



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

Arcady Heights

Name of Development or Applicant

13500 N. Midwest Boulevard

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

Residential development.

Summary Purpose Statement / Proposed Development

#### Staff Use Only:

Case No.: PUD - 1950

File Date: 30MAR'23

Ward No.: 7

Nbhd. Assoc.: ---

School District: EDMOND

Extg Zoning: AA

Overlay: PC-10859 also CPA

41.37 (C-3/5.01 & R-A/36.36) acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xlsx or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

#### Property Owner Information (if other than Applicant):

Bentwood Investments, LLC

Name

3117 N. Sooner Rd, Suite 150

Mailing Address

Edmond, OK 73034

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of Applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

esilberg@wbfbllaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

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



Mailing Address: 317 N. Sonnor Rd #150, Edmond, OK 73034

Doc Stamps: \$618.86

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 7<sup>th</sup> day of October, 2022, by and between **Anastasia Southall Edwards a/k/a Anastasia Southall Edwards Cucos and Philippa Edwards Cully**, the duly appointed, qualified and acting Co-Personal Representatives of the Estate of **Hilary G. Edwards, Deceased**, party of the first part and **Bentwood Investments LLC**, an Oklahoma limited liability company, as hereinafter set out, party of the second part.

WITNESSETH, That whereas the District Court of Oklahoma County, Oklahoma, made an Order under Title 58, Oklahoma Statutes, Section 239, authorizing the said party of the first part to sell, transfer and convey all real or personal property of the Estate of **Hilary G. Edwards, Deceased**, situated in Oklahoma County, Oklahoma, which Order of authority now on file and of record in said District Court Case No. PB 2021-41, is hereby referred to and attached hereto;

NOW THEREFORE, **Anastasia Southall Edwards a/k/a Anastasia Southall Edwards Cucos and Philippa Edwards Cully**, the duly appointed, qualified and acting Co-Personal Representatives of the Estate of **Hilary G. Edwards, Deceased**, as aforesaid, the party of the first part, pursuant to the Order last aforesaid of the said District Court, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto **Bentwood Investments LLC**, an Oklahoma limited liability company, all of the right, title and interest of the Estate of **Hilary G. Edwards, Deceased**, at the time of her death, and also all of the right, title and interest that the said estate by operation of law or otherwise, may have acquired other than or in addition to that of said Estate at the time of her death, in and to the following described real estate, situated in the County of Oklahoma, State of Oklahoma, to wit:

See attached Exhibit "A"

together with all tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenance, thereto belonging or in any wise appertaining forever.

EXCEPT covenants, conditions, easements, restrictions of record and minerals.

IN WITNESS WHEREOF, the party of the first part hereto has caused these presents to be signed by **Anastasia Southall Edwards Cucos and Philippa Edwards Cully**, the duly appointed, qualified and acting Co-Personal Representatives of the Estate of **Hilary G. Edwards, Deceased**, the day and year first above written.

22-04135W

Exhibit A  
Legal Description

A tract of land lying in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest corner of the NW/4; Thence N 89°32'46" E along the North line of said NW/4 a distance of 2651.36 feet to the Northeast corner of said NW/4; Thence S 00°21'03" E along the East line of said NW/4 a distance of 385.00 feet to a point on the North line of Interstate 44 as described in a Report of Commissioners recorded in Book 1885, Page 574 in the office of the Oklahoma County Clerk; Thence S 76°15'29" W along said North line of Interstate 44 a distance of 2622.93 feet; Thence N 00°20'09" W a distance of 480.70 feet; Thence S 89°39'51" W a distance of 100.00 feet to a point on the West line of said NW/4; Thence N 00°20'09" W along the West line of said NW/4 a distance of 506.97 feet to the Northwest corner of said NW/4 and to the Point of Beginning.

Containing 1,802,102.96 Sq. Ft. or 41.371 Acres, more or less.

Legal Description prepared November 16, 202 b0y Troy Dee, Registered Professional Land Surveyor No.

The Estate of Hilary G. Edwards, Deceased

By: Anastasia Southall Edwards  
Anastasia Southall Edwards, the duly appointed, qualified and  
acting Co-Personal Representative of the Estate of  
Hilary G. Edwards Deceased

City London  
STATE OF OKLAHOMA )  
Nation United Kingdom SS.  
COUNTY OF TULSA )

This instrument was acknowledged before me on October 4, 2022 by Anastasia Southall Edwards a/k/a Anastasia Southall Edwards Cucus, the duly appointed, qualified and acting Co-Personal Representative of the Estate of Hilary G. Edwards, Deceased. *This remote notarial act involved the use of communication technology.*

My Commission Expires:  
March 4, 2023

Samuel F.E. Thomas  
Notary Public  
Samuel F.E. Thomas  
Notary Public, State of New York  
No. 02TH6388364  
Qualified in New York County  
Commission Expires March 4, 2023

