



**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**  
 4235 NE 122nd St.

Project Name

4235 NE 122nd St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1651
Case No.: SPUD -	6-13-24
File Date:	
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	OAKDALE
Extg Zoning:	SPUD-1293
Overlay:	

5 acres MOL

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]*  
 Signature of Applicant  
 Williams, Box, Forshee & Bullard, P.C. on behalf of the  
 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

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

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

# WARRANTY DEED

Statutory Form Individual

2021062901115429 B: 14801 P: 1527  
06/29/2021 02:31:20 PM Pgs: 1  
Fee: \$18.00 Doc Stamp: \$748.50  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



## Know All Men by These Presents:

THAT, **Marathon Construction, LLC**, duly organized and existing under and by virtue of the laws of the State of Oklahoma, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Esperanza Real Estate Investments, LLC, an Oklahoma limited liability company**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

A tract of land more particularly described as follows: Beginning at the Southeast Corner (SE/C) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, thence West 328.855 feet; thence North 661.28 feet; thence East 329.005 feet thence South 661.71 feet to the point of beginning.

**TAX ID No.: 141545030**

Grantee's Mailing Address: 12115 Old Mill Road, Oklahoma City, OK 73131

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party of the second part, its heirs 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. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 28th day of June, 2021.

MARATHON CONSTRUCTION, LLC

Jeremy Bryant  
Manager

2105072  
Doc Stamps: \$748.50  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 28th day of June, 2021, personally appeared, **Jeremy Bryant**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **Manager** and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Teresa Koeppe  
Commission Expires: 5/19/2023



The Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, #210  
Oklahoma City, OK 73118

2105072

Exhibit A  
Legal Description

A tract of land more particularly described as follows: Beginning at the Southeast Corner (SE/C) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, thence West 328.855 feet; thence North 661.28 feet; thence East 329.005 feet thence South 661.71 feet to the point of beginning.

## LETTER OF AUTHORIZATION

Susan Binkowski, for Esperanza Real Estate Investments, LLC

\_\_\_\_\_, (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 4235 NE 122<sup>nd</sup>, Edmond, Oklahoma 73013.

By:  \_\_\_\_\_

Susan Binkowski, Esperanza Real Estate Investments, LLC

Title: Manager

Date: 6/11/24

**CERTIFICATE OF BONDED ABTRACTOR**

(400 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 400 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: June 7, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2877798-OK99

