western AVE Oklahoma City OK 73170-5849			30-10-3W 5.003 AC PRT E/2 NE/4 BEG E660.37` NE/C S330.09` W660.14` N329.95` E660.37` POB #77800
FAYE CARDLE, TRUSTEE OF THE FAYE CARDLE FAMILY TRUST AND ARTHUR TANAKA 2436 SW 149th ST Oklahoma City OK 73170-8702			30-10-3W 15.07 AC PRT W/2 NE/4 BG S661.9` NE/C W/2 NE/4 S663.98` W1318.92` N331.70` E659.69` N331.85` E659.92` PB LS E30 & S30 #77807 AND 30-10-3W 5.014 AC PRT W/2 NE/4 BEG W330.18 NE/C S661.84 W329.96 N661.7 E330.18 POB #77806 AND 30-10-3W 5.013 AC PRT W/2 NE/4 BEG W660.37 NE/C W/2 NE/4 S661.70 W329.96 N661.55 E330.18 POB #77813 AND 30-10-3W 5.012 AC PRT W/2 NE/4 BEG W990.55 NE/C W/2 NE/4 S661.55 W329.96 N661.41 E330.18 POB #77814
JON E. PAINTER AND KIMBERLY D. FERGUSON-PAINTER 2500 SW 149th ST Oklahoma City OK 73170-8701			30-10-3W 6.34 AC PRT NW/4 BEG NE/C S554.37` W556.76` N 12D E567` E440` POB #77815

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

PUD - _____

MASTER DESIGN STATEMENT FOR

SW 149th Street Residential

2237 SW 149th Street

May 29, 2024
(revision dates)

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
5821

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of SW 149th Street Residential consisting of +/-35.82 acres are located within the Southeast Quarter (SE/4) of Section Nineteen (19), Township Ten (10) N, Range three (3) W, of the Indian Meridian, Cleveland County, Oklahoma. The subject property is generally located at 2237 SW 149th Street.

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.

3.0 OWNER/DEVELOPER:

Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 2237 SW 149th Street. The property is currently zoned as AA, "Agricultural" District. The subject property is largely undeveloped with the exception of a single family home and accessory structures.

North: North of the subject site is zoned as AA, "Agricultural" District and is developed as single-family residential.

East: East of the subject site is zoned as AA, "Agricultural" District and is developed as single-family residential.

South: Immediately south of the subject site is SW 149th Street. Beyond is zoned as AA, "Agricultural" District and is developed as single-family residential.

West: West of the subject site is zoned as AA, "Agricultural" District and is developed as single-family residential.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from 1172-1194 and generally slopes to the northwest corner of the site. The tree cover on the property is approximately 10% and are clustered on the west side of the site. Approximately 9.5% of the subject property is in the floodway and 100-year floodplain.

There are +/-8.5 acres of common open space and natural resource areas in this Planned Unit Development, including the floodway and floodplain, which is shown on the Master Development Plan.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single-family residential. The development will provide greenspace areas along the north and west areas of the site. This proposed development increases the single-family housing options within this area in a manner that compliments the surrounding residential developments.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

None

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the south is SW 149th Street and is paved to city standards.

Proposed streets in this Planned Unit Development shall be public and shall have right-of-way widths of 50 feet and be paved to city standards.

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 public mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S May Ave. Approximately 2 miles northwest of this PUD development. Anticipated response times are of urban service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, 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 near this Planned Unit Development nor are there any planned.

7.7 DRAINAGE

The property within this Planned Unit Development is within the FEMA floodway and 100-year floodplain. The general location of the FEMA 100-year flood plain is delineated on Exhibit B.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural Medium (RM) Intensity Land Use typology area and the uses proposed in this Planned Unit Development are not consistent or in compliance with the rural medium area standards. However, a companion Comprehensive Plan Amendment application is proposed along with this PUD to the Urban Low Land Use designation.

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-1, "Single-Family 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):

All uses permitted in the R-1, "Single Family Residential" District shall be permitted.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal 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 site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

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

Sight proof screening shall not be required within this PUD.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the 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

Not Applicable.

9.8 VEHICULAR ACCESS REGULATIONS

There shall be two (2) access points from SW 149th Street.

Access to this PUD/Tract may be via a divided street with central landscaped medians.

9.9 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

9.10 SIGNAGE REGULATIONS

Per the City of Oklahoma City Sign Ordinance.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways are made part of this Planned Unit Development and shall connect residential tracts to adjacent common areas.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning district.

