



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

Avallon Senior Resorts

Name of Development or Applicant

2001 East Reno Ave.

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

Assisted living facility

Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.: PUD -	1914
File Date:	20 Oct 22
Ward No.:	7
Nbhd. Assoc.:	
School District:	OKC
Extg Zoning:	C-3
Overlay:	ABC 3177

5.89 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 \$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):

Name

Mailing Address

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

dmbbox@wbfbllaw.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.

LETTER OF AUTHORIZATION

I, Kaushik J. Patel, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and 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 2001 E Reno Ave,
Oklahoma City, OK 73117.

By: _____

Title: President of Ashta Lakshmi, Inc.

Date: 10/05/2022

Return To:
Stewart Title of Oklahoma, Inc.
701 N Broadway, Suite 300
Oklahoma City, OK 73102
GF #01043-65109

20180724011011110
DEED 07/24/2018
02:36:20 PM Book:13794
Page:18 PageCount:5
Filing Fee:\$21.00
Doc. Tax:\$4477.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ALL AMERICA BANK (herein "Grantor"), in consideration of Ten and No/100 Dollars and other valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto ASHTA LAKSHMI INC., an Oklahoma corporation (herein "Grantee"), whose mailing address is 2001 E. Reno Avenue, Oklahoma City, Oklahoma 73117, the following described real property situated in Oklahoma County, Oklahoma, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

together with all improvements thereon and the appurtenances thereunto belonging, including without limitation to the hotel and related buildings, facilities, fixtures and structures affixed to and located on the Land, and warrants the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise, LESS AND EXCEPT, all right, title, interest and estate in and to oil, gas and other minerals in and under the land, if any, not previously reserved or conveyed of record.

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors and assigns forever, SUBJECT TO existing zoning, easements, rights-of-way, restrictions shown on Exhibit "B" as Permitted Exceptions and mineral conveyances and reservations of record.

EXECUTED AND DELIVERED this 24th day of July, 2018.

ALL AMERICA BANK

By: [Signature]

Name: KEITH W. OGLE

Title: EXECUTIVE VICE PRESIDENT

5
21.00

DS 4,477.⁵⁰

5/21

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Oklahoma City, OK 73102
GF #01043-65109

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ALL AMERICA BANK

By: [Signature] **EVP**

Name: KEITH W. OGLE

Title: EXECUTIVE VICE PRESIDENT

5
21⁰⁰

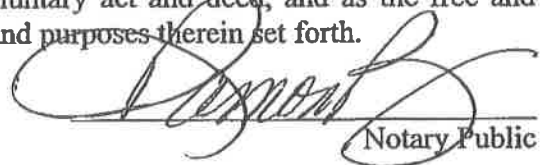
DS 4,477.50

5/21

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me, the undersigned, on this 24 day of July, 2018, by Keith W. Ogle, as Exec. Vice President of All America Bank, to me known or proven to be the person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.


Notary Public

My commission expires:

(seal)



EXHIBIT "A"
(Legal Description)

A part of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Southwest corner of said SW/4; Thence North 00°43'14" West (North record), on the West line, a distance of 225.00 feet; Thence North 88°49'16" East (East record), and parallel to the South Section line, a distance of 50.00 feet; Thence North 00°43'14" West (North record), and parallel to the West Section line, a distance of 250.00 feet; Thence North 88°49'16" East (East record), and parallel with the South Section line, a distance of 605.02 feet (605.12 feet record); Thence South 00°43'14" East (South record), and parallel with the West Section line, a distance of 425.00 feet; Thence South 88°49'16" West (West record), and parallel with the South Section line, a distance of 380.02 feet (380.12 feet record); Thence South 00°43'14" East (South record), and parallel with the West Section line, a distance of 50.00 feet to a point on the South Section line; Thence South 88°49'16" West (West record) on said South Section line a distance of 275.00 feet to the Point of Beginning.

Less and Except that part described as follows:

Beginning 50.00 feet North 88°49'16" East (East record) and 33.00 feet North 00°43'14" West (North record) of the Southwest corner of said SW/4; Thence North 88°49'16" East (East record) along the North right-of-way line of Reno Avenue a distance of 225.00 feet; Thence North 00°43'14" West (North record) a distance of 17.00 feet; Thence South 88°49'16" West (South 89°49'16" West record) a distance of 205.02 feet; Thence North 45°55'22" West (North 45°12'48" West record) a distance of 28.16 feet (28.30 feet record) to a point on the East right-of-way line of Eastern Avenue (Martin Luther King Avenue); thence South 00°43'14" East (South record), along said right-of-way line, a distance of 37.00 feet to the point of beginning.

