



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

APPLICATION FOR PUD ReZONING

Planned Unit Development District

SW 29th Residential

Name of Development or Applicant 10807 SW 29th Street

NW Corner of SW 29th St and S Sara Rd

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

single family residential

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: PUD 1976

File Date: 9-28-23

Ward No.: W3

Nbhd. Assoc.: ---

School District: MUSTANG

Extg Zoning: AA

Overlay:

47.6312

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

Property Owner Information (if other than Applicant):

Kelly J. and Ian J. Smith

Name

P.O. Box 460

Mailing Address

Moffat, CO, 81143

City, State, Zip Code

Phone

Email

Signature of Applicant

Tim Johnson, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Avenue, Suite 200

Applicant's Mailing Address

Oklahoma City, Oklahoma, 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.

WEST TRACT

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southeast Quarter;

THENCE North $89^{\circ}34'56''$ West, along the south line of said Southeast Quarter, a distance of 1,327.77 feet to the POINT OF BEGINNING;

THENCE continuing North $89^{\circ}34'56''$ West, along said south line, a distance of 1,310.70 feet;

THENCE North $00^{\circ}16'12''$ West a distance of 1,813.45 feet to a point on the southerly right of way of John Kilpatrick Turnpike and a point on a curve;

THENCE along said southerly right of way line the following three (3) courses;

1. Southeasterly along a non tangent curve to the left having a radius of 2,240.00 feet (said curve subtended by a chord which bears South $57^{\circ}07'33''$ East a distance of 593.11 feet) for an arc distance of 594.86 feet;
2. South $64^{\circ}32'11''$ East a distance of 1,214.87 feet;
3. South $68^{\circ}16'42''$ East a distance of 227.44 feet;

THENCE South $11^{\circ}10'05''$ West a distance of 25.95 feet;

THENCE South $07^{\circ}39'21''$ West a distance of 79.98 feet;

THENCE South $16^{\circ}24'05''$ West a distance of 20.97 feet;

THENCE South 05°51'31" West a distance of 46.39 feet;

THENCE South 35°43'15" West a distance of 46.64 feet;

THENCE South 66°59'12" West a distance of 51.45 feet;

THENCE South 66°56'23" West a distance of 69.48 feet;

THENCE South 68°33'43" West a distance of 71.22 feet;

THENCE South 41°05'53" West a distance of 61.23 feet;

THENCE South 42°12'21" West a distance of 125.52 feet;

THENCE South 45°00'50" West a distance of 80.34 feet;

THENCE South 39°22'03" West a distance of 122.43 feet;

THENCE South 31°37'10" West a distance of 86.70 feet;

THENCE South 17°45'12" West a distance of 49.70 feet;

THENCE South 01°14'55" West a distance of 87.10 feet;

THENCE South 40°36'59" East a distance of 69.83 feet;

THENCE South 27°01'54" East a distance of 44.36 feet;

THENCE South 00°00'00" East a distance of 21.04 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 2,074,817 square feet or 47.6312 acres, more or less.

END OF DESCRIPTION.

MAPCHECK INFORMATION

Area = 2,074,817 square feet or 47.6312 acres

Perimeter = 6,321.6258 feet

Closing Bearing & Distance = North - 0.0000 feet

Precision = 1:617,778,797,598



Doc#: R 2017 184830
 Bk&Pg: RB 4650 0202-0203 2E
 Filed: 10/19/2017 DMW
 02:36:41 PM QC
 Canadian County, OK

JOINT TENANCY
QUIT CLAIM DEED

RECORDERS MEMORANDUM
 AT THE TIME OF RECORDATION
 THIS INSTRUMENT WAS FOUND TO BE
 INADEQUATE FOR THE BEST
 PHOTOGRAPHIC REPRODUCTION BECAUSE
 OF ILLEGIBILITY, CARBON, OR
 PHOTO COPY, DISCOLORED PAPER, ETC.

THIS INDENTURE, made this 17 day of October, 2017 between Shauna Smith and Andrew G. Tan, wife and husband, party of the first part, and Kelly J. Smith and Ian J. Smith, father and son, both single people, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all her/his right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Canadian County, State of Oklahoma, to wit:

Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

LESS AND EXCEPT:

The North 50.00 acres of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being particularly described as follows: Beginning at the Northeast corner of said Southeast Quarter (SE/4) of Section Ten (10); Thence South 00°12'08" East, along the East line of said Southeast Quarter (SE/4), a distance of 825.76 feet; Thence North 89°16'41" West, parallel with the North line of said Southeast Quarter (SE/4), a distance of 2638.16 feet to a point on the West line of said Southeast Quarter (SE/4); Thence North 00°11'07" West, along the West line of said Southeast Quarter (SE/4), a distance of 825.75 feet to the Northwest corner of said Southeast Quarter (SE/4) being the Southwest corner of MUSTANG CREEK III, an Addition to the City of Oklahoma City, according to the recorded plat at Book 9 Plats, Page 297, filed in the offices of the County Clerk of Canadian County, Oklahoma; Thence South 89°16'41" East along the North line of said Southeast Quarter (SE/4), being the South line of said MUSTANG CREEK III, and continuing along the South lines of MUSTANG CREEK II and MUSTANG CREEK, additions to the City of Oklahoma City, according to the plats recorded at Book 9 Plats, Page 78 and Book 9 Plats, Page 7, respectively, filed in the offices of the County Clerk of Canadian County, Oklahoma, a distance of 2637.83 feet to the POINT OF BEGINNING.

