



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

NE 63rd St. & N. Post Rd.
 Name of Development or Applicant

Oklahoma County; R168531325 10205 NE 63rd St
 Address / Location of Property (Provide County name & parcel no. if unknown)

Equine hospital.
 Summary Purpose Statement / Proposed Development

Staff Use Only:	2064
Case No.: PUD -	_____
File Date:	<u>3-13-25</u>
Ward No.:	<u>W7</u>
Nbhd. Assoc.:	<u>Green Pastures Progressive</u>
School District:	<u>OKC</u>
Extg Zoning:	<u>R-1</u>
Overlay:	_____

10.021 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

David Box
 Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant
 Applicant's Name (please print)

525 NW 11th St., Ste. 205
 Applicant's Mailing Address

Oklahoma City, OK 73103
 City, State, Zip Code

405-652-0099
 Phone

mckenna@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.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.



20190816011141400
 08/16/2019 09:43:46 AM
 Bk:RE14105 Pg:1640 Pgs:2 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 David B. Hooten

QUITCLAIM DEED

HUSBAND AND WIFE TRUST TO FAMILY INVESTMENTS LLC.

KNOW ALL MEN BY THESE PRESENTS:

That Doran Burns and Anne-Marie Burns, as Trustee's under the provision of a Trust Agreement dated the 10th day of May, 2005, known as the Doran Burns and Anne-Marie Burns Revocable Living Trust, also known as the George Doran Burns and Anne-Marie Burns Revocable Living Trust

Grantor's, in consideration of the sum of Ten & NO/100 (\$10.00) dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does quitclaim, grant, bargain, sell and convey unto: George Doran Burns Living Trust, with the right of survivorship, Grantees, the following described real estate and premises situate in Oklahoma County, State of Oklahoma, to-wit address: 22.11 acres, Spencer OK

CHOCTAW TOWNSHIP 000 000 PT SW4 SEC 6 12N 1W BEG 1081.83FT E OF SW/C SW4 TH N1324.77FT E712.51FT S1316.23FT W TO BEG SUBJ TO ESMTS OF RECORD

Sect.6-T12N-RR1 W Qtr SW

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

TO HAVE AND TO HOLD said described premises unto the said party of the second party, heirs and assigns, forever.

Doran Burns
 PO Box 423
 Jones, Ok 73049

IN WITNESS WHEREOF, the Grantor's, acting in their capacity as Trustee's of the Doran Burns & Anne-Marie Burns Revocable Living Trust, also known as the George Doran Burns and Anne-Marie Burns Revocable Living Trust this the 16 day of August, 2019

By George Doran Burns

George Doran Burns / Trustee

Aka Doran Burns / Doran G Burns

By Anne-Marie Burns

Anne-Marie Burns / Trustee



Joe Guthery

20190816011141400
Filing Fee: \$15.00

08/16/2019 09:43:46 AM
DEED



EXHIBIT A

Legal Description for Inova Partners Property Purchase

A tract of land being a part of the Southwest Quarter (SW/4) of Section Six (6), Township Twelve (12) North, Range One (1) West of the Indian

Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of the SW/4 of said Section 6; Thence North 88°51'54" East along the South line of said SW/4 a distance of 1081.83 feet to the Point of Beginning; Thence North 00°12'27" West a distance of 1316.75 feet; Thence North 88°46'41" East a distance of 400.00 feet; Thence South 05°43'07" West a distance of 1326.67 feet to a point on the South line of said SW/4; Thence South 88°51'54" West along the South line of said SW/4 a distance of 263.00 feet to the point of Beginning.

Containing 436,519 Sq. Ft. or 10.021 Acres, more or

CERTIFICATE OF BONDED ABTRACTOR

(1000 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 1000 feet in all directions of the following described land:

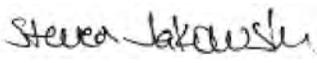
See Attached Exhibit

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: February 14, 2025 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2917490-OK99

Legal Description for Inova Partners Property Purchase

A tract of land being a part of the Southwest Quarter (SW/4) of Section Six (6), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of the SW/4 of said Section 6; Thence North 88°51'54" East along the South line of said SW/4 a distance of 1081.83 feet to the Point of Beginning; Thence North 00°12'27" West a distance of 1316.75 feet; Thence North 88°46'41" East a distance of 400.00 feet; Thence South 05°43'07" West a distance of 1326.67 feet to a point on the South line of said SW/4; Thence South 88°51'54" West along the South line of said SW/4 a distance of 263.00 feet to the point of Beginning.