9.14 SETBACK REGULATIONS

Unless modified herein, 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 Developer 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 AND FINAL PLAT

No building permits shall be issued within this PUD until a final plat, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 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. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Site Plan

EXHIBIT "A"
LEGAL DESCRIPTION

2237 SW 149th Street

A tract of land in Southeast Quarter (SE4) of Section Nineteen (19), Township Ten (10) North, Range Three (3) West of the I.M., Cleveland County, Oklahoma, Described with Metes and Bounds on July 11, 2023, by James L Buckley, PLS 1582:

COMMENCING at the Southeast Corner of said SE4, Thence the South line of said SE4 as the Basis of Bearing, S89°15'16"W a distance of 1453.89 feet to the POINT OF BEGINNING;

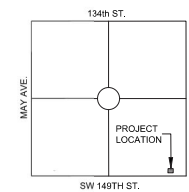
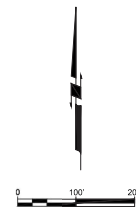
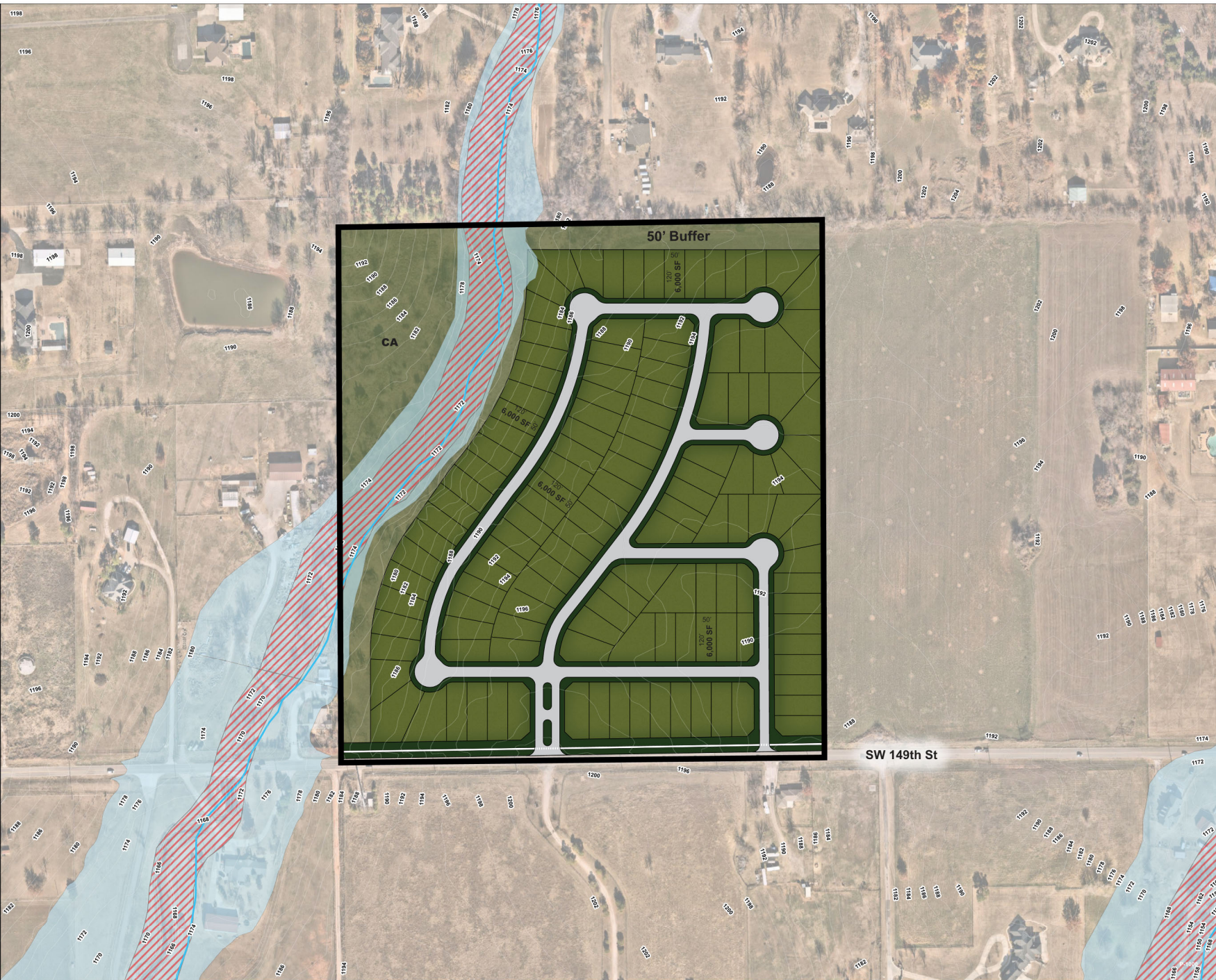
Thence S89°15'16"W a distance of 1185.46 feet;

Thence N00°19'45"W a distance of 1313.59 feet;

Thence N89°06'31"E a distance of 1187.25 feet;

Thence S00°15'09"E a distance of 1316.62 feet back to the POINT OF BEGINNING.