and
 Part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter (SE/4) of Section 10, thence South 00°12'08" East along and with the East line of said SE/4 a distance of 825.76 feet; thence North 89°16'41" West, departing said East line a distance of 820.00 feet to the point of beginning; thence South 65°40'44" West a distance of 45.00 feet; thence South 42°38'29" West a distance of 130.00 feet; thence South 58°44'43" West a distance of 65.00 feet; thence South 78°19'17" West a distance of 160.00 feet; thence North 78°03'39" West a distance of 85.00 feet; thence South 83°40'49" West a distance of 100.00 feet; thence North 85°07'30" West a distance of 95.00 feet; thence North 67°42'17" West a distance of 140.00 feet; thence North 58°01'49" West a distance of 235.00 feet; thence South 89°16'41" East a distance of 847.53 feet to the point of beginning. The basis of bearing for the above described tracts of land is the recorded plat of said MUSTANG CREEK, having a record bearing of North 89°16'41" West along the North line of said SE/4.

Tax ID No.: 090003876

Grantee's Mailing Address: PO Box 460, Moffat, CO 81143

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said parties of the second part, as joint tenants and to the heirs and assigns of the survivor forever, so that neither the said party of the first part, nor any person in her/his name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has hereunto set her/his hand(s) this 17 day of October, 2017.

Shauna Smith

Andrew G. Tan

1604171
INDIVIDUAL ACKNOWLEDGMENT

State of WA
County of King

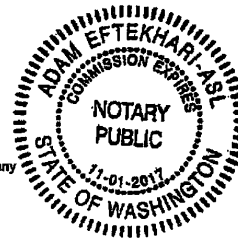
Before me, the undersigned, a Notary Public in and for said County and State on this 17 day of October, 2017
personally appeared, ~~Shauna Smith and Andrew G. Tan, wife and husband~~; to me known to be the identical person(s) who executed
the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said
person(s) for the uses and purposes therein set forth.

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

Adam Eftekhari

Commission Expires: 11-01-2017

RETURN TO:
Oklahoma City Abstract & Title Company
4811 Gallardia Parkway Suite 110
Oklahoma City, OK 73142



Doc#: R 2017 184831
 Bk&Pg: RB 4650 0204-0205 2E
 Filed: 10/19/2017 DMW
 02:36:42 PM QC
 Canadian County, OK



JOINT TENANCY
QUIT CLAIM DEED

RECORDERS MEMORANDUM
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 OF ILLEGIBILITY, CARBON, OR
 PHOTO COPY, DISCOLORED PAPER, ETC.

THIS INDENTURE, made this 16th day of October 2017 between Shauna Smith and Andrew G. Tan, wife and husband, party of the first part, and Kelly J. Smith and Ian J. Smith, father and son, both single people, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all her/his right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Canadian County, State of Oklahoma, to wit:

Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

LESS AND EXCEPT:

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and

Part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter (SE/4) of Section 10, thence South 00°12'06" East along and with the East line of said SE/4 a distance of 825.76 feet; thence North 89°16'41" West, departing said East line a distance of 820.00 feet to the point of beginning; thence South 65°40'44" West a distance of 45.00 feet; thence South 42°39'29" West a distance of 130.00 feet; thence South 58°44'43" West a distance of 65.00 feet; thence South 78°19'17" West a distance of 160.00 feet; thence North 78°03'39" West a distance of 85.00 feet; thence South 63°40'49" West a distance of 100.00 feet; thence North 85°07'30" West a distance of 96.00 feet; thence North 67°42'17" West a distance of 140.00 feet; thence North 58°01'49" West a distance of 235.00 feet; thence South 89°16'41" East a distance of 947.53 feet to the point of beginning.

The basis of bearing for the above described tracts of land is the recorded plat of said MUSTANG CREEK, having a record bearing of North 89°16'41" West along the North line of said SE/4.

Tax ID No.: 090003876

Grantee's Mailing Address: PO Box 460, Moffat, CO 81143

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

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In Witness Whereof, the said party of the first part has hereunto set her/his hand(s) this 16th day of October 2017

Shauna Smith
 Shauna Smith

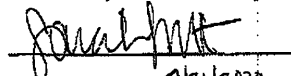
Andrew G. Tan
 Andrew G. Tan

1604171
INDIVIDUAL ACKNOWLEDGMENT

State of Missouri
County of CLATSOP

Before me, the undersigned, a Notary Public in and for said County and State on this 16 day of October, 2017, personally appeared, Shauna Smith and Andrew G. Tan, wife and husband, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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



Commission Expires: 7/21/2020

SARAH N. SCOTT
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
Commission # 16789494
My Commission Expires: 7/21/2020

RETURN TO:
Oklahoma City Abstract & Title Company
4811 Galliardia Parkway Suite 110
Oklahoma City, OK 73142



Doc#: R 2017 184830
 Bk&Pg: RB 4650 0202-0203 2E
 Filed: 10/19/2017 DMW
 02:36:41 PM QC
 Canadian County, OK

Not Official

JOINT TENANCY
QUIT CLAIM DEED

RECORDERS MEMORANDUM
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Tax ID No.: 090003876