Containing 436,519 Sq. Ft. or 10.021 Acres, more or

OWNERSHIP REPORT
ORDER 2917490-OK99

DATE PREPARED: FEBRUARY 24, 2025
EFFECTIVE DATE: FEBRUARY 14, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
2223	R168531325	BURNS GEORGE DORAN LIVING TRUST		PO BOX 423	JONES	OK	73049-0423	CHOCTAW TOWNSHIP 000 000 PT SW4 SEC 6 12N 1W BEG 1081.83FT E OF SW/C SW4 TH N1314.77FT E712.51FT S1316.23FT W TO BEG SUBJ TO ESMTS OF RECORD (SUBJECT PROPERTY WITHIN)	UNKNOWN
2222	R141456010	WILLIAMS MICHAEL GENE JR		8800 NE 15TH ST	MIDWEST CITY	OK	73110-7130	UNPLTD PT SEC 06 12N 1W 000 000 PT SE4 SEC 6 12N 1W W13 1/3ACRS OF SW4 SE4 SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
2222	R141456030	JOHNSON MARTIN JR	LEWIS VELMA J	1813 OSPREY RD	IDABEL	OK	74745	UNPLTD PT SEC 06 12N 1W 000 000 PT SE4 SEC 6 12N 1W BEG AT NW/C OF SE4 TH E330FT S1320FT W330FT N1320FT TO BEG SUBJ TO EASEMENTS OF RECORD	7100 SPENCER JONES RD OKLAHOMA CITY
2222	R141456510	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 06 12N 1W 000 000 PT OF SE4 SEC 6 12N 1W S40FT OF SE4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2223	R141457010	HOKETT PERRY D		10220 SPENCER RD	SPENCER	OK	73084-9742	UNPLTD PT SEC 06 12N 1W 000 000 PT SW4 SEC 6 12N 1W BEING PART OF GOVT LOT 6 & NE4 OF SW4 BEG 742.60FT E OF SW/C N/2 SW4 TH E1085.99FT N747.34FT TO S LINE OF H/W R/W TH SWLY ALONG R/W TO BEG CONT 9.32ACRS MORE OR LESS	10220 SPENCER RD OKLAHOMA CITY
2223	R141457015	BURNS FAMILY INVESTMENTS LLC		PO BOX 423	JONES	OK	73049-0423	UNPLTD PT SEC 06 12N 1W 000 000 PT SW4 SEC 6 12N 1W BEING PT OF GOVT LOT 6 & NE4 OF SW4 BEG 742.60FT E OF SW/C N/2 SW4 TH E1756.83FT N1208.99FT TO S LINE OF H/W R/W TH SWLY ALONG R/W TO BEG EX A TR BEG 742.60FT E OF SW/C N/2 SW4 TH E1085.99FT N747.34FT TO S LINE OF H/W R/W TH SWLY ALONG R/W TO BEG	UNKNOWN

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2223	R141457020	GUTIERREZ LORENZO A CHAVARRIA		3117 SW 47TH ST	OKLAHOMA CITY	OK	73119- 4413	UNPLTD PT SEC 06 12N 1W 000 000 PT SW4 SEC 6 12N 1W ALL OF LOT 7 LYING N & W OF NLY R/W LINE OF RR CONT 1.19ACRS MORE OR LESS	UNKNOWN
2223	R141457025	GUTIERREZ LORENZO A CHAVARRIA		6700 N POST RD	SPENCER	OK	73084- 4024	UNPLTD PT OF SEC 6 12N 1W BEG NW/C OF SW4 TH S970FT FOR BEG TH S342FT E399FT TH IN NELY DIR PARALLEL WITH N LINE FRISCO R/W 608.5FT TH W902FT TO BEG	6700 N POST RD OKLAHOMA CITY
2223	R141457035	JOHNSON MICHAEL R TRUST		PO BOX 26	SPENCER	OK	73084- 0026	UNPLTD PT SEC 06 12N 1W 000 000 PT SW4 SEC 6 12N 1W BEG SW/C SW4 TH N827.18FT NE653.91FT S1188.68FT W532.69FT TO BEG	6410 N POST RD OKLAHOMA CITY
2223	R141457040	CRUZ JOSE MANUEL LOPEZ	LOPEZ SILVIA	10131 NE 63RD ST	SPENCER	OK	73084- 4819	UNPLTD PT SEC 06 12N 1W 000 000 PT SW4 SEC 6 12N 1W BEG 807.18FT E OF SW/C SW4 TH E274.49FT N875FT W274.49FT S875FT TO BEG	10131 NE 63RD ST OKLAHOMA CITY
2223	R141457045	GRAMAJO ELIZANDRO	GALINDO ROSA M	4405 NW 26TH ST	OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 06 12N 1W 000 000 PT SW4 SEC 6 12N 1W BEG 532.69FT E OF SW/C SW4 TH E274.49FT N875FT W274.49FT S875FT TO BEG	10101 NE 63RD ST OKLAHOMA CITY
2223	R141457050	BURNS FAMILY INVESTMENTS LLC		PO BOX 423	JONES	OK	73049- 0423	UNPLTD PT SEC 06 12N 1W 000 000 PT SW4 SEC 6 12N 1W BEG AT SE/C SW4 TH W125FT N350FT E125FT S350FT TO BEG	10425 NE 63RD ST OKLAHOMA CITY
2223	R141457055	ORTIZ ROBERTO ONTIVEROS	ONTIVEROS LESLI	10112 SPENCER JONES RD	SPENCER	OK	73084	UNPLTD PT SW4 SEC 6 12N 1W BEG 532.69FT E & 875FT N OF SW/C SW4 TH N313.68FT NELY230.73FT E358.76FT S441.75FT W548.98FT TO BEG CONT 5.28ACRS MORE OR LESS	10112 SPENCER JONES RD OKLAHOMA CITY

