



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

Froilan DeLeon

Name of Development or Applicant

7612
 SW 74th St. and S. Council Rd.

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

Outdoor storage

Summary Purpose Statement / Proposed Development

Staff Use Only:	1958
Case No.: PUD -	_____
File Date:	1JUN'23
Ward No.:	3
Nbhd. Assoc.:	---
School District:	WESTERN HTS
Extg Zoning:	AA
Overlay:	---

26 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

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

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@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.

Return To:
Froilan R De Leon Calderon and Maria G De Leon

WARRANTY DEED
JOINT TENANCY

Tax ID#: 1928-14-144-3000

Doc Stamps:
Filed/insured by: First American Title Insurance Company
File No.: 2762078-OK15 (MM)

That **Stan Thomason and Beth Thomason, husband and wife**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Froilan R. De Leon Calderon and Maria G. De Leon**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

The West Half (W/2) of the east 2/3 of the East Half (E/2) of the Northwest Quarter (NW/4) of Section Thirty-Two (32), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

Property Address: **SW 74th Street, Oklahoma City, OK 73169**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Exhibit A
Legal Description

The West Half (W/2) of the east 2/3 of the East Half (E/2) of the Northwest Quarter (NW/4) of Section Thirty-Two (32), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

LETTER OF AUTHORIZATION

Frailan DeLeon, (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 ____

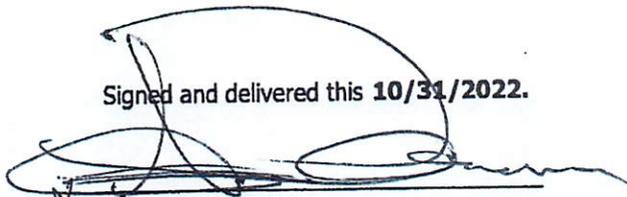
Sw. 74th & Council Rd.

By: 

Title: Owner

Date: 5-8-2023

Signed and delivered this **10/31/2022**.


Stan Thomason

x 
Beth Thomason

ACKNOWLEDGMENT - OKLAHOMA FORM

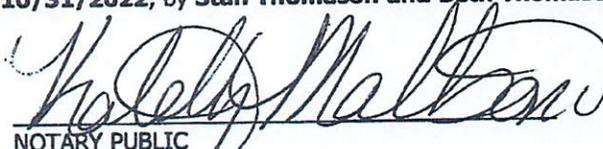
STATE OF **OKLAHOMA**

}
} **ss.**
}

COUNTY OF **Oklahoma**

This instrument was acknowledged before me on **10/31/2022**, by **Stan Thomason and Beth Thomason, husband and wife.**

**KATELYN MATTSON
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES FEB. 25, 2026
COMMISSION # 22002672**

* 
NOTARY PUBLIC
My Commission Expires:

Mail Tax Statements To:
YNB, ISAOA
P.O. Box 851700
Yukon, OK 73085

CERTIFICATE OF BONDED ABTRACTOR
(500 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 500 feet in all directions of the following described land:

The West Half (W/2) of the east 2/3 of the East Half (E/2) of the Northwest Quarter (NW/4) of Section Thirty-Two (32), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: May 24, 2023 at 7:30 AM