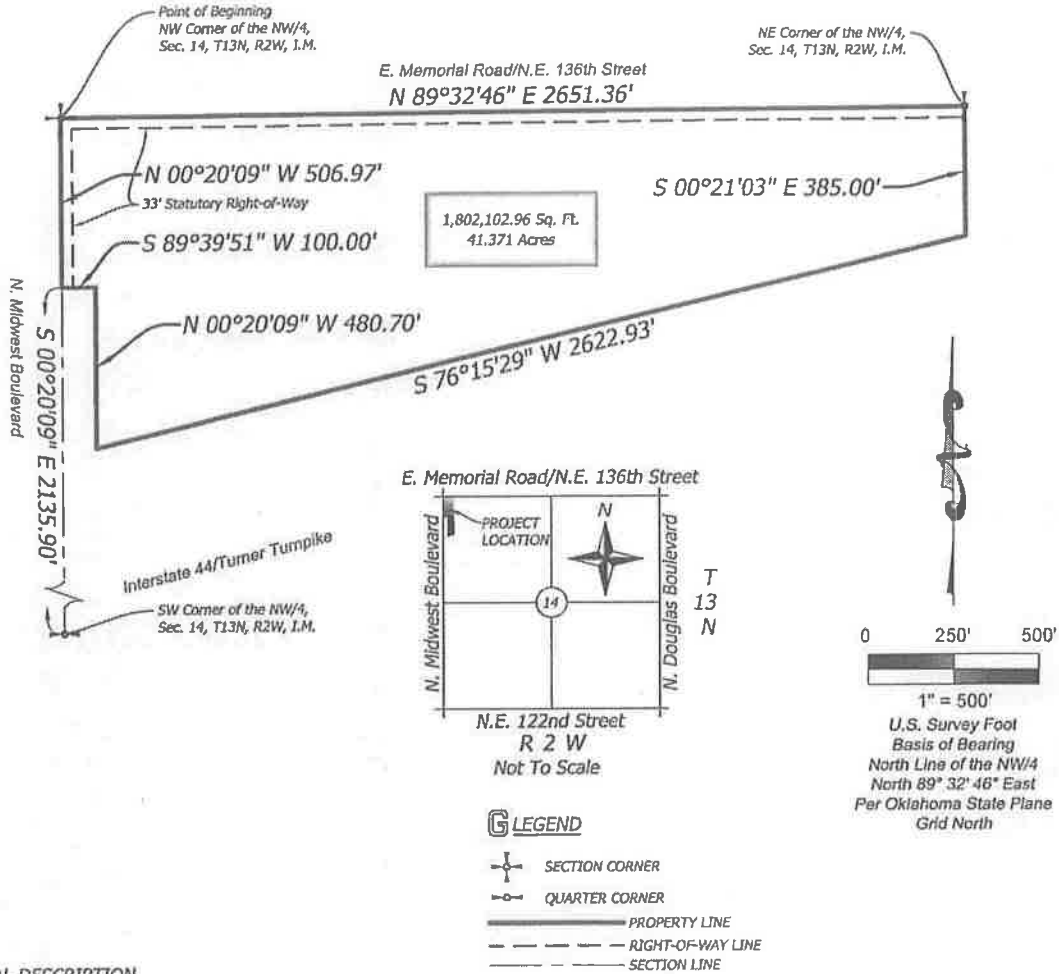
**EXHIBIT "A"**

Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, according to the U.S. Government Survey thereof.

**LESS AND EXCEPT:**

Part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, described by metes and bounds as follows: Beginning at a point on the West line of said NW/4 a distance of 735.9 feet North of the Southwest corner of said NW/4; Thence North along said West line a distance of 1,400.0 feet; Thence due East a distance of 100.0 feet; Thence due South a distance of 473.2 feet; Thence North  $76^{\circ}34'16''$  East a distance of 2,626.9 feet to a point on the East line of said NW/4 a distance of 385.0 feet South of the Northeast corner of said NW/4; Thence South along said East line a distance of 226.6 feet; Thence South  $76^{\circ}34'16''$  West a distance of 668.3 feet; Thence due North a distance of 20.6 feet; Thence South  $76^{\circ}34'16''$  West a distance of 1,987.3 feet; Thence due South a distance of 721.2 feet; Thence due West a distance of 100.0 feet to the Point of Beginning.

# EXHIBIT



## LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest corner of the NW/4; Thence N 89°32'46" E along the North line of said NW/4 a distance of 2651.36 feet to the Northeast corner of said NW/4; Thence S 00°21'03" E along the East line of said NW/4 a distance of 385.00 feet to a point on the North line of Interstate 44 as described in a Report of Commissioners recorded in Book 1885, Page 574 in the office of the Oklahoma County Clerk; Thence S 76°15'29" W along said North line of Interstate 44 a distance of 2622.93 feet; Thence N 00°20'09" W a distance of 480.70 feet; Thence S 89°39'51" W a distance of 100.00 feet to a point on the West line of said NW/4; Thence N 00°20'09" W along the West line of said NW/4 a distance of 506.97 feet to the Northwest corner of said NW/4 and to the Point of Beginning.

Containing 1,802,102.96 Sq. Ft. or 41.371 Acres, more or less.