OWNERSHIP REPORT
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DATE PREPARED: FEBRUARY 24, 2025
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2223	R141457060	BURNS GEORGE DORAN LIV TRUST		PO BOX 423	JONES	OK	73049- 0423	UNPLTD PT SEC 06 12N 1W 000 000 PT SW4 SEC 6 12N 1W BEG 1807.84FT E OF SW/C SW4 TH N1324.14FT ELY685.83FT S981.02FT W125FT S350FT WLY567.83FT TO BEG CONT 20.07ACRS MORE OR LESS	UNKNOWN
2223	R168531305	BERGEN REAL ESTATE LLC		1529 24TH AVE SW	NORMAN	OK	73072	CHOCTAW TOWNSHIP 000 000 PT OF SW4 SEC 6 12N 1W BEING THAT PT OF GOVT LOT 6 & NE4 OFSW4 LYING N OF RR R/W EX BEG 970FT S OF NW/C OF SW4 TH S345FT E399FT NE608.5FT W902FT TO BEG	0 UNKNOWN UNINCORPORATED
2228	R132471000	LAWSON LAQUINNIA & CHARLENE		6324 N POST RD	SPENCER	OK	73084- 4102	UNPLTD PT SEC 07 12N 1W 000 000 PT OF NW4 SEC 7 12N 1W N 1/2 OF NW4 OF NW4 OF NW4 CONT 4.39ACRS MORE OR LESS	6324 N POST RD OKLAHOMA CITY
2228	R132471007	COOPER LEAMON & ANETTA		6220 N POST RD	SPENCER	OK	73084	UNPLTD PT SEC 07 12N 1W 000 000 PT NW4 SEC 7 12N 1W BEG 328.3FT N OF SW/C OF NW4 OF NW4 E663FT N328.5FT W663FT S328.3FT TO BEG CONT 5ACRS MORE OR LESS	6220 N POST RD OKLAHOMA CITY
2228	R132471009	JARRETT FAMILY TRUST		1908 N REDBUD DR	OKLAHOMA CITY	OK	73121	UNPLTD PT OF NW4 SEC 7 12N 1W THE S/2 OF NW4 OF NW4 OF NW4 CONT 5ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
2228	R132471010	BARKS DANNY WAYNE		2301 E 116TH ST S	MUSKOGEE	OK	74403- 4009	UNPLTD PT SEC 07 12N 1W 000 000 PT NW4 SEC 7 12N 1W BEG NE/C OF NW4 TH S1315.65FT W165.56FT N1315.5FT E165.55FT TO BEG CONT 5ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
2228	R132471020	CLEWIS CARLETTA	SYKES JORDAN A	10116 NE 63RD ST	SPENCER	OK	73084- 4820	UNPLTD PT SEC 07 12N 1W 000 000 PT NW4 SEC 7 12N 1W BEG 663.2FT E OF NW/C NW4 TH S1314.02FT E331.5FT N1314.3FT W331.6FT TO BEG CONT 10ACRS MORE OR LESS	10116 NE 63RD ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2917490-OK99

