



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

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
NW 87th St. & N. Walker Ave.

Project Name

501 NW 87th St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1692
Case No.: SPUD -	
File Date:	10-30-24
Ward No.:	W2
Nbhd. Assoc.:	Britton NA
School District:	OKC
Extg Zoning:	R-1
Overlay:	

.32 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 (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)
522 Colcord Dr.

Applicant's Mailing Address
Oklahoma City, OK 73102

City, State, Zip Code
405-232-0080

Phone
dmbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.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.

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1804-0039-68

20180427010574170
DEED 04/27/2018
12:44:56 PM Book:13720
Page:177 PageCount:3
Filing Fee:\$17.00
Doc. Tax:\$90.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That FNO Holdings LLC ("Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does grant, bargain, sell and convey unto Garrett and Company, L.L.C., an Oklahoma limited liability company, ("Grantee"), whose mailing address is 9701 N Broadway Extension, Oklahoma City, Oklahoma 73114, the real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 25th day of April, 2018.

FNO Holdings LLC

By: _____

George W. Huffman, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on this 25th day of April, 2018, by
George W. Huffman, Manager of FNO Holdings LLC.

Notary Public

My Commission Expires:

My Commission No:



Exhibit A

Lots Twenty-two (22), Twenty-three (23), and Thirty-eight (38) through Fifty (50), and Fifty-five (55) through Fifty-eight (58), in Block Thirty-four (34), of EAST BRITTON ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lot Nine (9), Ten (10), and Fifteen (15) through Twenty-three (23) and Twenty-eight (28), Twenty-nine (29) and Thirty-six (36) through Forty-five (45) and Fifty (50) through Fifty-two (52), in Block Forty-three (43), of EAST BRITTON ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lot Nineteen (19), in Block Four (4), of CHESTER HILL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots One (1), Two (2) and Seventeen (17), Eighteen (18), in Block One (1), of BOULEVARD HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots One (1) through Four (4) and Thirty (30) through Thirty-three (33), in Block Two (2), of BOULEVARD HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Thirteen (13) through Nineteen (19) and Twenty-one (21) through Thirty-one (31) and Thirty-six (36) through Thirty-nine (39) and Forty-three (43), in Block Four (4), of BOULEVARD HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Four (4) through Nine (9) and Fourteen (14) through Twenty (20) and Twenty-five (25), Twenty-six (26) and Thirty-one (31) through Thirty-four (34), in Block Five (5), of BOULEVARD HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Nine (9) and Ten (10), in Block Six (6), of BOULEVARD HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Twenty-two (22), Twenty-three (23) and Twenty-six (26) through Thirty (30), in Block Eight (8), of BOULEVARD HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Thirteen (13) through Fifteen (15) and Twenty-six (26) through Twenty-eight (28) and Thirty-one (31) through Thirty-three (33), in Block Nine (9), of BOULEVARD HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Ten (10) through Fifteen (15), in Block Ten (10), of BOULEVARD HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Exhibit A
Legal Description

LEGAL DESCRIPTION- 501 NW 87th St.

-East Britton Addition 034 000 Lots 55-58

LETTER OF AUTHORIZATION

I, Gurtt and Company LLC or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

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

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: Will P. Bullard
Signature

Title: Manager
Manager / Proprietor

Date: 10-25-24
MM/DD/YYYY

R130208125

East Britton ADD. BK 34 Lots 55-58

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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


See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), 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: October 16, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2900893-OK99

Exhibit A
Legal Description

LEGAL DESCRIPTION- 501 NW 87th St.