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Beginning 445.82 feet North 00°43'14" West (North record) and 50.00 feet North 88°49'16" East (East record) of the Southwest corner of the SW/4; Thence North 00°43'14" West (North record) a distance of 30.00 feet; Thence North 88°49'16" East (East record) a distance of 30.00 feet; Thence South 44°03'01" West (in a Southwesterly direction record) a distance of 42.60 feet (42.77 feet record) to the point of beginning.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2018 the amount of which is not ascertainable or payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Statutory Section Line Road Easements in favor of the State of Oklahoma, as shown on Survey prepared by Bob Manley PLS L.L.C. (Bob Manley, PLS No. 1584) dated December 9, 2014.
4. Right of Way Contract in favor of Phillips Petroleum Company recorded at Book 277, Page 399 (entry 49-A); Partial Release recorded at Book 3974, Page 89 (entry 116-A); Corrected License Agreement by and between ConocoPhillips Company and Chickasaw Telephone Company recorded at Book 10434, Page 1333 (entry 235-E), subject to assignments of record, as shown on Survey prepared by Bob Manley PLS L.L.C. (Bob Manley, PLS No. 1584) dated December 9, 2014.
5. Right of Way Contract in favor of Phillips Petroleum Company recorded at Book 387, Page 386 (entry 57-A); Partial Release recorded at Book 3974, Page 89 (entry 116-A), subject to assignments of record, as shown on Survey prepared by Bob Manley PLS L.L.C. (Bob Manley, PLS No. 1584) dated December 9, 2014.
6. Easement in favor of the City of Oklahoma City recorded at Book 3969, Page 65 (entry 111-A), as shown on Survey prepared by Bob Manley PLS L.L.C. (Bob Manley, PLS No. 1584) dated December 9, 2014.
7. Reservations, restrictions and covenants contained in Warranty Deed recorded at Book 3966, Page 461 (entry 112-A); Stipulation recorded at Book 3973, Page 220 (entry 114-A), as noted on Survey prepared by Bob Manley PLS L.L.C. (Bob Manley, PLS No. 1584) dated December 9, 2014.
8. Warranty Deed by Chickasaw Telephone Company in favor of Indian National Fiberoptics, Inc. recorded at Book 6614, Page 2062 (entry 292-D).
9. Utility Easement in favor of the State of Oklahoma, acting by and through the Department of Transportation of the State of Oklahoma, recorded at Book 7085, Page 309 (entry 298-D), as shown on Survey prepared by Bob Manley PLS L.L.C. (Bob Manley, PLS No. 1584) dated December 9, 2014.

10. Notice of Supplemental Final Order and Judgment recorded at Book 10993, Page 1796 (entry 300-E).
11. Easement in favor of Oklahoma Gas and Electric Company recorded at Book 12199, Page 1728 (entry 356-E), as shown on Survey prepared by Bob Manley PLS L.L.C. (Bob Manley, PLS No. 1584) dated December 9, 2014.
12. The Survey prepared by Bob Manley PLS L.L.C. (Bob Manley, PLS No. 1584) dated December 9, 2014, discloses the following matters:
 - a. Encroachment of 1-story brick building over the northerly boundary line of the subject premises;
 - b. Encroachment of 6' stockade fence over the northerly boundary line of the subject premises;
 - c. Overhead utility lines located outside of easement areas on the westerly, southerly and easterly sides of the subject premises;
 - d. Encroachment of Bricktown Hotel sign into the State of Oklahoma utility easement located on the westerly side of the subject premises;
 - e. Water line on the easterly side of the subject premises, for which no easement appears of record; and
 - f. Monitoring wells located in the northerly portion of the subject premises.
13. Rights of parties in possession as tenants under unrecorded leases and of parties claiming by, through or under them.

CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **300** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 6th day of October, 2022.

AMERICAN EAGLE TITLE INSURANCE COMPANY


JESSICA LOUK
ABSTRACT MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on October 14, 2022, by Jessica Louk,
Abstract Manager.