First American Title Insurance Company



By:
Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2814274-OK99

OWNERSHIP REPORT
FILE NUMBER 2814274-OK99

EFFECTIVE DATE: MAY 24, 2023 AT 7:30 A.M.
DATE PREPARED: MAY 30, 2023

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1928	R141443000	CALDERON FROILAN R DE LEON, DE LEON MARIA G	8100 SW 89TH ST	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W W/2 OF E2/3 OF E/2 NW4 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1914	R141411700	WOLF ROY, KOELSCH ROBBIN	7529 SW 74TH ST	OKLAHOMA CITY	OK	73169- 4205	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W 000 000 PT OF SE4 SEC 29 11N 4W BEG 2395.41FT W OF SE/C SE4 TH W231.84FT N993.18FT E231.50FT S993.60FT TO BEG CONT 5.28ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
1915	R141416350	TAYLOR JACK M & DONNA R	7801 SW 74TH ST	OKLAHOMA CITY	OK	73169- 3205	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W 000 000 PT SW4 SEC 29 11N 4W BEG 825FT E OF SW/C TH N973.5FT E462FTS973.5FT W462FT TO BEG EX W231FT TR 4	7801 SW 74TH ST OKLAHOMA CITY
1915	R141416205	MCCLURE CAROL ANN TRUST	7721 SW 74TH ST	OKLAHOMA CITY	OK	73169- 3203	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W 000 000 PT SW4 SEC 29 11N 4W BEG 1179FT W OF SE/C SW4 TH N421FT E111.31FT N552.5FT W272.31FT S973.5FT E161FT TO BEG CONT 5.01ACRS MORE OR LESS	7721 SW 74TH ST OKLAHOMA CITY
1915	R141416210	CDWS LLC	7701 SW 74TH ST	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W 000 000 PT SW4 SEC 29 11N 4W BEG 753.02FT W OF SE/C SW4 TH W425.98FT N421FT E111.31FT N552.50FT E199.78FT S374.94FT SE180.64FT SE128.58FT S318.04FT TO BEG CONT 6.65ACRS MORE OR LESS	7701 SW 74TH ST OKLAHOMA CITY
1915	R141416200	MICHAEL FORREST & KIRSTEN TRS, MICHAEL FORREST & KIRSTEN LIVING TR	7611 SW 74TH ST	OKLAHOMA CITY	OK	73169- 3201	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W 000 000 PT SW4 SEC 29 11N 4W BEG 449FT W SE/C SW4 TH W304.02FT N318.04FT NW128.58FT NW180.64FT N374.94FT E418.91FT S973.50FT TO BEG CONT 8.25ACRS MORE OR LESS	7611 SW 74TH ST OKLAHOMA CITY

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1915	R141416115	MEDINA ROSA M, MEDINA ALFREDO R JR	9401 OLDE TUSCANY RD	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W PT SW4 SEC 29 11N 4W BEG 336.75FT W OF SE/C OF SW4 N973.5FT W112.25FT S973.5FT E112.25FT TO BEG CONT 2 1/2ACRS MORE OR LESS	7605 SW 74TH ST OKLAHOMA CITY
1915	R141416110	MORENO RUTH E COVARRUBIO, BURROLA SERGIO MORENO	9301 REGINA AVE	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT OF SW4 SEC 29 11N 4W BEG 224.5FT W OF SE/C OF SW4 TH N973.5FT W224.5FT S973.5FT E224.5FT TO BEG EX W112.25FT	7601 SW 74TH ST OKLAHOMA CITY
1915	R141416100	WOLF ROY A	7529 SW 74TH ST	OKLAHOMA CITY	OK	73169- 4205	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W 000 000 PT OF SW4 SEC 29 11N 4W BEG AT SE/C OF SW4 TH N973.5FT W224.5FT S973.5FT E224.5FT TO BEG	7529 SW 74TH ST OKLAHOMA CITY
1925	R168654375	T B P HOLDINGS INC	10125 STONE GATE DR	ARCADIA	OK	73007	MUSTANG TOWNSHI P	04W	032	MUSTANG TOWNSHIP 04W 032 PT OF NE4 SEC 32 11N 4W W 1/2 OF NE4	0 UNKNOWN UNINCORPOR ATED
1926	R141445099	JONES CHARLES S & MARSHA A	8401 HORSESHOE BND	OKLAHOMA CITY	OK	73169- 4617	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT SE4 SEC 32 11N 4W BEG 2616.14FT W & 1458.25FT N OF SE/C SE4 TH E295.44FT N68.23FT N310.58FT NW387.79FT NW222.69FT NW166.53FT NW76.78FT S1139.33FT TO BEG	8401 HORSESHOE BEND OKLAHOMA CITY
1926	R141445085	YOUNG BOBBY W & CYNTHIA R	1112 STRAKA TER	OKLAHOMA CITY	OK	73139- 2519	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT SE4 SEC 32 11N 4W BEG 1458.25FT N & 295.44FT E 68.23FT N OF SW/C SE4 TH E203.93FT NELY267.17FT NELY154.94FT NWLY136.03FT NWLY222.34FT NWLY393.33FT NWLY445.25FT S36.17FT SELY76.78FT SELY166.53FT SELY222.69FT SE387.79FT S310.58FT TO BEG	0 UNKNOWN OKLAHOMA CITY