Legal Description prepared on November 16, 2020 by Troy Dee, Registered Professional Land Surveyor No. 1745.



*Troy Dee*  
Troy Dee, PLS #1745  
November 16, 2020

Prepared By  
**GOLDEN**  
**LAND SURVEYING**

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013

C.A.# 7263 / Exp. Date = 6/30/2022

Telephone: (405) 802-7883 Email: troy@goldenls.com

Drafted by: SO GLS Job No.: 20347

Plot Date: November 16, 2020

Sheet 1 Of 1

STATE OF OKLAHOMA )  
 )  
 ) §:  
COUNTY OF OKLAHOMA )

A tract of land lying in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), both inclusive.

Dated: March 10, 2023 at 7:30 AM

Alorio J. Spriggin

By: Doris Griffin  
Abstractor License No. 4498  
OAB Certificate of Authority # 0049  
File No. 2801495-OK99

**OWNERSHIP REPORT  
FILE NUMBER 1801495-OK99**

**EFFECTIVE DATE: MARCH 10, 2023 AT 7:30 A.M.  
DATE PREPARED: MARCH 16, 2023**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3456	R168621085	BENTWOOD INVESTMENTS LLC	3117 N SOONER RD, Unit 150	EDMOND	OK	73034	HARTZELL TOWNSHIP	02W	014	HARTZELL TOWNSHIP 02W 014 NW4 OF SEC 14 13N 2W EX 15.60ACRS FOR H/W (SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN UNINCOR- PORATED
3438	R168620530	WHITMAN R KIRK TRS, WHITMAN R KIRK REVOCABLE TRUST	13901 N MIDWEST BLVD	EDMOND	OK	73013- 8764	HARTZELL TOWNSHIP	000	000	HARTZELL TOWNSHIP 000 000 PT SE4 SEC 10 13N 2W BEING SE4 SE4 LESS & EX A 0.45ACR TR BEG AT NW/C NW4 SE4 SE4 TH S89.14FT NELY 449.20FT W440FT TO BEG	13901 N MIDWEST BLVD UNINCOR- PORATED
3442	R184352020	KANE MATTHEW C & SUSAN F	13801 EDMOND LAKE DR	JONES	OK	73049- 3433	UNPLTD PT SEC 11 13N 2W	000	000	UNPLTD PT SEC 11 13N 2W 000 000 PT SE4 SEC 11 13N 2W BEG AT SW/C SE4 TH N296.02FT E824.43FT SELY209.7FT S157.2FT W982.66FT TO BEG	13801 EDMOND LAKE DR OKLAHOMA CITY
3443	R184351090	WOOLHOUSE MELANIE	13900 N MIDWEST BLVD	EDMOND	OK	73013	UNPLTD PT SEC 11 13N 2W	000	000	UNPLTD PT SEC 11 13N 2W 000 000 PT SW4 SEC 11 13N 2W BEG SW/C SW4 TH N439.69FT E496.34FT N440.08FT E236.66FT S879.96FT W733FT TO BEG AKA LOT 1 & PT LOT 3 IN OLDE IVY POINTE UNREC	8101 E MEMORIAL RD OKLAHOMA CITY
3443	R184351095	AUSTIN MELANIE	8301 E MEMORIAL RD	JONES	OK	73049	UNPLTD PT SEC 11 13N 2W	000	000	UNPLTD PT SW4 SEC 11 13N 2W BEG 733FT E OF SW/C SW4 TH N879.96FT E250FT S880.15FT W250FT TO BEG	0 UNKNOWN OKLAHOMA CITY



**OWNERSHIP REPORT  
FILE NUMBER 1801495-OK99**

**EFFECTIVE DATE: MARCH 10, 2023 AT 7:30 A.M.  
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3443	R184351085	CENTENNIAL LANDSCAPING INC	PO BOX 14695	OKLAHO MA CITY	OK	73113- 0695	UNPLTD PT SEC 11 13N 2W	000	000	UNPLTD PT SEC 11 13N 2W 000 000 PT SW4 SEC 11 13N 2W BEG 983FT E OF SW/C SW4 TH E202.9FT NWLY884.23FT W119.65FT S879.96FT TO BEG AKA PT LOT 4 OLD IVY POINT	0 UNKNOWN OKLAHOMA CITY
3443	R184351060	MITCHENER CHRISTOPHER & KAREN	8225 E MEMORIAL RD	JONES	OK	73049- 3458	UNPLTD PT SEC 11 13N 2W	000	000	UNPLTD PT SEC 11 13N 2W 000 000 PT SW4 SEC 11 13N 2W BEG 1185.90FT E OF SW/C SW4 TH NWLY884.23FT E401.30FT S880.57FT W320FT TO BEG CONT 7.29ACRS MORE OR LESS	8225 E MEMORIAL RD OKLAHOMA CITY
3443	R184351080	AUSTIN MELANIE	8301 E MEMORIAL RD	JONES	OK	73049	UNPLTD PT SEC 11 13N 2W	000	000	UNPLTD PT SW4 SEC 11 13N 2W BEG 1753.92FT E OF SW/C SW4 TH N320.66FT NW38.83FT N289.57FT E60FT N243.01FT E220.50FT S880.97FT W253.04FT TO BEG AKA TR 2 CONT 5.12ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	8301 E MEMORIAL RD OKLAHOMA CITY
3443	R184351050	TERRY JOHN DAVID & CARISSA	13429 SKYVIEW RD	EDMOND	OK	73013	UNPLTD PT SEC 11 13N 2W	000	000	UNPLTD PT SW4 SEC 11 13N 2W BEG 395.50FT W OF SE/C SW4 TH W248FT N880FT E248FT S880FT TO BEG	8401 E MEMORIAL RD OKLAHOMA CITY
3443	R184351065	RAHMANZADEH YOUNES TRS, RAHMANZADEH CHERYL K TRS, RAHMANZADEH FAMILY TRUST	PO BOX 271203	OKLAHO MA CITY	OK	73137	UNPLTD PT SEC 11 13N 2W	000	000	UNPLTD PT SEC 11 13N 2W 000 000 PT SW4 SEC 11 13N 2W BEG SE/C SW4 TH W395.50FT N880FT E395.5FT S880FT TO BEG	8421 E MEMORIAL RD OKLAHOMA CITY