My commission expires:
Order No.: 2210-0008-20


NOTARY PUBLIC

"EXHIBIT A"

A part of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Southwest corner of said SW/4; Thence North 00°43'14" West (North record), on the West line, a distance of 225.00 feet; Thence North 88°49'16" East (East record), and parallel to the South Section line, a distance of 50.00 feet; Thence North 00°43'14" West (North record), and parallel to the West Section line, a distance of 250.00 feet; Thence North 88°49'16" East (East record), and parallel with the South Section line, a distance of 605.02 feet (605.12 feet record); Thence South 00°43'14" East (South record), and parallel with the West Section line, a distance of 425.00 feet; Thence South 88°49'16" West (West record), and parallel with the South Section line, a distance of 380.02 feet (380.12 feet record); Thence South 00°43'14" East (South record), and parallel with the West Section line, a distance of 50.00 feet to a point on the South Section line; Thence South 88°49'16" West (West record) on said South Section line a distance of 275.00 feet to the Point of Beginning.

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“Exhibit B”

Dated: 10-14-2022

Order No. 2210-0008-20

ASHTA LAKSHMI INC 2001 E RENO AVE OKLAHOMA CITY, OK 73117	133626030 PT SW4 SEC 36 12N 3W BEG SW/C SW4 TH N225FT E50FT N250FT E605.12FT S425FT W380.12FT S50FT W275FT TO BEG EX BEG 50FT E & 33FT N OF SW/C SW4 TH E225FT N17FT W205.02FT NW28.30FT S37FT TO BEG & EX BEG 445.82FT N & 50FT E OF SW/C SW4 TH N30FT E30FT SW42.77FT TO BEG SUBJ TO ESMTS ON W & S UNPLTD PT SEC 36 12N 3W (SUBJECT PROPERTY)
TA OPERATING LLC 24601 CENTER RIDGE RD STE 200 WESTLAKE, OH 44145	126031000 LOT 001 BLOCK 001 PETRO STOPPING CENTER
1901 EAST RENO LLC 12204 N I 35 SERVICE RD OKLAHOMA CITY, OK 73131-6402	133601055 PT SE4 SEC 35 12N 3W BEG 393.33FT N OF SE/C SE4 TH W432.26FT N400FT W420FT N543.87FT E852.12FT S293.71FT W241.75FT S208.71FT E241.75FT S451.16FT TO BEG CONT 13.54ACRS MORE OR LESS SUBJ TO RD ESMTS OF RECORD UNPLTD PT SEC 35 12N 3W
1901 EAST RENO LLC 12204 N I 35 SERVICE RD OKLAHOMA CITY, OK 73131-6402	133601030 PT SE4 SEC 35 12N 3W BEG 300FT W OF SE/C SE4 TH W355.80FT NE43.20FT W225FT NLY760.33FT E420FT SLY400FT E382.26FT SLY113.79FT NWLY199.96FT SLY80FT SELY205.83FT SLY33.33FT W250FT SLY166FT TO BEG EX A TR BEG 649.92FT W & 33FT N OF SE/C SE4 TH W202.99FT NLY360.27FT E210.16FT S360.20FT TO BEG SUBJ TO ESMTS OF RECORD UNPLTD PT SEC 35 12N 3W
WAFFLE HOUSE INC ATTN TAX DEPT PO BOX 6450 NORCROSS, GA 30091-6450	133601040 PT SE4 SEC 35 12N 3W BEG 50FT W & 220FT N OF SE/C SE4 TH WLY 205FT NLY 80FT ELY 200FT S80FT TO BEG UNPLTD PT SEC 35 12N 3W
107 INVESTMENTS LLC 12204 N I 35 SERVICE RD OKLAHOMA CITY, OK 73131-6402	133603505 PT SE4 SEC 35 12N 3W BEG AT SE/C SE4 TH N166.4FT SW300FT S APPROX 150FT ELY300FT TO BEG EX A TR BEG 300FT W & 33FT N OF SE/C SE4 TH E231.86FT NE25.21FT N8FT SW26.20FT W231.42FT S7FT TO BEG SUBJ TO ESMTS & R/WS OF RECORD UNPLTD PT SEC 35 12N 3W