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1926	R141445090	FLAGGERT JOEL A & RACHEL J	7801 SW 87TH CIR	OKLAHOMA CITY	OK	73169- 7800	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT SE4 SEC 32 11N 4W BEG 1458.25FT N & 295.44FT E OF SW/C SE4 TH E737.92FT NW182.45FT N184.34FT NE411.19FT W30FT S411.74FT SE44.41FT W222.03FT NE108.28FT NW161.28FT NW1	0 UNKNOWN OKLAHOMA CITY
1927	R168654450	CIES PATRICIA O TRS, CIES PATRICIA O REVOCABLE TRUST	2211 GRAND VIEW AVE	NORMAN	OK	73072- 2839	MUSTANG TOWNSHI P	04W	032	MUSTANG TOWNSHIP 04W 032 PT OF SW4 SEC 32 11N 4W E2 OF SW4	0 UNKNOWN UNINCORPOR ATED
1927	R141444400	HARNER DAVID LEON TRUSTEE, HARNER JANICE MARIE TRUSTEE, HARNER D L & J M REV LIVING TRUSTS	2225 E KAREN TER	MUSTANG	OK	73064- 6220	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT SW4 SEC 32 11N 4W BEG NW/C OF SW4 TH E1316.75FT S413.67FT W1317.66FT N414.07FT TO BEG CONT 12.5ACRES MORE OR LESS	8312 S COUNCIL RD OKLAHOMA CITY
1928	R141445565	FORTUNA NORMA	7924 GREGG DR	OKLAHOMA CITY	OK	73169- 3418	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 1567 1/2 FT S & 660FT E OF NW/C OFNW4 TH E660FT S379 1/2FT W660FT N379 1/2FT TO BEG CONT 5 3/4ACRS MORE OR LESS	7924 GREGG DR OKLAHOMA CITY
1928	R141445500	WILLS JOHN A & AVA A	7839 SW 77TH ST	OKLAHOMA CITY	OK	73169- 3400	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 1188FT S & 660FT E OF NW/C OF NW4 TH E660FT S379.5FT W660FT N379.5FT TO BEG CONT 5 3/4ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY

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1928	R141446000	WILLS JOHN A & AVA A	7839 SW 77TH ST	OKLAHOMA CITY	OK	73169- 3400	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 808.5FT S & 660FT E OF NW/C OF NW4 TH E660FT S379.5FT W660FT N379.5FT TO BEG CONT 5 3/4ACRS MORE OR LESS	7839 SW 77TH ST OKLAHOMA CITY
1928	R141446020	ROBERTS JON T & SHELBY L	7708 S COUNCIL RD	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 793.5FT S NW/C OF NW4 TH S15FT E1320FT N330FT W628.5FT S315FT W691.5FT TO BEG EX E25FT CONT 4.81ACRS MORE OR LESS	7708 S COUNCIL RD OKLAHOMA CITY
1928	R141444000	CIES PATRICIA O TRS, CIES PATRICIA O REVOCABLE TRUST	2211 GRAND VIEW AVE	NORMAN	OK	73072- 2839	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 E 1/2 OF E 2/3 OF E 1/2 NW4 PT SEC 32 11N 4W	0 UNKNOWN OKLAHOMA CITY
1928	R141444365	MESSER PATTSY R TRS, TROY J & PATTSY MESSER TRUST, EVANS STELLA M,	20100 SE 134TH ST	M-CLOUD	OK	74851- 8902	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W W 1/3 OF E 1/2 NW4 EX N838.5FT OF W265FT W 1/3 E 1/2 NW4 SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
1928	R141444360	LUZ ENRIQUE RUIZ, MEZA PATRICIA DUARTE	7720 SW 74TH ST	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT NW4 SEC 32 11N 4W BEING N838.5FT OF W265FT W 1/3 E 1/2 NW4 CONT 5.10ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	7720 SW 74TH ST OKLAHOMA CITY
1928	R141445010	LAVANDERIA LA ESQUINA LLC	3016 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73127- 1822	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 857.36FT E OF NW/C NW4 TH S478.5FT E456FT N478.5FT W456FT TO BEG EX E25FT CONT 4.73ACRS MORE ORLESS	7824 SW 74TH ST OKLAHOMA CITY
1928	R141447005	ALONSO EFREN & BLANCA M	9009 SW 55TH ST	OKLAHOMA CITY	OK	73179	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT NW4 SEC 32 11N 4W BEG 1948.30FT S OF NW/C NW4 TH E40FT E1275.09FT S264.98FT W1275.43FT W40FT N 265.11FT TO BEG CONT 8ACRS MORE OR LESS	

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1928	R141447000	BARRON DANIEL & VALERIE A	3712 SOUTHWIND AVE	OKLAHOMA CITY	OK	73179- 3803	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT NW4 SEC 32 11N 4W BEG SW/C NW4 TH N428.34FT E40FT E1275.43FT S428.27FT E1275.97FT W40FT TO BEG	0 UNKNOWN OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-_____

MASTER DESIGN STATEMENT FOR
SW 74th St. & S. Council Rd.