**OWNERSHIP REPORT  
FILE NUMBER 1801495-OK99**

**EFFECTIVE DATE: MARCH 10, 2023 AT 7:30 A.M.  
DATE PREPARED: MARCH 16, 2023**

3453	R168621045	CRAUN RONALD R & ANITA K	2320 SHADY TREE LN	EDMOND	OK	73013- 5638	HARTZELL TOWNSHIP	02W	014	HARTZELL TOWNSHIP 02W 014 PT NE4 SEC 14 13N 2W BEG 660.69FT N OF SE/C NE4 TH W2647.91FT N1287.31FT NE212.15FT TH CONT NELY1150.88FT S940.03FT E1324.61FT S659.30FT TO BEG CONT 63.96ACRS MORE OR LESS	0 UNKNOWN UNINCOR- PORATED
3453	R131451020	JENKINS LEANN	8500 E MEMORIAL RD	JONES	OK	73049- 3431	UNPLTD PT OF SEC 14 13N 2W	000	000	UNPLTD PT OF SEC 14 13N 2W 000 000 PT NE4 SEC 14 13N 2W BEG NW/C OF NW4 NE4 TH S364.4ft NELY1359.2ft N50ft W1320FT TO BEG AKA THAT PT OF NW4 OF NE4 LYING N OF N LINE OF TURNER TURNPIKE CONT 6ACRS MORE OR LESS	8500 E MEMORIAL RD OKLAHOMA CITY
3457	R134981008	MIDWEST PROPAGATION NURSERY LLC	13101 N MIDWEST BLVD	JONES	OK	73049	UNPLTD PT SEC 15 13N 2W	000	000	UNPLTD PT SEC 15 13N 2W 000 000 PT NE4 SEC 15 13N 2W BEG 936.9FT S & 100FT W OF NE/C NE4 TH W1027.36FT S336.6FT NELY1053.4FT N99.4FT TO BEG CONT 5.14ACRS MORE OR LESS	13101 N MIDWEST BLVD OKLAHOMA CITY
3457	R134981018	MIDWEST PROPAGATION NURSERY LLC	13101 N MIDWEST BLVD	JONES	OK	73049	UNPLTD PT SEC 15 13N 2W	000	000	UNPLTD PT NE4 SEC 15 13N 2W BEG 936.9FT S & 100FT W OF NE/C NE4 TH W259.58FT N179.52FT SELY213.41FT SE48.51FT S145FT TO BEG CONT .98ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY

**OWNERSHIP REPORT  
FILE NUMBER 1801495-OK99**

**EFFECTIVE DATE: MARCH 10, 2023 AT 7:30 A.M.  
DATE PREPARED: MARCH 16, 2023**

3457	R134982040	ORMISTON GALT M & LAURIE D	13101 N MIDWEST BLVD	JONES	OK	73049	UNPLTD PT SEC 15 13N 2W	000	000	UNPLTD PT SEC 15 13N 2W BLK 000 LOT 000 PT NE4 SEC 15 13N 2W BEG 476.81FT S OF NE/C NE4 TH S38.39FT W100FT S275.80FT NW48.52FT NWLY213.41FT S179.52FT W533.22FT N309.70FT E180.66FT NELY135.63FT SLY35.0	
3457	R134981000	HORTON JARED N, HORTON KIMBERLY R	13625 N MIDWEST BLVD	JONES	OK	73049- 3426	UNPLTD PT SEC 15 13N 2W	000	000	UNPLTD PT SEC 15 13N 2W 000 000 PT NE4 SEC 15 13N 2W BEG NE/C NE4 TH W457.70FT S476.81FT E457.70FT N476.81FT TO BEG CONT 5.01ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	13625 N MIDWEST BLVD OKLAHOMA CITY

## LETTER OF AUTHORIZATION

Bentwood Investments LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location SE Corner of Memorial Road and Midwest Blvd.