Grantee's Mailing Address: PO Box 460, Moffat, CO 81143

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

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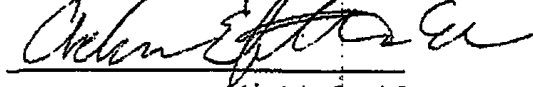
Shauna Smith

Andrew G. Tan

1604171
INDIVIDUAL ACKNOWLEDGMENTState of WA
County of King

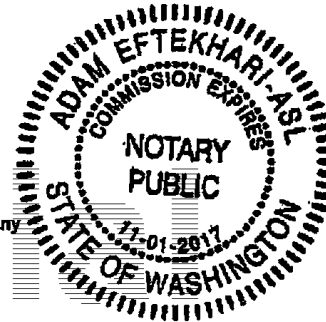
Before me, the undersigned, a Notary Public in and for said County and State on this 17 day of October, 2017 personally appeared, ~~Strauna Smith and Andrew G. Tan, wife and husband~~; to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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

Commission Expires: 11-01-2017

RETURN TO:

Oklahoma City Abstract & Title Company
4811 Gallardia Parkway Suite 110
Oklahoma City, OK 73142



Kelly J. Smith
P.O. Box 460
Moffat, CO, 81143
PH: ()

September 22, 2023

City of Oklahoma City
Development Services 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 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,



Kelly J. Smith

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: P-1000 / PUD

Ian J. Smith
P.O. Box 460
Moffat, CO, 81143
PH: ()

January 3, 2024

City of Oklahoma City
Development Services 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 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,

Authentisign


Ian J. Smith

01/03/24

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5636 / PUD

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:

TRACT 1(WEST TRACT)

A tract of land lying in the Southeast Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southeast Quarter;

THENCE North 89°34'56" West, along the south line of said Southeast Quarter, a distance of 1,327.77 feet to the POINT OF BEGINNING;

THENCE continuing North 89°34'56" West, along said south line, a distance of 1,310.70 feet;

THENCE North 00°16'12" West a distance of 1,813.45 feet to a point on the southerly right of way of John Kilpatrick Turnpike and a point on a curve;

THENCE along said southerly right of way line the following three (3) courses;

1. Southeasterly along a non tangent curve to the left having a radius of 2,240.00 feet (said curve subtended by a chord which bears South 57°07'33" East a distance of 593.11 feet) for an arc distance of 594.86 feet;

2. South 64°32'11" East a distance of 1,214.87 feet;

3. South 68°16'42" East a distance of 227.44 feet; THENCE South 11°10'05" West a distance of 25.95 feet;
THENCE South 07°39'21" West a distance of 79.98 feet; THENCE South 16°24'05" West a distance of 20.97 feet;

THENCE South 05°51'31" West a distance of 46.39 feet; THENCE South 35°43'15" West a distance of 46.64 feet;
THENCE South 66°59'12" West a distance of 51.45 feet; THENCE South 66°56'23" West a distance of 69.48 feet;
THENCE South 68°33'43" West a distance of 71.22 feet; THENCE South 41°05'53" West a distance of 61.23 feet;
THENCE South 42°12'21" West a distance of 125.52 feet; THENCE South 45°00'50" West a distance of 80.34 feet;
THENCE South 39°22'03" West a distance of 122.43 feet; THENCE South 31°37'10" West a distance of 86.70 feet;
THENCE South 17°45'12" West a distance of 49.70 feet; THENCE South 01°14'55" West a distance of 87.10 feet;
THENCE South 40°36'59" East a distance of 69.83 feet; THENCE South 27°01'54" East a distance of 44.36 feet;
THENCE South 00°00'00" East a distance of 21.04 feet to the POINT OF BEGINNING.

AND

TRACT 2 (FLOODWAY TRACT)

A tract of land lying in the Southeast Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southeast Quarter;

THENCE North 89°34'56" West, along the south line of said Southeast Quarter a distance of 1,151.10 feet to the POINT OF BEGINNING;

THENCE continuing North 89°34'56" West, along said south line, a distance of 176.68 feet;

THENCE North 00°00'00" West a distance of 21.04 feet; THENCE North 27°01'54" West a distance of 44.36 feet; THENCE North 40°36'59" West a distance of 69.83 feet; THENCE North 01°14'55" East a distance of 87.10 feet; THENCE North 17°45'12" East a distance of 49.70 feet; THENCE North 31°37'10" East a distance of 86.70 feet; THENCE North 39°22'03" East a distance of 122.43 feet; THENCE North 45°00'50" East a distance of 80.34 feet; THENCE North 42°12'21" East a distance of 125.52 feet;

THENCE North 41°05'53" East a distance of 61.23 feet; THENCE North 68°33'43" East a distance of 71.22 feet; THENCE North 66°56'23" East a distance of 69.48 feet; THENCE North 66°59'12" East a distance of 51.45 feet; THENCE North 35°43'15" East a distance of 46.64 feet; THENCE North 05°51'31" East a distance of 46.39 feet; THENCE North 16°24'05" East a distance of 20.97 feet; THENCE North 07°39'21" East a distance of 79.98 feet;

THENCE North 11°10'05" East a distance of 25.95 feet to a point on the southerly right of way of John Kilpatrick Turnpike;

THENCE South 68°16'42" East, along said southerly right of way line, a distance of 51.81 feet;