MLK 1948 RENO LLC 1 MLK 1948 RENO LLC 2 2603 DRAKESTONE AVE OKLAHOMA CITY, OK 73120	142970285 PT NE4 SEC 2 11N 3W BEG 40FT W OF NE/C NE4 TH W260FT S212.53FT NELY194.70FT NELY92.50FT N109.50FT TO BEG EX A TR BEG 50FT W & 50FT S OF NE/C NE4 TH S20FT NWLY28.42FT E20FT TO BEG & EX A TR BEG 69.54FT W & 50FT S OF NE/C NE4 TH SE28.42FT S47.42FT SW25.85FT N58.98FT NW35.52FT E25FT TO BEG SUBJ TO ESMTS OF RECORD UNPLTD PT SEC 02 11N 3W
CITY OF OKLA CITY 200 N WALKER AVE 2 ND FLR OKLAHOMA CITY, OK 73102	146592000 LOT 000 BLOCK 000 ALL THAT PART OF NW/4 LYING N OF RR EXCEPT THE FOLLOWING;GOV LOTS 6 & 8 PLUS PT OT BLKS 1 2 & 3 BEG 40FT E & 80FT S OF NW/C NW/4 SEC 1 11N 3W TH NELY 42.99FT E255.05FT SELY104.4FT E200FT SELY 194.38FT SELY 182.15FT SWLY 158FT W 263.94FT SWLY53.49FT WLY 80.15FT NWLY 22.36FT W320FT NWLY 83.52FT N30FT TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 266.72FT S OF NE/C NW4 TH S65.98FT LEFT ON CURVE SW359.66FT RIGHT ON CURVE NW49.99FT RIGHT ON CURVE NE77.25FT NE357.07FT TO BEG CONT .39ACRS MORE OR LESS SILVERWOOD 2 ND
W MEDIA OKC LLC 6304 E 102 ND ST S TULSA, OK 74133	146592500 LOT 000 BLOCK 000 PT OF BLKS 1 & 2 BEG 68.68FT E & 50FT S & 5.01FT E OF NW/C NW4 SEC 1 11N 3W TH S94.78FT ELY352.58FT ELY200.25FT NELY60.66FT N34.09FT NWLY64.96FT W200FT NWLY104.40FT W250.04FT TO BEG CONT 1.07ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD SILVERWOOD 2 ND
W MEDIA OKC LLC 6304 E 102 ND ST S TULSA, OK 74133	146592500 LOT 000 BLOCK 000 PT OF BLKS 1 & 2 BEG 68.68FT E & 50FT S & 5.01FT E OF NW/C NW4 SEC 1 11N 3W TH S94.78FT ELY352.58FT ELY200.25FT NELY60.66FT N34.09FT NWLY64.96FT W200FT NWLY104.40FT W250.04FT TO BEG CONT 1.07ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD SILVERWOOD 2 ND
BROADWING COMMUNICATIONS REAL ESTATE SERVICES LLC ATTN PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD, CO 80021	133626055 PT SW4 SEC 36 12N 3W BEG 475FT N & 655.12FT E OF SW/C SW4 TH ELY100FT S306.81FT WLY100FT N306.83FT TO BEG CONT .7043ACRS MORE OR LESS UNPLTD PT SEC 36 12N 3W

WILLIAMS COMMUNICATIONS INC PO BOX 22067 MD TC 13B TULSA, OK 74121-2067	133626060 PT SW4 SEC 36 12N 3W BEG 475FT N & 755.51FT E OF SW/C SW4 TH E25FT S206.81FT E75FT S100FT W100FT N306.81FT TO BEG UNPLTD PT SEC 36 12N 3W
UNIFIRST CORPORATION 68 JONSPIN RD WILMINGTON, MA 01887-1086	208451000 LOT 000 BLOCK 000 UNIFIRST

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

Avallon Senior Resorts

2001 East Reno Ave.

October 17, 2022

PREPARED FOR:

Avallon Senior Resorts, LLC
7585 Warren Vista Ave.
Yucca Valley, CA 92284
760-401-1274
p.rajadas61@gmail.com

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
dmbox@wbfbllaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Avallon Senior Resorts, consisting of 5.89 acres, is located within the Southwest Quarter (SW/4) of Section 36, Township 12 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 2001 East Reno Ave.