May 31, 2023

PREPARED FOR:

Froilan R. De Leon Calderon & Maria G. De Leon
8100 SW 89th St.
Oklahoma City, OK 73169

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

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of SW 74th St. and S. Council Rd. consisting of 26.6 acres, is located within the Northwest Quarter (NW/4) of Section 32, Township 11 N, Range 4 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 Froilan R. De Leon Calderon & Maria G. De Leon.

SECTION 4.0 SITE AND SURROUNDING AREA

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

- North: AA District and used for residential.
- East: PUD-404 District and is undeveloped.
- South: AA District and used is undeveloped.
- West: AA, I-2, R-A District and used for residential and outdoor storage. The majority of the property to the west is currently undeveloped.

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 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing AA base zoning to a base zoning that will permit development of an outdoor storage facility.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 74th St. The nearest street to the east is S. Rockwell Ave. The nearest street to the south is SW 89th St. The nearest street to the west is S. Council Rd.

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 20 located at 7929 SW 29th St. It is approximately 4 miles 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 not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area with an Urban Reserve overlay 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 AA Agricultural District shall govern this PUD, except as herein modified.

In addition to all AA uses, the following uses shall be permitted:

8300.21 Automotive and Equipment: Storage [limited to an outdoor parking lot]

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, rock, stone, stucco, or wood, or other similar type finish. 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

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

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20’ centers and shall be solid and opaque.

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 points from SW 74th St. 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 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

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

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

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the 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.

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 – Conceptual Master Development Plan
- Exhibit C – Topography Plan

Exhibit A
Legal Description

The West Half (W/2) of the east 2/3 of the East Half (E/2) of the Northwest Quarter (NW/4) of Section Thirty-Two (32), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.



Council Rd

S Council Rd

S Council Rd

SW 77th St
SW 77th St

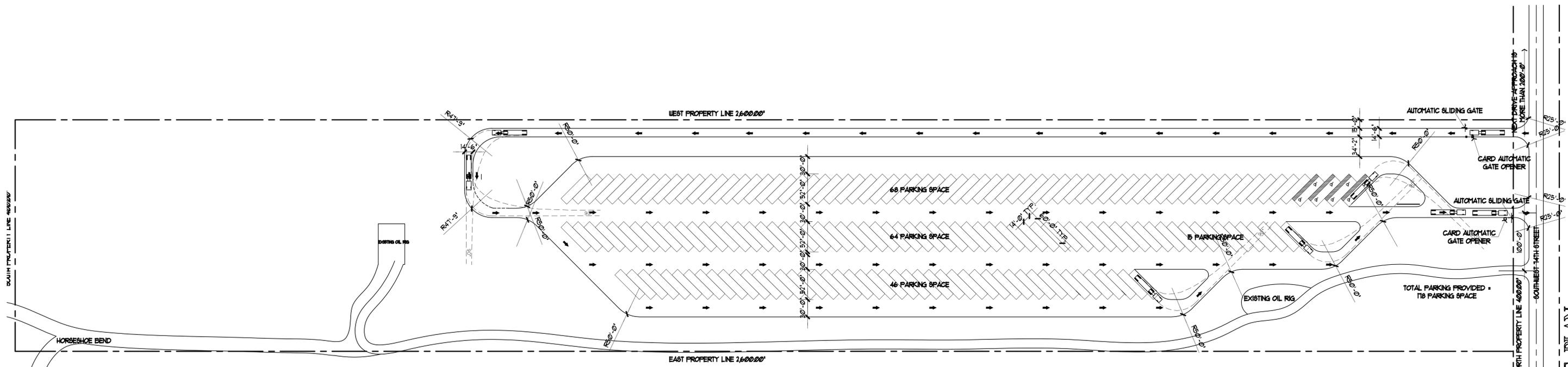
Gregg Dr

Horseshoe Bend

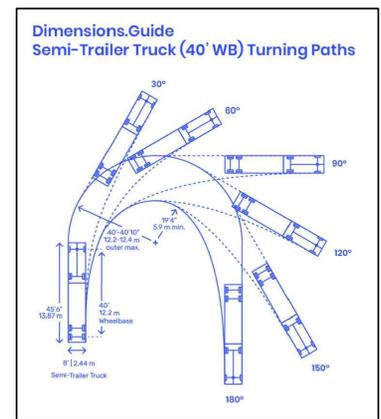
Horseshoe Bend

Exhibit A
Legal Description

The West Half (W/2) of the east 2/3 of the East Half (E/2) of the Northwest Quarter (NW/4) of Section Thirty-Two (32), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