THENCE South 01°31'09" East a distance of 52.00 feet; THENCE South 06°50'52" West a distance of 57.04 feet; THENCE South 05°23'25" West a distance of 40.20 feet; THENCE South 18°17'19" West a distance of 59.27 feet; THENCE South 48°43'52" West a distance of 40.97 feet;

THENCE South 58°24'11" West a distance of 45.85 feet; THENCE South 64°56'45" West a distance of 51.40 feet; THENCE South 62°47'44" West a distance of 29.55 feet; THENCE South 29°13'53" West a distance of 34.62 feet; THENCE South 49°41'59" West a distance of 82.69 feet; THENCE South 42°00'05" West a distance of 51.41 feet; THENCE South 26°34'37" West a distance of 51.26 feet; THENCE South 10°29'40" West a distance of 52.45 feet; THENCE South 18°26'38" West a distance of 54.36 feet; THENCE South 37°53'29" West a distance of 65.35 feet; THENCE South 54°28'36" West a distance of 65.75 feet; THENCE South 18°26'23" West a distance of 42.28 feet; THENCE South 05°51'36" West a distance of 74.89 feet; THENCE South 21°02'56" East a distance of 53.21 feet; THENCE South 49°46'38" East a distance of 93.73 feet 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: SEPTEMBER 15, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2836603-OK99

Owner	Mailing Address	LOT	BLOCK	Legal Description
KELLY J SMITH AND IAN J SMITH	PO BOX 460.MOFFAT.CO.81143			PT SE/4 10-11N-5W (A#1 ON THE MAP) - INCLUDES THE SUBJECT PROPERTY.
				PT SE/4 10-11N-5W (A#4 ON THE MAP) AND PT SE/4 10-11N-5W (A@5 ON THE MAP) AND PT SW/4 10-11N-5W (A#18 ON THE MAP)
OKLAHOMA TURNPIKE AUTHORITY C/O PINNACLE CONSULTING MGMT GROUP	OKLAHOMA CITY.OK.73136			
STEVE E WELLS & REBECCA A WELLS	2600 S MUSTANG RD.YUKON.OK.73099			PT SW/4 10-11N-5W (A#1 ON THE MAP)
DAVID SYLER & TAMI SYLER REVOCABLE TRUST	11001 SW 29TH ST.YUKON.OK.73099			PT SW/4 10-11N-5W (A#2 ON THE MAP)
MARK EARL ROBINSON	11017 SW 29TH ST.YUKON.OK.73099			PT SW/4 10-11N-5W (A#17 ON THE MAP)
PINNACLE PARTNERS LLC	3000 S BERRY RD #120.NORMAN.OK.73072			PINNACLE AT BROOKSTONE PHASE 1 COMMON AREA "A"
WALLIS,JOHN B	3301 CANTON TRL.YUKON.OK.73099	1	1	BROOKSTONE LAKES WEST 1
BRADEN MARCEL POWELL & ASHLEY JONES	3005 CANTON TRL.YUKON.OK.73099	2	1	BROOKSTONE LAKES WEST 1
HEATHER NICOLE MCKEEN	3009 CANTON TRL.YUKON.OK.73099	3	1	BROOKSTONE LAKES WEST 1
TERRANCE MICHAEL ALLETTTO	3013 CANTON TRL.YUKON.OK.73099	4	1	BROOKSTONE LAKES WEST 1
CHRISTIAN GELACIO GARCIA ROMO	3017 CANTON TR.YUKON.OK.73099	5	1	BROOKSTONE LAKES WEST 1
TAYLOR BENJAMIN GREENWOOD & HEATHER ANN ASHLEY GREENWOOD	10937 SW 30TH TER.YUKON.OK.73099	1	2	BROOKSTONE LAKES WEST 1
BRIAN C HAGERDON	10933 SW 30TH TER.YUKON.OK.73099	2	2	BROOKSTONE LAKES WEST 1
KIM HARTLEY & DARRIN HARTLEY	10929 SW 30TH TER.YUKON.OK.73099	3	2	BROOKSTONE LAKES WEST 1
THANH LE & NGAN NGO	10925 SW 30TH TER.YUKON.OK.73099	4	2	BROOKSTONE LAKES WEST 1
JANET HERNANDEZ & JOHN HERNANDEZ	10921 SW 30TH TER.YUKON.OK.73099	5	2	BROOKSTONE LAKES WEST 1
ANTONIO JUARBE & ZAYME LUGO	10917 SW 30TH TER.YUKON.OK.73099	6	2	BROOKSTONE LAKES WEST 1
ABHILASH RADHAKRISHNAN	10913 SW 30TH TER.YUKON.OK.73099	7	2	BROOKSTONE LAKES WEST 1
JAKE D JOHNSON & KATHRYN E JOHNSON	10909 SW 30TH TER.YUKON.OK.73099	8	2	BROOKSTONE LAKES WEST 1
ANTHONY P. CRISTAN & BRENDA GONZALEZ	10905 SW 30TH TER.YUKON.OK.73099	9	2	BROOKSTONE LAKES WEST 1
SOKRY REOUNG & RATANA MEY	10901 SW 30TH TER.YUKON.OK.73099	10	2	BROOKSTONE LAKES WEST 1
CESAR VELEZ & LIDIA BARRIOS	10936 SW 30TH TER.YUKON.OK.73099	8	4	BROOKSTONE LAKES WEST 1
AMERICAN EXECUTIVE HOMES LLC	5213 VERBENA LN.OKLAHOMA CITY.OK.73142	9	4	BROOKSTONE LAKES WEST 1
TONY NGUYEN & ELLA NGUYEN	10924 SW 30TH TER.YUKON.OK.73099	10	4	BROOKSTONE LAKES WEST 1
TITANJI K YAUKE & JOYCE NZELLE TITANJI	10920 SW 30TH TER.YUKON.OK.73099	11	4	BROOKSTONE LAKES WEST 1
PAUL L WILLIFORD	10916 SW 30TH TER.YUKON.OK.73099	12	4	BROOKSTONE LAKES WEST 1
KEVIN ROBERT HURST & JENNIFER MARIE HURST	10912 SW 30TH TER.YUKON.OK.73099	13	4	BROOKSTONE LAKES WEST 1
PHUOC PHAM & KIEU NGUYEN	10908 SW 30TH TER.YUKON.OK.73099	14	4	BROOKSTONE LAKES WEST 1
RALPH SMOKER & CASSANDRA SMOKER	10904 SW 30TH TER.YUKON.OK.73099	15	4	BROOKSTONE LAKES WEST 1
FRANK HOLLAND	3013 BROOKSTONE LAKES DR.YUKON.OK.73099	16	4	BROOKSTONE LAKES WEST 1
DAVID LESLIE LEE FISHINGHAWK	3000 BROOKSTONE LAKES DR.YUKON.OK.73099	1	3	BROOKSTONE LAKES WEST 1
AUSTIN TYLER COWAN & RACHEL NICOLE COWAN	3004 BROOKSTONE LAKES DR.YUKON.OK.73099	2	3	BROOKSTONE LAKES WEST 1
TAYLOR ANN STOW & CHRISTOPHER WAYNE STOW	3008 BROOKSTONE LAKES DR.YUKON.OK.73099	3	3	BROOKSTONE LAKES WEST 1
DERECK GLEN GILBERT JR	30012 BROOKSTONE LAKES DR.YUKON.OK.73099	4	3	BROOKSTONE LAKES WEST 1
BRIAN MURDOCK	3005 COPAN CT.YUKON.OK.73099	3	15	BROOKSTONE LAKES WEST 4
JESUS VALDEZ & DIANA VALDEZ	3001 COPAN CT.YUKON.OK.73099	4	15	BROOKSTONE LAKES WEST 4
CHLOE COWAN & CAMERON COWAN	3000 COPAN CT.YUKON.OK.73099	5	15	BROOKSTONE LAKES WEST 4
BROOKSTONE LAKES WEST HOME OWNERS	1326 FRETZ DR.EDMOND.OK.73003			BROOKSTONE LAKES WEST PHASE 4 COMMON AREA "C"
LOHMAN INVESTMENTS LLC	%ASHER INVESTMENTS LLC.200 SW 19TH ST.MOORE.OK.73160			PT NE/4 15-11N-5W (A#10 ON THE MAP)
BROOKSTONE VILLAS HOA C/O ZIA MUNEEER ESQ	2252 N BROADWAY ST.MOORE.OK.73160			BROOKSTONE VILLAS PHASE 1 COMMON AREA "B"
MARSHA GREGG & CALEB GREGORY	3001 SAHOMA TRL.YUKON.OK.73099	7	1	BROOKSTONE VILLAS 1
KATHRYN Y ROESLER & JAMES A ROESLER	10721 SW 30TH TER.YUKON.OK.73099	6	1	BROOKSTONE VILLAS 1
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.730102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