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 Avallon Senior Resorts, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned C-3 Community Commercial District. Surrounding properties are zoned and used for:

North: PUD-297 and used for commercial development.
East: PUD-297 and used for commercial development.
South: I-3 District and used for highway.
West: I-1 and I-3 District and used for commercial development.

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 was used for a hotel.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing C-3 base zoning to a permit an assisted living facility.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. California Ave. The nearest street to the east is I-35 Service Rd. The nearest street to the south is Reno Ave. The nearest street to the west is N. Martin Luther King Ave.

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 property is station number 6 located at 21 N. Lincoln Blvd. It is approximately 2 miles from this PUD development.

7.5GAS, 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 within a FEMA flood plain. It is designated Zone X, which is an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is outside the 500-year flood and protected by levee from 100-year flood.

7.8COMPREHENSIVE PLAN

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

SECTION 8.0SPECIAL 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.

8.1USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the C-3 Community Commercial District shall govern this PUD, except as herein modified.

In addition to all uses permitted under C-3, the following uses shall be permitted:

8200.1 Congregate Care Housing and Convalescent Homes

9.0SPECIAL CONDITIONS

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

9.1FAÇADE 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.

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

All existing lighting shall be deemed to conform to any applicable regulations. In the event of additional lighting, it shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

Sight proof screening shall not be required. However, it is contemplated that a screening wall shall be utilized to create a garden like setting between the building and that parking area as depicted on the master development plan map.

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

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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 one (1) access point from N. Martin Luther King Ave. and one (1) access point from E. California Ave. in this PUD.

9.9 PARKING REGULATIONS

All existing parking shall be deemed to conform to any applicable regulations.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

All existing signage shall be deemed to conform to any applicable regulations. In the event of an additional freestanding accessory signs, it will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

All existing signage shall be deemed to conform to any applicable regulations. In the event of an additional attached sign, it will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

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

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

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

9.11 ROOFING REGULATIONS

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the height.

9.14 SETBACK REGULATIONS

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, unless modified herein, yard requirements shall be in accordance with the base-zoning district.

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 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.

9.17 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow

or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.18 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

Owner Name 1:	ASHTA LAKSHMI INC
---------------	-------------------

Billing Address:	2001 E RENO AVE
City, State, Zip	OKLAHOMA CITY, OK 73117

Full Legal Description: UNPLTD PT SEC 36 12N 3W 000 000 PT SW4 SEC 36 12N 3W BEG SW/C SW4 TH N225FT E50FT N250FT E605.12FT S425FT W380.12FT S50FT W275FT TO BEG EX BEG 50FT E & 33FT N OF SW/C SW4 TH E225FT N17FT W205.02FT NW28.30FT S37FT TO BEG & EX BEG 445.82FT N & 50FT E OF SW/C SW4 TH N30FT E30FT SW42.77FT TO BEG SUBJ TO ESMTS ON W & S