By: 

Title: Manager

Date: 3/13/2023

## LETTER OF AUTHORIZATION

Bentwood Investments LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location SE Corner of Memorial Road and Midwest Blvd.

By: 

Title: Manager

Date: 3/13/2023

**BENTWOOD INVESTMENTS, LLC  
3117 N. SOONER ROAD, SUITE 150  
EDMOND, OK 73034**

October 25, 2022

City of Oklahoma City  
Planning Department  
Subdivision & Zoning Office  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for Rezoning and Platting Property at 13500 N. Midwest Boulevard, located in a part of the NW/4 of Section 14, Township 13 North, Range 2 West of the Indian Meridian in Oklahoma County**

To Whom It May Concern:

As owner/manager of the property described above, I hereby authorize Grubbs Consulting, LLC to act as agent on my behalf in the preparation, filing and representation of the rezoning and platting applications before the Oklahoma City Planning Commission and City Council.

Respectfully,

A handwritten signature in dark ink, appearing to read "A. B. J.", is written over a horizontal line.

**BENTWOOD INVESTMENTS, LLC  
3117 N. SOONER ROAD, SUITE 150  
EDMOND, OK 73034**

October 25, 2022

City of Oklahoma City  
Planning Department  
Subdivision & Zoning Office  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for Rezoning and Platting Property at 13500 N. Midwest Boulevard, located in a part of the NW/4 of Section 14, Township 13 North, Range 2 West of the Indian Meridian in Oklahoma County**

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Respectfully,

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

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

**MASTER DESIGN STATEMENT FOR**

**Arcady Heights**

13500 N. Midwest Blvd.

March 30, 2023

**PREPARED FOR:**

Bentwood Investments, LLC  
3117 N. Sooner Rd., Ste. 150  
Edmond, OK 73034

**PREPARED BY:**

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



## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13

SETBACK, LOT AND YARD REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN.....	9.17
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

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

The Planned Unit Development (PUD) of Arcady Heights, consisting of 41.37 acres, is located within the Northwest Quarter (NW/4) of Section 14, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma.

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

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

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is Bentwood Investments, LLC.

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

The subject property is presently zoned for AA. Surrounding properties are zoned and used for:

North: AA District and used for residential.  
East: AA District and used for residential.  
South: RA District and is undeveloped.  
West: AA District and used for residential.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 ..... PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

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

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

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

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

The nearest street to the north is E. Memorial Rd. The nearest street to the east is N. Douglas Blvd. The nearest street to the south is E. I-44 Highway. The nearest street to the west is N. Midwest Blvd.

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

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from private septic systems.

7.3 ..... WATER

Water facilities for this property are not available. Water services will be provided from private wells.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Road. It is approximately 6 ½ miles from this PUD development.

7.5 ..... GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 ..... COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

**SECTION 8.0 ..... SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

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

The use and development regulations of the RA Single-Family One-Acre Rural Residential District shall govern this PUD, except as herein modified.

### **The following uses shall be the only uses permitted:**

8250.3	Community Recreation: Property Owners Association
8150.6.2	Composting
8150.6.3	Greenhouse [limited to accessory structures for the single-family residential]
8150.6.5	Hoop House [limited to accessory structures for the single-family residential]
8200.14	Single-Family Residential

## 9.0 .....SPECIAL CONDITIONS

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

### 9.1 .....FAÇADE REGULATIONS

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

### 9.2 .....LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

### 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

Screening shall be in accordance with the Municipal Code.

### 9.5 .....PLATTING REGULATIONS

Platting shall not be required within this PUD.

### 9.6 .....DRAINAGE REGULATIONS

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

9.7 ..... DUMPSTER REGULATIONS

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

9.8 ..... ACCESS REGULATIONS

There shall be no more than one (1) access point from N. Midwest Blvd. and no more than two access points from E. Memorial Rd. in this PUD.

9.9 ..... PARKING REGULATIONS

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

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

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

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited within this PUD.

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

Electronic Message Display signs will be prohibited within this PUD.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required along the adjacent rural arterial streets, or interior to the development.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK, LOT AND YARD REGULATIONS

Unless modified herein, setback, lot and yard requirements in this PUD shall be as follows:

- 1) Minimum lot size shall be per RA requirements.
- 2) Maximum lot coverage shall be fifty percent (50%).
- 3) Lots abutting cul-de-sacs shall maintain a minimum lot width of 90 feet measuring at the platted building limit line, with street frontage width not less than fifty feet.