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

PUD - ____

DESIGN STATEMENT FOR

SW 29th Residential

September 28, 2023

Prepared For:

Easy Yoke Development, LLC
2304 W Hefner Road, #21508
Oklahoma City, OK

Prepared by:

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

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of SW 29th Residential, consisting of approximately 47.6312 acres is located within the SE/4 of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located north of SW 29th Street and west of S Sara Road, south of the John Kilpatrick Turnpike.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed “SW 29th Residential” PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The developer of the property described in Section 2.0 is Easy Yoke Development, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located northwest of SW 29th Street and S Sara Road in southwest Oklahoma City. The site is immediately south of the recently completed Kilpatrick Turnpike. And is zoned as AA, “Agricultural” District. The subject property is currently undeveloped.

North: North of the subject site is the Kilpatrick Turnpike. Beyond is zoned and developed as R-1, “Single Family Residential” district.

East: East of the subject site is zoned as AA “Agricultural” District and anticipated to be developed as commercial.

South: Immediately south of the subject site is SW 29th Street and beyond is zoned PUD-1179 and developed as R-1, “Single Family Residential.”

West: Directly west of the subject site is zoned as PUD-1185 and developed as a single large lot residential home.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from 1270 to 1240 feet and generally slopes from west to east. There are tree groupings abutting the stream, primarily on the east side of the site that are anticipated to be preserved upon development of the site. On the far east side of the property, a minimal area is within the 100-Year FEMA Floodplain and FEMA Floodway. There is one USGS Blue Line Stream within the FEMA Floodplain in this location. The proposed development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as residential single-family homes. The property is currently undeveloped. In an effort to provide a variety of housing types, various lot sizes are proposed for this development. Given the site's unique access to the major transportation thoroughfares, it is believed this proposed PUD is compatible with the surrounding area. It is the developer's intention to provide housing types to meet various stages of life and to maximize the unique natural resources currently found on the property.