PARKING SPACE

SITE PROOF 8'-0" MASONRY WALL

COURTYARD

GATE

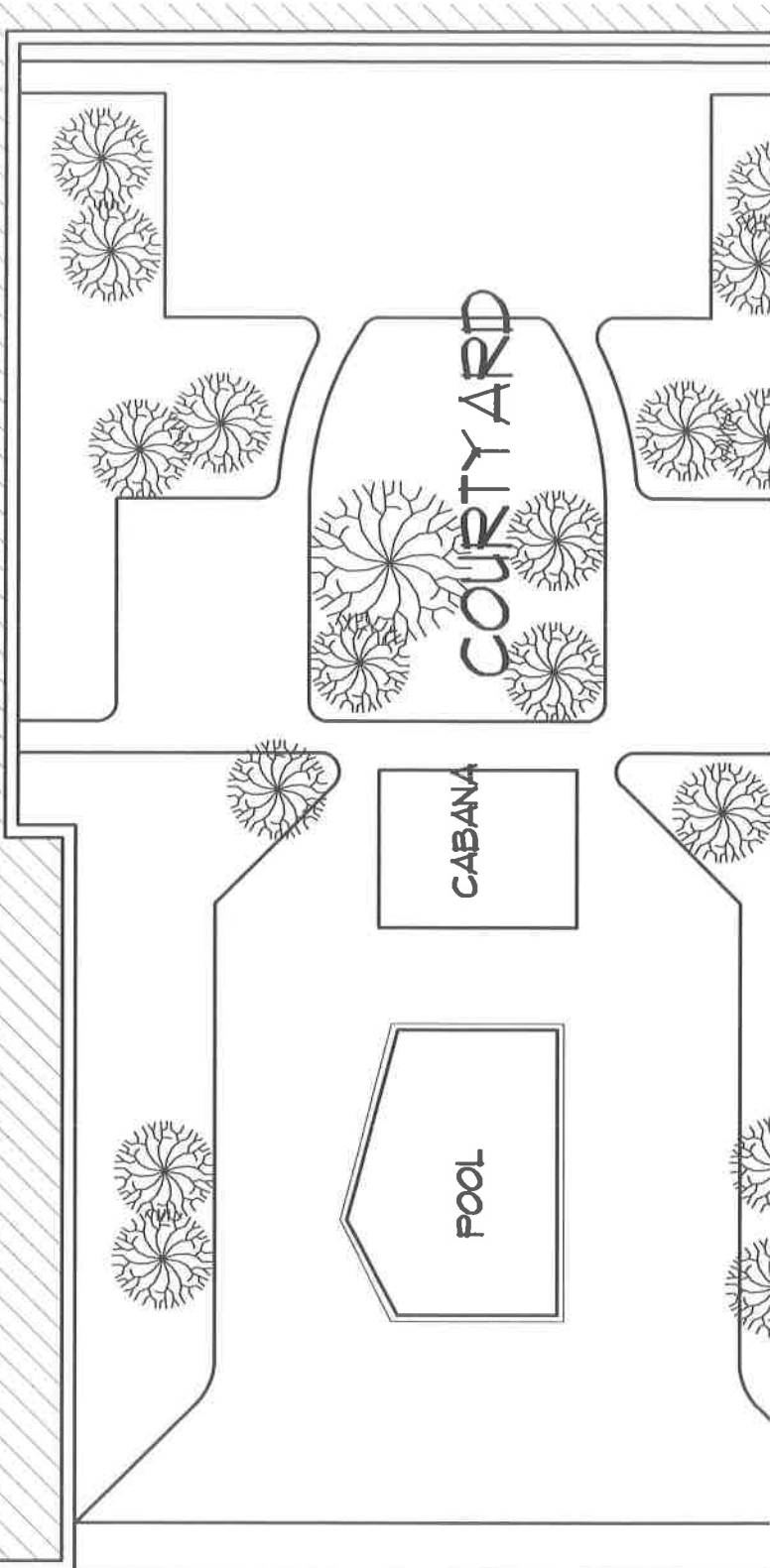
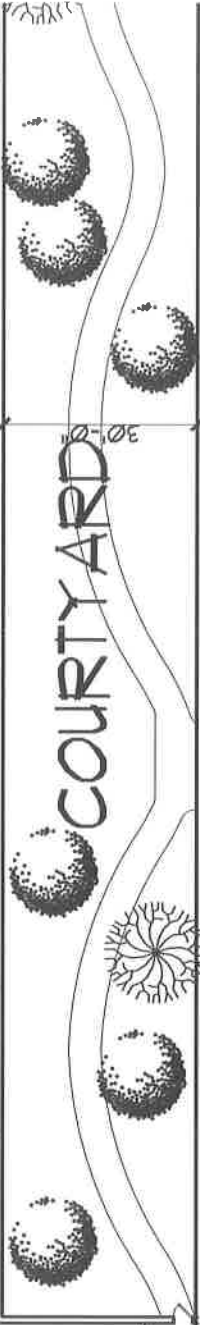
EXISTING BUILDING