9.15 ..... PUBLIC IMPROVEMENTS

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

9.16 ..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above. Table 6100.2b of Chapter 59 of the Municipal Code, 2020, relating to open space, density, lot size and lot coverage in the R-A District shall not apply.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

10.0 ..... DEVELOPMENT SEQUENCE

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

11.0 ..... EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B - Master Development Plan
- Exhibit C - Topography Plan

Exhibit A  
Legal Description

A tract of land lying in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

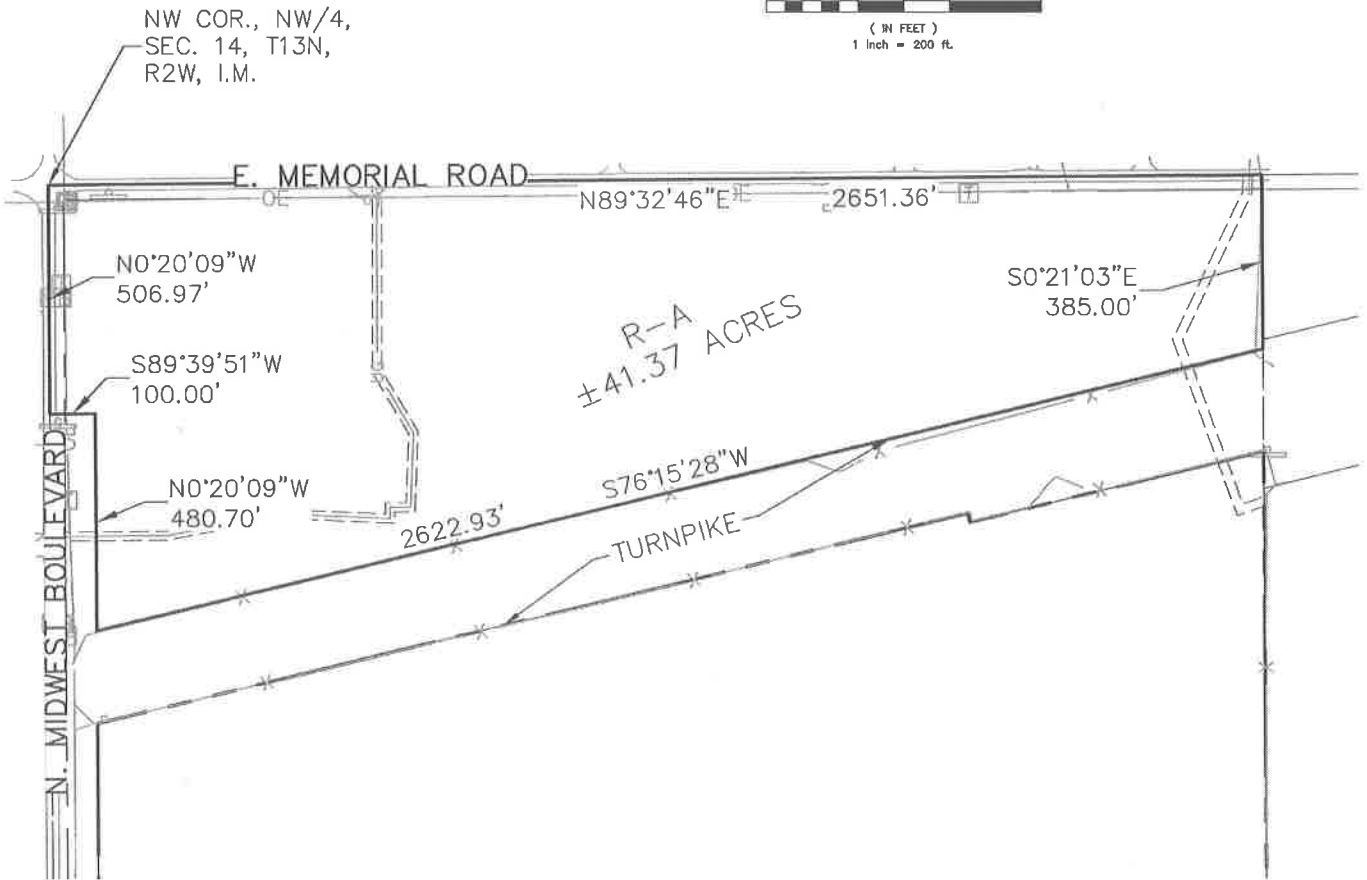
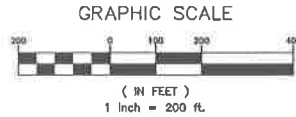
Beginning at the Northwest corner of the NW/4; Thence N 89°32'46" E along the North line of said NW/4 a distance of 2651.36 feet to the Northeast corner of said NW/4; Thence S 00°21'03" E along the East line of said NW/4 a distance of 385.00 feet to a point on the North line of Interstate 44 as described in a Report of Commissioners recorded in Book 1885, Page 574 in the office of the Oklahoma County Clerk; Thence S 76°15'29" W along said North line of Interstate 44 a distance of 2622.93 feet; Thence N 00°20'09" W a distance of 480.70 feet; Thence S 89°39'51" W a distance of 100.00 feet to a point on the West line of said NW/4; Thence N 00°20'09" W along the West line of said NW/4 a distance of 506.97 feet to the Northwest corner of said NW/4 and to the Point of Beginning.

Containing 1,802,102.96 Sq. Ft. or 41.371 Acres, more or less.

Legal Description prepared November 16, 202 b0y Troy Dee, Registered Professional Land Surveyor No.