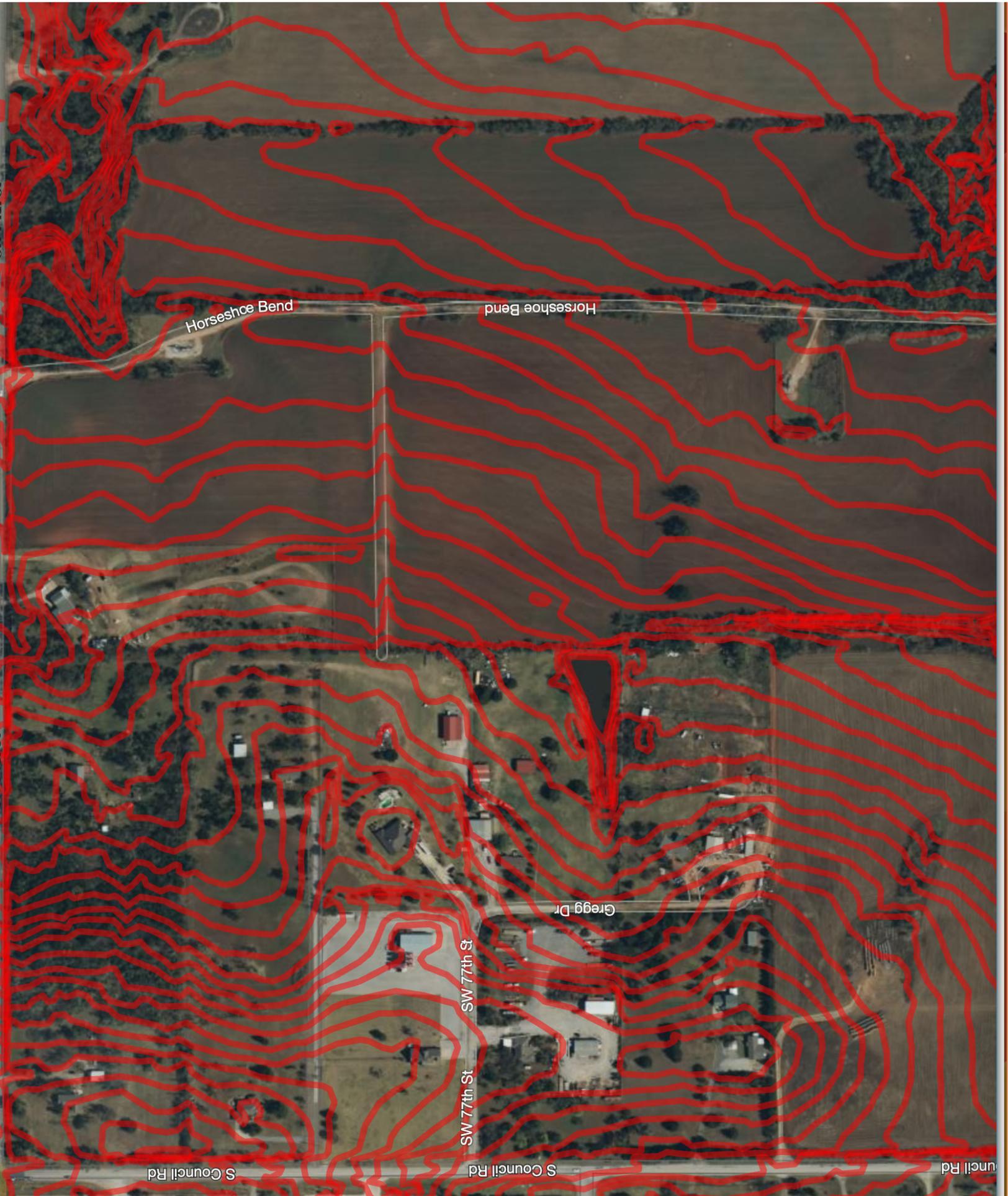


PHYSICAL ADDRESS:
 SW 14TH ST,
 OKLAHOMA CITY, OK 73169
 LEGAL DESCRIPTION:
 UNPLTD FT SEC 32 1/4 4W 1/2 OF
 E2/3 OF E/2 NW4



1 SITE PLAN
 A11 SCALE: 1"=90'-0"

CONCEPTUAL SITE PLAN



Horseshoe Bend

Horseshoe Bend

Gregg Dr

SW 77th St

SW 77th St

S Council Rd

S Council Rd

ouncil Rd