-East Britton Addition 034 000 Lots 55-58

OWNERSHIP REPORT
ORDER 2900893-OK99

DATE PREPARED: OCTOBER 29, 2024
EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3732	R130208125	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 55 THRU 58 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3729	R130327250	428 NW 88TH STREET SERIES		14816 SERENITA AVE	OKLAHOMA CITY	OK	73134	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 15 & 16	428 NW 88TH ST OKLAHOMA CITY
3729	R130327255	HODGES ROBERT JR & ELLA J		432 NW 88TH ST	OKLAHOMA CITY	OK	73114-3522	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 17 & 18	432 NW 88TH ST OKLAHOMA CITY
3729	R130327300	10 SQUARE LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 19 & 20	436 NW 88TH ST OKLAHOMA CITY
3729	R130327350	SANCHEZ MARIA DEL ROSARIO CORRAL		440 NW 88TH ST	OKLAHOMA CITY	OK	73114-3522	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 21 & 22	440 NW 88TH ST OKLAHOMA CITY
3729	R130327400	AGREI 1 LLC		331276 E 990 RD	WELLSTON	OK	74881-9045	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 23 & 24	444 NW 88TH ST OKLAHOMA CITY
3729	R130327425	KALEO INVESTMENTS LLC, GREGG STEVEB	FERGUSON LISA, TAMARA LAMARCHE	5150 E SIMMONS RD	GUTHRIE	OK	73044	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 25 & 26	445 NW 87TH ST OKLAHOMA CITY
3729	R130327450	10 SQUARE LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 27 & 28	441 NW 87TH ST OKLAHOMA CITY
3729	R130327500	SHIELDS ARMAHNI KELYNN		437 NW 87TH ST	OKLAHOMA CITY	OK	73114	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 29 & 30	437 NW 87TH ST OKLAHOMA CITY
3729	R130327550	HINSON ROFONDA		433 NW 87TH ST	OKLAHOMA CITY	OK	73114	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 31 & 32	433 NW 87TH ST OKLAHOMA CITY
3729	R130327600	ADAMSON SERETA S		429 NW 87TH ST	OKLAHOMA CITY	OK	73114-3423	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 33 & 34	429 NW 87TH ST OKLAHOMA CITY
3729	R130328065	PALADIN FUND II LLC		1875 CENTURY PARK E STE 940	LOS ANGELES	CA	90067-2510	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 15 & 16	428 NW 87TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2900893-OK99

DATE PREPARED: OCTOBER 29, 2024
EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 AM

3729	R130328070	STONE BREAKER ENTERPRISES LLC		1530 SW 89TH ST STE A1	OKLAHOMA CITY	OK	73159	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 17 & 18	432 NW 87TH ST OKLAHOMA CITY
3729	R130328200	EQUITY TRUST COMPANY CUSTODIAN		370 ASHFORD LN	GRAYSLAKE	IL	60030	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 19 & 20	436 NW 87TH ST OKLAHOMA CITY
3729	R130328225	COMPLETE HOME RENTALS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 21 & 22	440 NW 87TH ST OKLAHOMA CITY
3729	R130328250	STANDFIELD LISA		444 NW 87TH ST	OKLAHOMA CITY	OK	73114-3424	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 23 & 24	444 NW 87TH ST OKLAHOMA CITY
3729	R130328275	HORIZON ROCK LLC		3820 W GARY AVE	LAS VEGAS	NV	89139	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 25 & 26	445 NW 86TH ST OKLAHOMA CITY
3729	R130328300	COMPLETE HOME RENTALS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 27 & 28	441 NW 86TH ST OKLAHOMA CITY
3729	R130328350	KOEHLER DANIEL L & LINDA J		437 NW 86TH ST	OKLAHOMA CITY	OK	73114-3417	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 29 & 30	437 NW 86TH ST OKLAHOMA CITY
3729	R130328400	OKLA CITY HOUSING AUTH		722 N BROADWAY AVE	OKLAHOMA CITY	OK	73102-6007	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 31 & 32 EXEMPT	433 NW 86TH ST OKLAHOMA CITY
3729	R130328450	RAWLEIGH SHANE		2315 ELICOT WAY	ORLANDO	FL	32828	ESTES PARK ADDITION	11	0	ESTES PARK ADDITION 011 000 LOTS 33 & 34	429 NW 86TH ST OKLAHOMA CITY
3732	R130206175	RAGER JULIA		525 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 47 & 48	525 NW 88TH ST OKLAHOMA CITY
3732	R130206235	BAY ALLEN EUGENE		521 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 49 & 50	521 NW 88TH ST OKLAHOMA CITY
3732	R130206240	KURTZ CHARLES CRISS & MARGARET DOVE		517 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 51 & 52	517 NW 88TH ST OKLAHOMA CITY
3732	R130206370	MAYNARD CLARA		513 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 53 & 54	513 NW 88TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2900893-OK99

DATE PREPARED: OCTOBER 29, 2024
EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 AM