# EXHIBIT B



Proj. No.: 20-075  
Date: 3/29/2023  
Scale: (Horiz.) 1"=400'  
(Vert.) N/A  
Drawn By: KLT  
Checked By: TM  
Approved By: MCG

## ARCADY HEIGHTS

E MEMORIAL ROAD & N MIDWEST BLVD  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
MASTER DEVELOPMENT PLAN

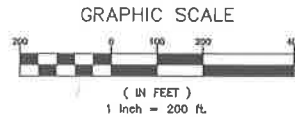


RUBBS CONSULTING, LLC  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649

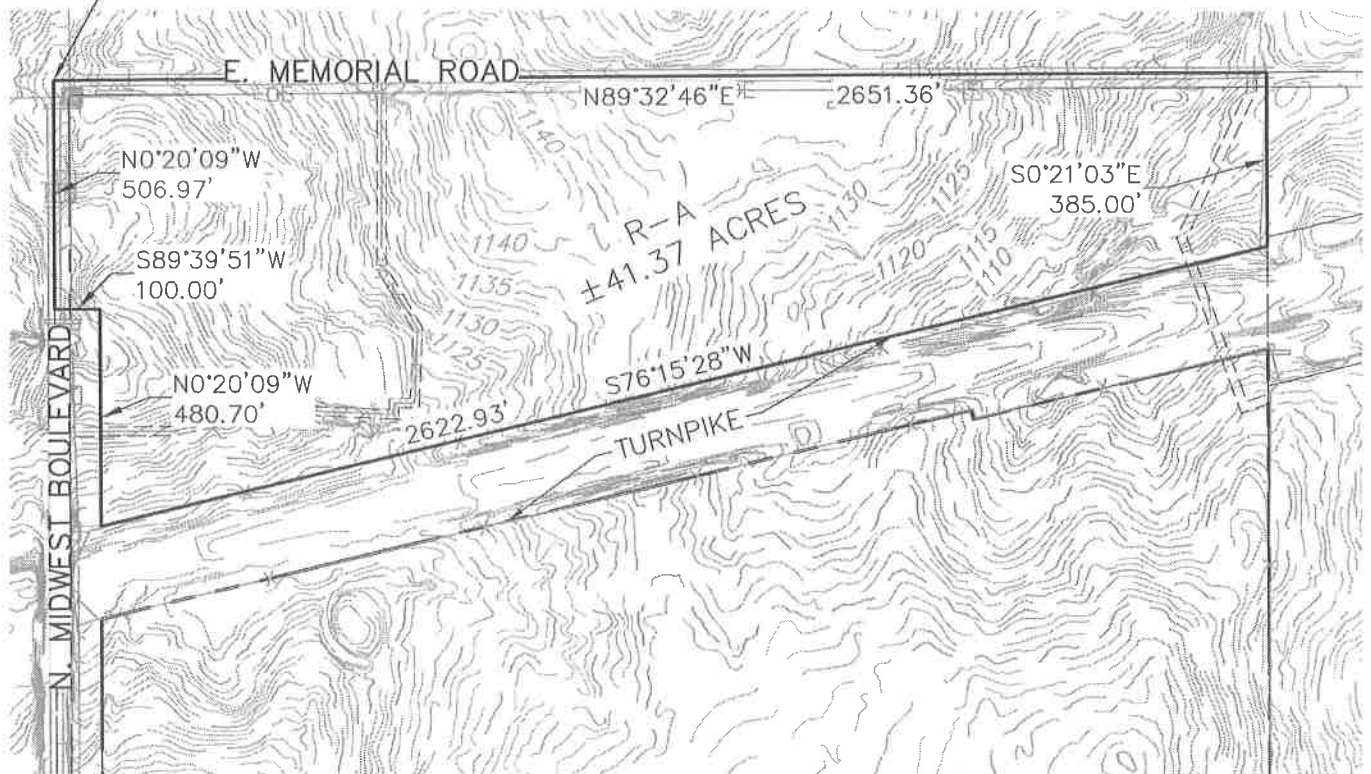
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 6/30/23

EXH  
B

# EXHIBIT C



NW COR., NW/4,  
SEC. 14, T13N,  
R2W, I.M.



Proj. No.: 20-075  
Date: 3/29/2023  
Scale: (Horiz.) 1"=400'  
(Vert.) N/A  
Drawn By: RLTP  
Checked By: TM  
Approved By: MCG

## ARCADY HEIGHTS

E MEMORIAL ROAD & N MIDWEST BLVD  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA

## TOPOGRAPHIC MAP



RUBBS CONSULTING, LLC

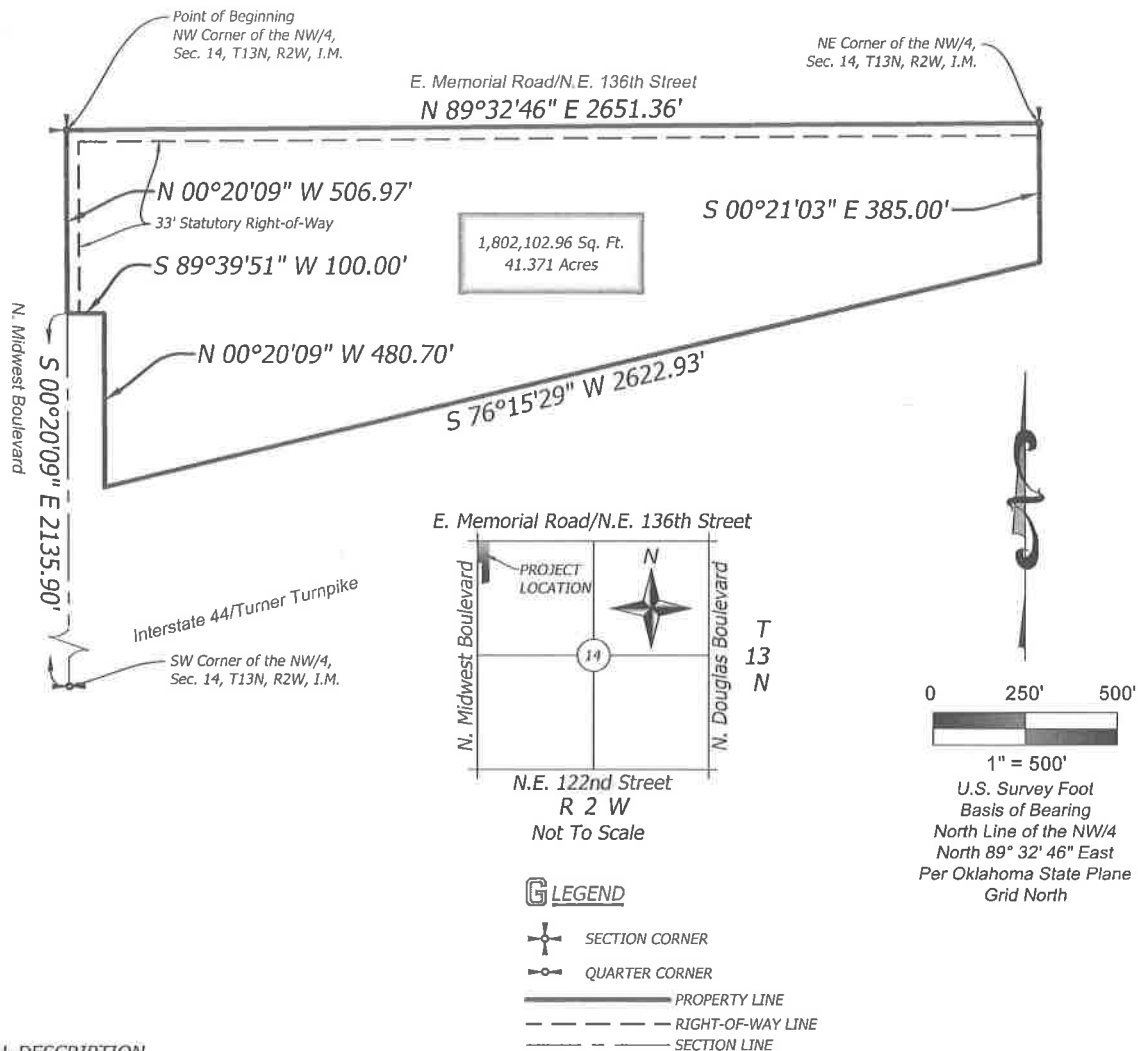
CIVIL ENGINEERING & LAND PLANNING

1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649

RUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

EXH  
C

# EXHIBIT



## LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest corner of the NW/4; Thence N 89°32'46" E along the North line of said NW/4 a distance of 2651.36 feet to the Northeast corner of said NW/4; Thence S 00°21'03" E along the East line of said NW/4 a distance of 385.00 feet to a point on the North line of Interstate 44 as described in a Report of Commissioners recorded in Book 1885, Page 574 in the office of the Oklahoma County Clerk; Thence S 76°15'29" W along said North line of Interstate 44 a distance of 2622.93 feet; Thence N 00°20'09" W a distance of 480.70 feet; Thence S 89°39'51" W a distance of 100.00 feet to a point on the West line of said NW/4; Thence N 00°20'09" W along the West line of said NW/4 a distance of 506.97 feet to the Northwest corner of said NW/4 and to the Point of Beginning.

Containing 1,802,102.96 Sq. Ft. or 41.371 Acres, more or less.

Legal Description prepared on November 16, 2020 by Troy Dee, Registered Professional Land Surveyor No. 1745.



*Troy Dee*  
Troy Dee, PLS #1745  
November 16, 2020

Prepared By  
**GOLDEN  
LAND SURVEYING**

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013  
C.A. # 7263 / Exp. Date = 6/30/2022

Telephone: (405) 802-7883 Email: troy@goldenls.com  
Drafted by: SQ GLS Job No.: 20347  
Plot Date: November 16, 2020

Sheet 1 Of 1