DATE PREPARED: FEBRUARY 24, 2025
EFFECTIVE DATE: FEBRUARY 14, 2025 AT 7:30 AM

2228	R132471045	PASILLAS TREE FARM INC		535 NW 97TH ST	OKLAHOMA CITY	OK	73114- 6417	UNPLTD PT SEC 07 12N 1W 000 000 PT NW4 SEC 7 12N 1W BEG 994.93FT E OF NW/C NW4 TH S1314.30FT E331.4FT N657.29FT W281.58FT N657.15FT W50FT TO BEG	UNKNOWN
2228	R132471053	PASILLAS TREE FARM INC		535 NW 97TH ST	OKLAHOMA CITY	OK	73114- 6417	UNPLTD PT SEC 07 12N 1W 000 000 PT NW4 SEC 7 12N 1W BEG 847.57FT W OF NE/C OF NW4 TH S1314.89FT W331.3FT N1314.58FT E331.64FT TO BEG CONT 10ACRS MORE OR LESS	10300 NE 63RD ST OKLAHOMA CITY
2228	R132471055	JOHNSON RENITA J		PO BOX 20161	OKLAHOMA CITY	OK	73156	UNPLTD PT NW4 SEC 7 12N 1W BEG 1044.93FT E OF NW/C NW4 TH S657.15FT E281.58FT N657.29FT W281.64FT TO BEG CONT 4.25ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	10208 NE 63RD ST OKLAHOMA CITY
2228	R132471060	HOLY LAND TEMPLE	APOSTOLIC CHURCH INC	10436 NE 63RD ST	OKLAHOMA CITY	OK	73084	UNPLTD PT SEC 07 12N 1W 000 000 PT NW4 SEC 7 12N 1W A TR BEG AT A POINT 165.55FT W OF NE/C OF THE NW4 SEC 7 TH S1315.5FT W682.02FT TH N1314.89FT TH E682.02FT TO BEG CONT 20ACRS MORE OR LESS EXEMPT	10436 NE 63RD ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

NE 63rd St. & N. Post Rd.

March 13, 2025

PREPARED FOR:

Kirk Eddleman
192 Coy Rd.
Weatherford, Texas 76087
817-341-5521
kirk@inovapartners.com

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
SUBDIVISION 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 REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of NE 63rd St. & N. Post Rd., consisting of 10.021 acres, is located within the Southwest Quarter (SW/4) of Section 6, Township 12 N, Range 1 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 of this property is George Doran Burns Living Trust. The developer of this property is Inova Partners.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

- North: R-1 District and used for a residence.
- East: R-1 District and used for a barn structure.
- South: R-1 and AA Districts and used for a residence.
- West: R-1 District and used for used for a residence.

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 base zoning to permit an equine hospital.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Spencer Rd. The nearest street to the east is N. Westminster Rd. The nearest street to the south is NE 63rd St. The nearest street to the west is N. Post Rd.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 27 located at 6400 N. Westminster Rd. It is approximately 1 mile 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 not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural-Medium 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 R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

In addition to all uses within the R-1 District, the following uses shall also be permitted:

8300.10 Animal Sales and Services: Kennels and Veterinary, General [limited to an equine hospital]

8300.11 Animal Sales and Services: Kennels and Veterinary, Restricted [limited to an equine hospital]

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, rock, stone, drivet, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations.

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 not be required within this PUD.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

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 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

Access may be taken from a gravel drive off of NE 63rd St.

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 ON-PREMISE 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 OFF-PREMISE 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

Sidewalks shall not be required in this PUD.

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, private drainage easements, and islands / medians 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 Map

EXHIBIT B

SPENCER ROAD

400.00'

10.021 AC.

1316.75'

1326.67'

PROPOSED BUILDING

PROPOSED PARKING

DRIVE

400'

PROPOSED GRAVEL

263.00'

N.E. 63RD STREET



1"=150'

N.E. 63RD STREET
OKLAHOMA CITY, OKLAHOMA
EXHIBIT B
PROPOSED SITE LAYOUT



ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION
NO. 3949 EXPIRES JUNE 30, 2025

OPTION "A"

SPENCER ROAD

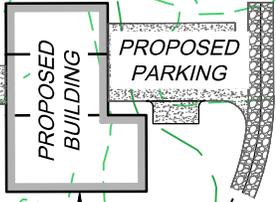
400.00'

1192

10.021 AC.

1316.75'

1326.67'



PROPOSED BUILDING

PROPOSED PARKING

GRAVEL DRIVE

1216

1214

1212

1210

400'

PROPOSED GRAVEL DRIVE

1216

1218

263.00'



1"=150'

N.E. 63RD STREET
OKLAHOMA CITY, OKLAHOMA
EXHIBIT "B"
EXISTING SITE CONTOURS

N.E. 63RD STREET



**ENGINEERING
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CERTIFICATE OF AUTHORIZATION
NO. 3949 EXPIRES JUNE 30, 2025

OPTION "A"

SPENCER ROAD

400.00'

1192

10.021 AC.

1316.75'

1326.67'

PROPOSED BUILDING

PROPOSED PARKING

DRIVE

400'

GRAVEL

PROPOSED



1"=150'

**N.E. 63RD STREET
OKLAHOMA CITY, OKLAHOMA
EXHIBIT "C"
AERIAL PHOTO**

N.E. 63RD STREET

263.00'



**ENGINEERING
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