3732	R130206435	LEYVA USIEL DE LA CRUZ	DIAZ SERGIO	509 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 55 & 56	509 NW 88TH ST OKLAHOMA CITY
3732	R130206500	TRIPLETT ROBERT L		106 KIMBERLING DR	MOORE	OK	73160	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 57 & 58	505 NW 88TH ST OKLAHOMA CITY
3732	R130206565	ORLEANS REV TRUST		PO BOX 20471	OKLAHOMA CITY	OK	73156-0443	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 59 & 60	8901 N WALKER AVE OKLAHOMA CITY
3732	R130206630	VAZQUEZ GUIBALDO A	VAZQUEZ JESSICA M	512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 1 & 2	0 UNKNOWN OKLAHOMA CITY
3732	R130206695	SMITH DARIN LANE & ALYSON JOANN		504 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 3 & 4	504 NW 88TH ST OKLAHOMA CITY
3732	R130206760	VAZQUEZ GUIBALDO A	VAZQUEZ JESSICA M	512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 5 & 6	0 UNKNOWN OKLAHOMA CITY
3732	R130206825	VAZQUEZ GUILIBALDO ARTEMIO & JESSICA M		512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 7 & 8	512 NW 88TH ST OKLAHOMA CITY
3732	R130206890	VAZQUEZ GUIBALDO A	VAZQUEZ JESSICA M	512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
3732	R130206955	MANN LUCY PER REP	EST HICKS DOLLIE M, HICKS C W	528 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 11 THRU 13	0 UNKNOWN OKLAHOMA CITY
3732	R130207020	HAUN ANNA RUTH TRS	HICKS DOLLIE M TESTAMENTARY TRUST	528 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 14 & 15	528 NW 88TH ST OKLAHOMA CITY
3732	R130207085	TEAGUE J DERRICK TRS	SREJ REV TRUST	834 TALL PINES DR	TUTTLE	OK	73089	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 16 THRU 19	600 NW 88TH ST OKLAHOMA CITY
3732	R130207800	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 40 THRU 43	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2900893-OK99

DATE PREPARED: OCTOBER 29, 2024
EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 AM

3732	R130207865	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 44 THRU 46	0 UNKNOWN OKLAHOMA CITY
3732	R130207930	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 47 THRU 50	0 UNKNOWN OKLAHOMA CITY
3732	R130207995	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 51 & 52	513 NW 87TH ST OKLAHOMA CITY
3732	R130208060	FRP HOLDINGS LLC	LEGACY LAND GROUP LLC	11902 N PENN AVE, Unit C 1	OKLAHOMA CITY	OK	73120	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 53 & 54	509 NW 87TH ST OKLAHOMA CITY
3732	R130208190	SOUTHWEST REGION CONFERENCE	OF 7TH DAY ADVENTIST	PO BOX 13711	OKLAHOMA CITY	OK	73113-1711	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 1 THRU 6 & LOTS 53 THRU 58	8721 N WALKER AVE OKLAHOMA CITY
3732	R130208320	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
3732	R130208385	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
3732	R130208450	J & M INVESTMENT CO		PO BOX 14801	OKLAHOMA CITY	OK	73113-0801	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 11 & 12	0 UNKNOWN OKLAHOMA CITY
3732	R130208515	MUSTARD SEED DEVELOPMENT CORP		PO BOX 16457	OKLAHOMA CITY	OK	73113-2457	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 13 & 14	0 UNKNOWN OKLAHOMA CITY
3732	R130208580	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 15 & 16	0 UNKNOWN OKLAHOMA CITY
3732	R130209360	J & M INVESTMENT CO		PO BOX 14801	OKLAHOMA CITY	OK	73113-0801	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 46 & 47	0 UNKNOWN OKLAHOMA CITY
3732	R130209425	DUCK JOHN MICHAEL & CHERYL DIANE TRS	TDUCK JOHN & CHERYL REV LIV TRUST	2615 MEADOW VIEW RD	EDMOND	OK	73013-7855	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 48 & 49	0 UNKNOWN OKLAHOMA CITY
3732	R130209490	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 50 THRU 52	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

NW 87th St. & N. Walker Ave.

October 30, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

Kaitlyn Turner

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbfbllaw.com

kturner@wbfbllaw.com

SPUD- MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **R-2 Medium-Low Density District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-2 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Density:**

There shall be a maximum of two (2) structures and four (4) dwelling units within this SPUD.

There shall be no maximum lot coverage and the minimum lot size within this SPUD shall be 6,000 square feet. There shall be a minimum of one (1) dwelling unit per 3,000 square feet.

5. Building Setback Lines

Front Yard: 25 feet
Rear Yard: 10 feet
Side Yard: 5 feet

There shall be no internal setbacks within this SPUD.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

8.1 Freestanding On-Premise Signs

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

8.2 Attached Signs

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

8.3 Off-Premise Signs

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

8.4 Electronic Message Display Signs

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

9. Access:

Access may be taken from N. Walker Ave. and NW 87th St.