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.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This development proposes connections to SW 29th Street, a public street with approximately 100 feet of right-of-way.

Proposed streets within this Planned Unit Development may be public streets that will conform to City of Oklahoma City standards.

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 site is Station No. 33 which is located at 11630 SW 15th St. Station No. 33 is approximately 2 miles northeast of the subject PUD. Anticipated response times are of Urban Service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no Oklahoma City EMBARK bus lines in the area nor are there any planned.

7.7 DRAINAGE

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

Plan**okc** projects this parcel to be in the Urban Low Intensity land use typology. The proposed uses in this Planned Unit Development are consistent with the Urban Low designation and will complement the surrounding area and uses.

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. 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.

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 below.

9.0 SPECIAL CONDITIONS:

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

Permitted Uses:

- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Model Home (8200.8)
- Model Home Accessory Parking Lot (8200.9)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.15)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 55% brick veneer, rock, concrete board or stone masonry. No more than 45% Engineered Composite wood products, Engineer Wood Products (EWP) Shartside, cement based, solid wood types, wood or other non-masonry materials shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

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

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

A four (4) foot fence shall be permitted adjacent to all common areas within this PUD.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Oklahoma City Subdivision Regulations.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Roll off dumpsters shall be permitted within this PUD during the pendency of construction.

9.8 VEHICULAR ACCESS REGULATIONS

Access shall be per the City of Oklahoma City Subdivision and Zoning Regulations. No more than three (3) access points shall be permitted along SW 29th Street and no connections shall be required to the east or the north given physical constraints.

Boulevard-style entrances shall be permitted.

Maneuvering within the right-of-way shall be permitted within this PUD.

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. Only one space shall be required per lot and the garage space may count toward this requirement.

9.10 SIGNAGE REGULATIONS

Signage shall be per the base zoning district.

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 SW 29th St. 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. All sidewalks shall be in place prior to any occupancy certificates being issued. Internal sidewalks shall be required per code.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Setbacks for individual lots shall be:

Front: 10 feet, driveways shall be provided no less than 18 feet from the back of the sidewalk.

Side: 5 feet

Rear: 10 feet

9.15 LOT COVERAGE

The maximum lot coverage shall be 70%.

9.16 LOT WIDTH

The minimum lot width within this PUD shall be 30 feet.

9.17 LOT SIZE

The minimum lot size for this PUD shall be 3,000 sf.

9.18 PUBLIC IMPROVEMENTS

The Developer shall make public improvements throughout the PUD as may be 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.

9.19 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the developer and/or the 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.

9.20 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

9.21 SPECIFIC PLAN AND PERMITTING REQUIREMENTS

A specific plan shall not be required for this PUD.

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 Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southeast Quarter;

THENCE North 89°34'56" West, along the south line of said Southeast Quarter, a distance of 1,327.77 feet to the POINT OF BEGINNING;

THENCE continuing North 89°34'56" West, along said south line, a distance of 1,310.70 feet;

THENCE North 00°16'12" West a distance of 1,813.45 feet to a point on the southerly right of way of John Kilpatrick Turnpike and a point on a curve;

THENCE along said southerly right of way line the following three (3) courses;

1. Southeasterly along a non tangent curve to the left having a radius of 2,240.00 feet (said curve subtended by a chord which bears South 57°07'33" East a distance of 593.11 feet) for an arc distance of 594.86 feet;

2. South 64°32'11" East a distance of 1,214.87 feet;

3. South 68°16'42" East a distance of 227.44 feet;

THENCE South 11°10'05" West a distance of 25.95 feet;

THENCE South 07°39'21" West a distance of 79.98 feet;

THENCE South 16°24'05" West a distance of 20.97 feet;

THENCE South 05°51'31" West a distance of 46.39 feet;

THENCE South 35°43'15" West a distance of 46.64 feet;

THENCE South 66°59'12" West a distance of 51.45 feet;

THENCE South 66°56'23" West a distance of 69.48 feet;

THENCE South 68°33'43" West a distance of 71.22 feet;

THENCE South 41°05'53" West a distance of 61.23 feet;

THENCE South 42°12'21" West a distance of 125.52 feet;

THENCE South 45°00'50" West a distance of 80.34 feet;

THENCE South 39°22'03" West a distance of 122.43 feet;

THENCE South 31°37'10" West a distance of 86.70 feet;

THENCE South 17°45'12" West a distance of 49.70 feet;

THENCE South 01°14'55" West a distance of 87.10 feet;

THENCE South 40°36'59" East a distance of 69.83 feet;

THENCE South 27°01'54" East a distance of 44.36 feet;

THENCE South 00°00'00" East a distance of 21.04 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 2,074,817 square feet or 47.6312 acres, more or less.