This description contains 1,560,110 Square Feet or 35.82 Acres, more or less.



PUD-_____
SW 149th Street
Residential

2237 SW 149th St

Exhibit B
 Conceptual Site Plan
 237 Total Lots

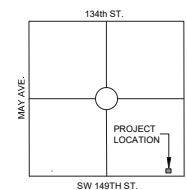
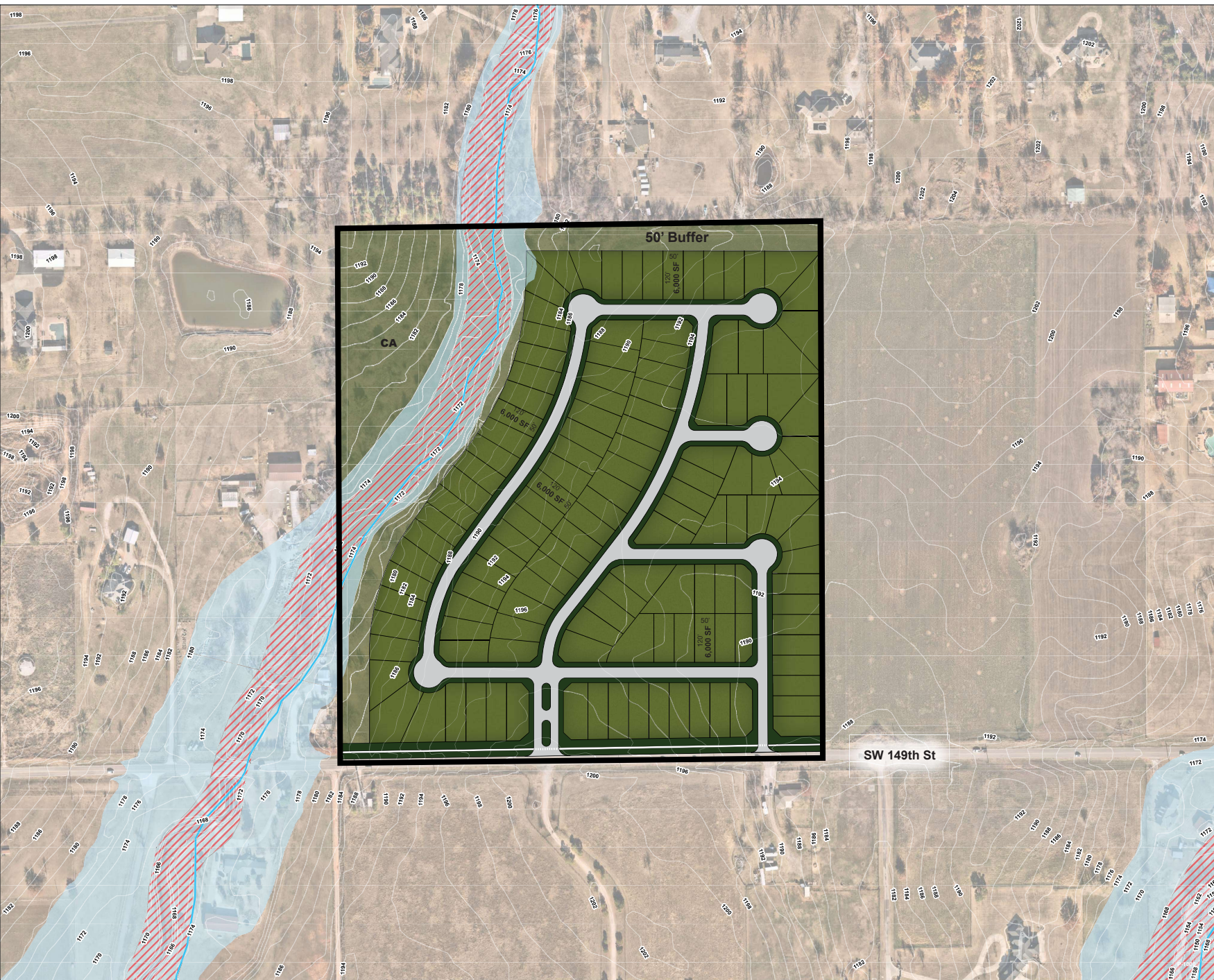
+/-35.82 Acres



Johnson & Associates
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 ENGINEERS SURVEYORS PLANNERS
 5/30/24

Conceptual site plan showing feasible option
 permitted under proposed rezoning



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