BUILDING
SPACE

CABANA

POOL

COURTYARD



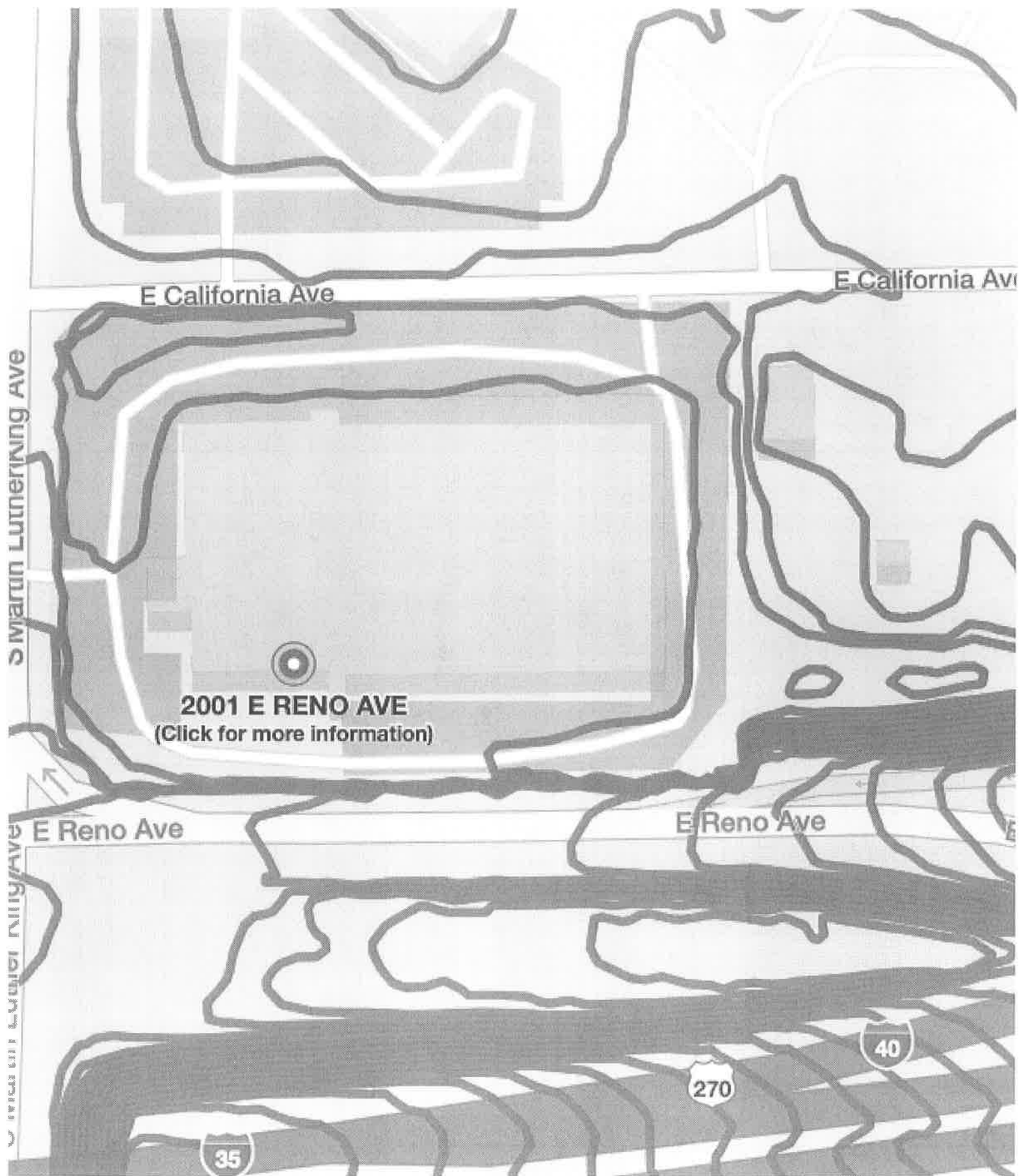


Exhibit A
Legal Description

Owner Name 1:	ASHTA LAKSHMI INC
---------------	-------------------

Billing Address:	2001 E RENO AVE
City, State, Zip	OKLAHOMA CITY, OK 73117

Full Legal Description: UNPLTD PT SEC 36 12N 3W 000 000 PT SW4 SEC 36 12N 3W BEG SW/C SW4 TH N225FT E50FT N250FT E605.12FT S425FT W380.12FT S50FT W275FT TO BEG EX BEG 50FT E & 33FT N OF SW/C SW4 TH E225FT N17FT W205.02FT NW28.30FT S37FT TO BEG & EX BEG 445.82FT N & 50FT E OF SW/C SW4 TH N30FT E30FT SW42.77FT TO BEG SUBJ TO ESMTS ON W & S

PARKING SPACE

SITE PROOF 8'-0" MASONRY WALL

FACE

COURTYARD

GATE

EXISTING BUILDING

BUILDING
SPACE

CABANA

POOL

COURTYARD