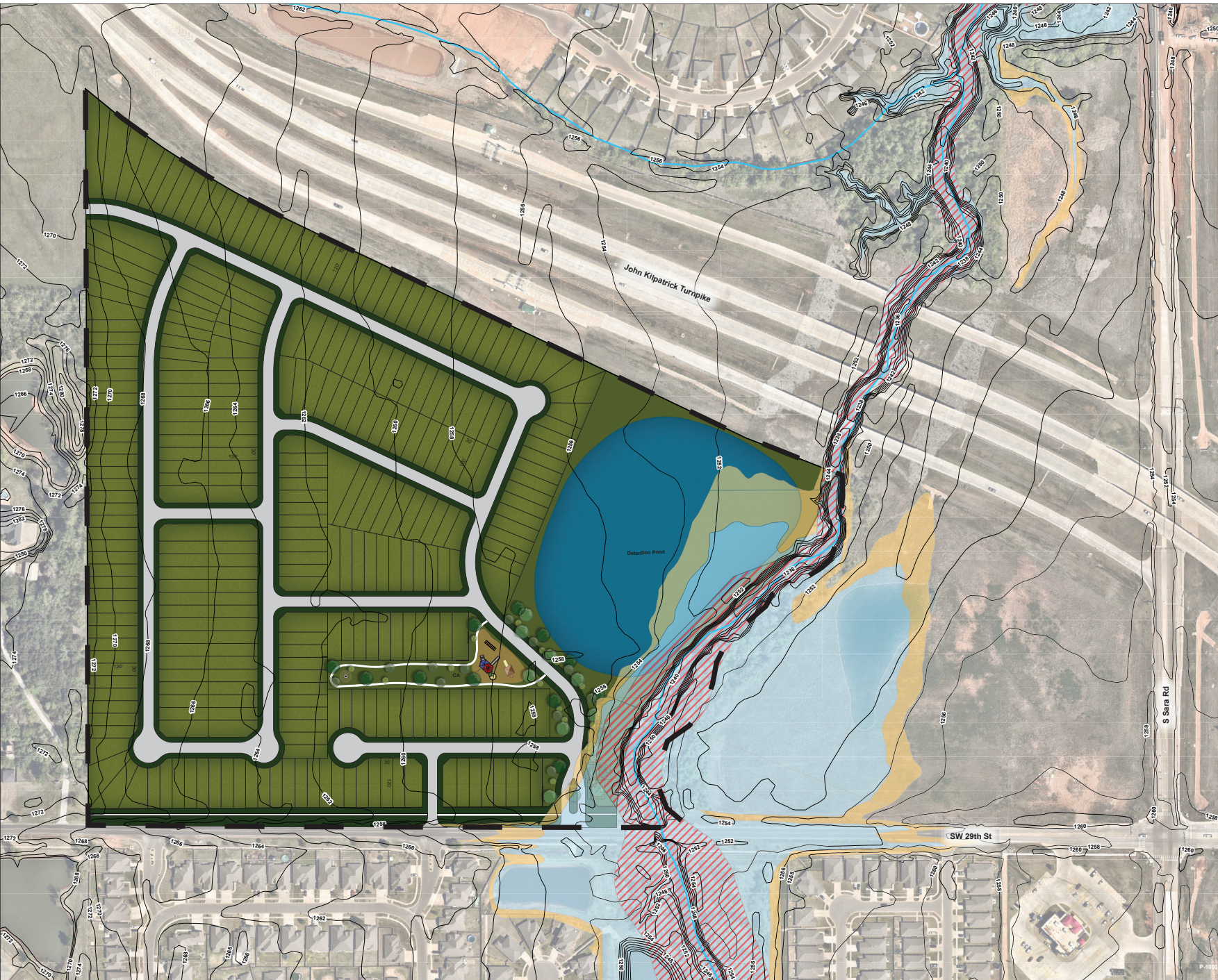
END OF DESCRIPTION. MAPCHECK INFORMATION