10. Sidewalks:

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

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

6. Parking:

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

7. Maintenance:

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.

8. Drainage:

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

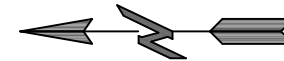
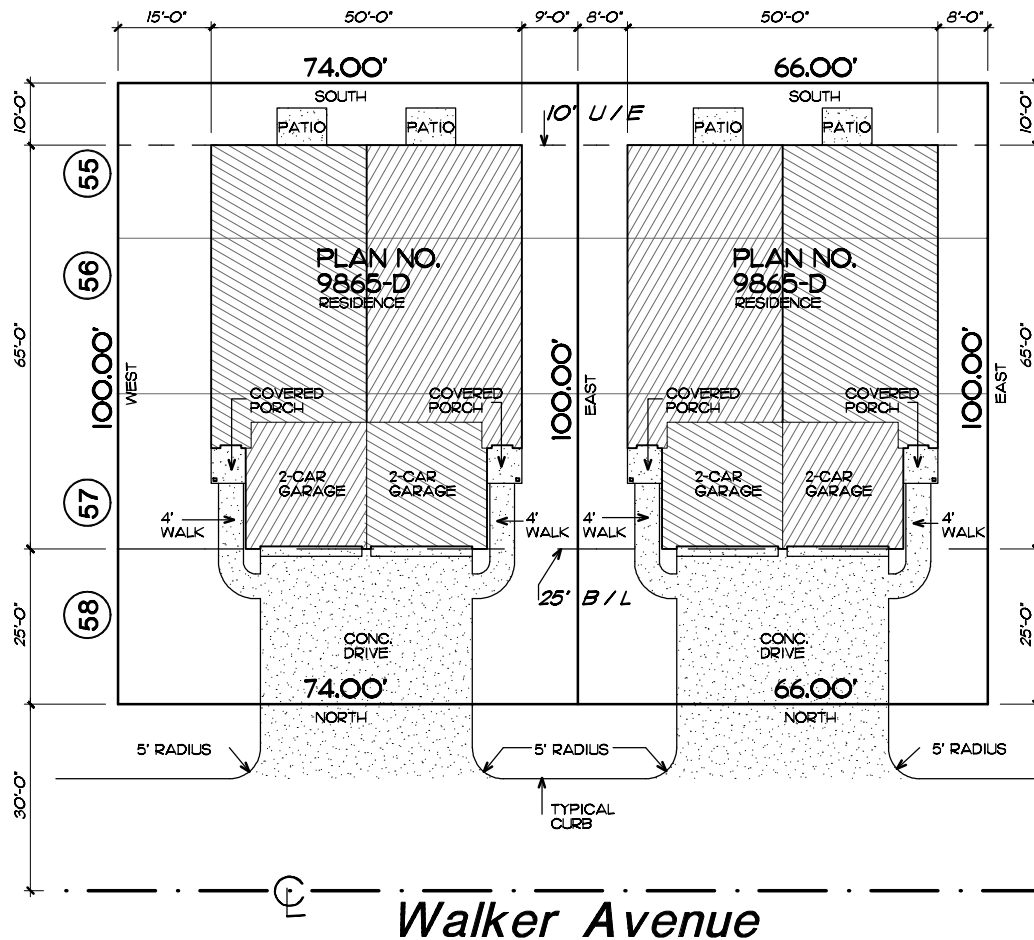
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit B

DRAWN BY :
TLP
10/28/2024



Scale : 1" = 20'-0"

NOTE:

ALL PLOT INFORMATION SHOULD BE
VERIFIED PRIOR TO CONSTRUCTION.

Plot Plan

LOT - 55 THRU 58 BLOCK - 34

East Britton

OKLAHOMA CITY, OKLAHOMA

Residence For :

OWNERS

Prestige Development LLC

BUILDER

FILLMORE & CHAMBERS DESIGN GROUP, LLC HEREBY EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
RIGHTS IN THESE PLANS AND ANY INFORMATION CONTAINED
HEREIN. NO REPRODUCTION OR ANY FORM OF DISTRIBUTION OF
THESE CHAMBERS PLANS OR ANY PART IS STRICTLY FORBIDDEN
UNLESS EXPRESSLY AUTHORIZED IN WRITING BY FILLMORE &
CHAMBERS DESIGN GROUP, LLC.

Fillmore & Chambers Design Group * 6901 N. Robinson * Oklahoma City, OK 73116 * (405) 843-5456

FILLMORE & CHAMBERS

PLAN NUMBER :

9865-D