Area = 2,074,817 square feet or 47.6312 acres

Perimeter = 6,321.6258 feet

Closing Bearing & Distance = North - 0.0000 feet

Precision = 1:617,778,797,59



PUD-_____ **SW 29th Residential**

Exhibit B
 Conceptual Master Development Plan

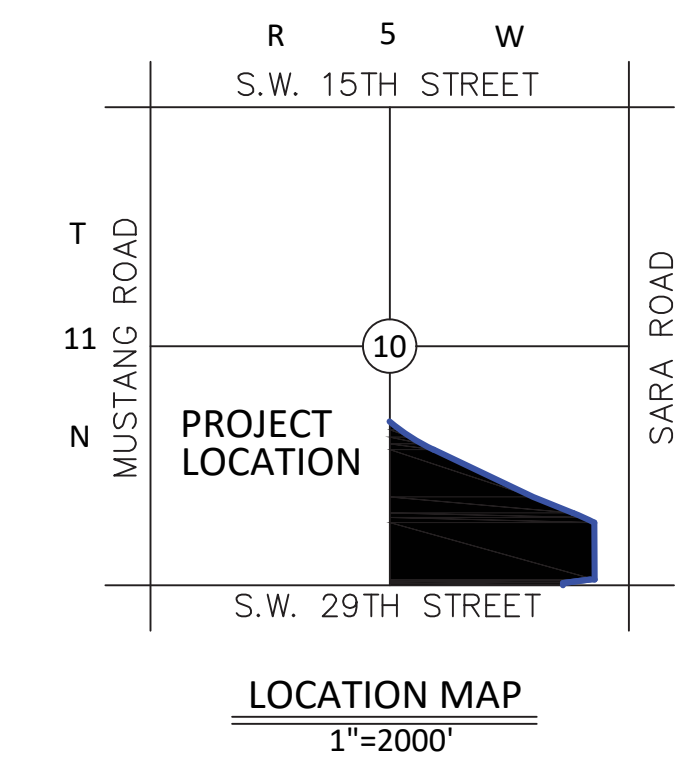
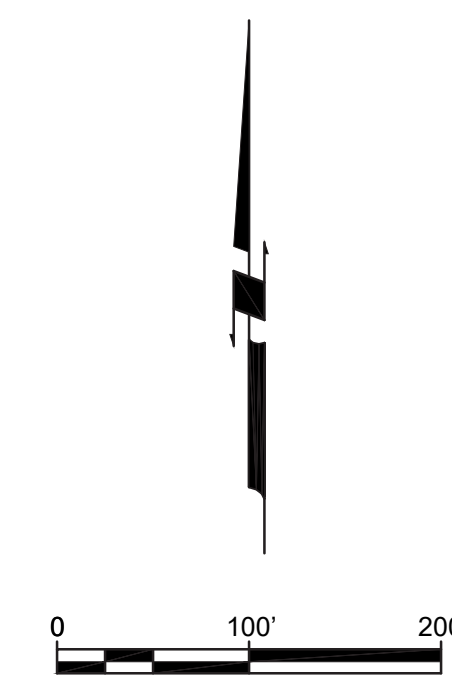
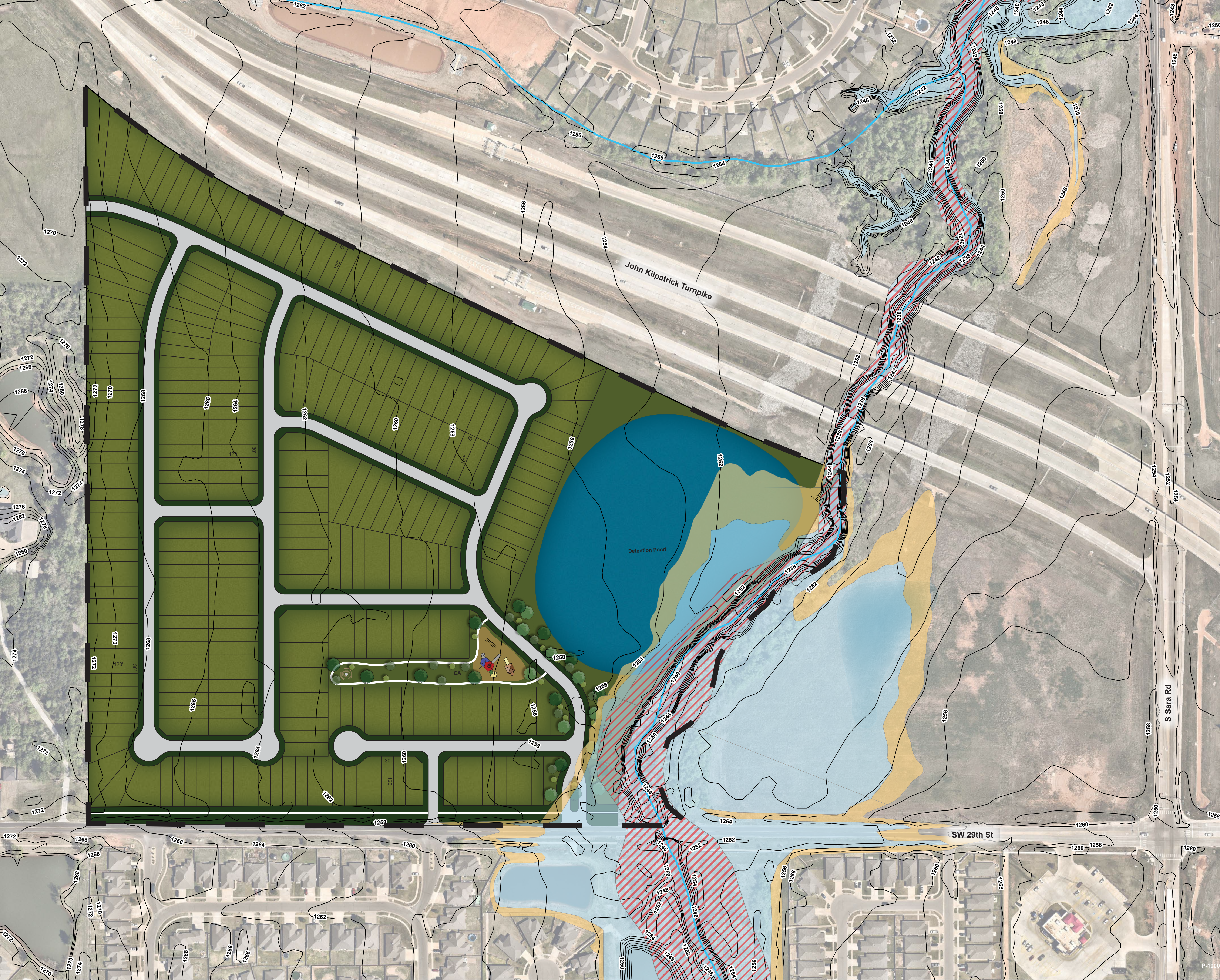
311 Total Lots

+/-47.6312 acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8875 FAX (405) 235-8875

ENGINEERS SURVEYORS PLANNERS
 9/28/23
 Conceptual site plan showing feasible option
 permitted under proposed rezoning



PUD-_____
SW 29th Residential

Exhibit B
Conceptual Master Development Plan

311 Total Lots

+/-47.6312 acres



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

ENGINEERS SURVEYORS PLANNERS

9/28/23

Conceptual site plan showing feasible option
permitted under proposed rezoning