OWNERSHIP REPORT  
ORDER 2877798-OK99

DATE PREPARED: JUNE 12, 2024  
EFFECTIVE DATE: JUNE 7, 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
3470	R141545030	ESPERANZA REAL ESTATE INVESTMENTS LLC		12601 DUTCH FOREST LN	EDMOND	OK	73013	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W 000 000 PT SE4 SEC 18 13N 2W BEG SE/C OF SE4 TH W328.855FT N661.28FT E329.005FT S661.71FT TO BEG (SUBJECT PROPERTY)	4235 NE 122ND ST OKLAHOMA CITY
3467	R217291260	DIXON SHANE	PEQUIN SAMANTHA	4312 NE 125TH CT	EDMOND	OK	73013	OAKDALE RIDGE PH 1	001	027	OAKDALE RIDGE PH 1 BLK 001 LOT 027	4312 NE 125TH CT OKLAHOMA CITY
3467	R217291270	BUFFORD LAURA		4308 NE 125TH CT	EDMOND	OK	73013	OAKDALE RIDGE PH 1	001	028	OAKDALE RIDGE PH 1 BLK 001 LOT 028	4308 NE 125TH CT OKLAHOMA CITY
3467	R217291280	COLLINS WILLIAM C & SANDRA N TRS	COLLINS BILL & SANDY TRUST	4304 NE 125TH CT	EDMOND	OK	73013-0040	OAKDALE RIDGE PH 1	001	029	OAKDALE RIDGE PH 1 BLK 001 LOT 029	4304 NE 125TH CT OKLAHOMA CITY
3467	R217291290	JOBE STACY	HOLLAND JUSTIN	4300 NE 125TH CT	OKLAHOMA CITY	OK	73013	OAKDALE RIDGE PH 1	001	030	OAKDALE RIDGE PH 1 BLK 001 LOT 030	4300 NE 125TH CT OKLAHOMA CITY
3467	R218891970	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	000	000	OAKDALE RIDGE PH 2 COMMON AREA A B & C	
3467	R218891000	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	002	001	OAKDALE RIDGE PH 2 BLK 002 LOT 001	12433 NE 124TH ST OKLAHOMA CITY
3467	R218891010	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	002	002	OAKDALE RIDGE PH 2 BLK 002 LOT 002	12437 ARMSTRONG DR OKLAHOMA CITY
3467	R218891020	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	002	003	OAKDALE RIDGE PH 2 BLK 002 LOT 003	4301 NE 124TH ST OKLAHOMA CITY
3467	R218891030	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	002	004	OAKDALE RIDGE PH 2 BLK 002 LOT 004	4305 NE 124TH ST OKLAHOMA CITY
3467	R218891040	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	002	005	OAKDALE RIDGE PH 2 BLK 002 LOT 005	4309 NE 124TH ST OKLAHOMA CITY
3467	R218891050	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	002	006	OAKDALE RIDGE PH 2 BLK 002 LOT 006	4313 NE 124TH ST OKLAHOMA CITY
3467	R218891210	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	001	OAKDALE RIDGE PH 2 BLK 003 LOT 001	12429 ARMSTRONG DR OKLAHOMA CITY
3467	R218891220	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	002	OAKDALE RIDGE PH 2 BLK 003 LOT 002	12425 ARMSTRONG DR OKLAHOMA CITY
3467	R218891230	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	003	OAKDALE RIDGE PH 2 BLK 003 LOT 003	12421 ARMSTRONG DR OKLAHOMA CITY
3467	R218891240	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	004	OAKDALE RIDGE PH 2 BLK 003 LOT 004	12417 ARMSTRONG DR OKLAHOMA CITY
3467	R218891250	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	005	OAKDALE RIDGE PH 2 BLK 003 LOT 005	12413 ARMSTRONG DR OKLAHOMA CITY
3467	R218891260	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	006	OAKDALE RIDGE PH 2 BLK 003 LOT 006	12409 ARMSTRONG DR OKLAHOMA CITY
3467	R218891270	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	007	OAKDALE RIDGE PH 2 BLK 003 LOT 007	12405 ARMSTRONG DR OKLAHOMA CITY

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DATE PREPARED: JUNE 12, 2024  
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3467	R218891280	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	008	OAKDALE RIDGE PH 2 BLK 003 LOT 008	12401 ARMSTRONG DR OKLAHOMA CITY
3467	R218891290	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	009	OAKDALE RIDGE PH 2 BLK 003 LOT 009	4300 NE 123RD ST OKLAHOMA CITY
3467	R218891300	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	010	OAKDALE RIDGE PH 2 BLK 003 LOT 010	4304 NE 123RD ST OKLAHOMA CITY
3467	R218891310	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	011	OAKDALE RIDGE PH 2 BLK 003 LOT 011	4308 NE 123RD ST OKLAHOMA CITY
3467	R218891320	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	003	012	OAKDALE RIDGE PH 2 BLK 003 LOT 012	4312 NE 123RD ST OKLAHOMA CITY
3467	R218891530	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	001	OAKDALE RIDGE PH 2 BLK 004 LOT 001	12428 ARMSTRONG DR OKLAHOMA CITY
3467	R218891540	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	002	OAKDALE RIDGE PH 2 BLK 004 LOT 002	12432 ARMSTRONG DR OKLAHOMA CITY
3467	R218891550	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	003	OAKDALE RIDGE PH 2 BLK 004 LOT 003	12433 RIDE AVE OKLAHOMA CITY
3467	R218891560	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	004	OAKDALE RIDGE PH 2 BLK 004 LOT 004	12429 RIDE AVE OKLAHOMA CITY
3467	R218891570	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	005	OAKDALE RIDGE PH 2 BLK 004 LOT 005	12425 RIDE AVE OKLAHOMA CITY
3467	R218891580	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	006	OAKDALE RIDGE PH 2 BLK 004 LOT 006	12421 RIDE AVE OKLAHOMA CITY
3467	R218891590	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	007	OAKDALE RIDGE PH 2 BLK 004 LOT 007	12417 RIDE AVE OKLAHOMA CITY
3467	R218891600	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	008	OAKDALE RIDGE PH 2 BLK 004 LOT 008	12413 RIDE AVE OKLAHOMA CITY
3467	R218891610	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	009	OAKDALE RIDGE PH 2 BLK 004 LOT 009	12409 RIDE AVE OKLAHOMA CITY
3467	R218891620	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	010	OAKDALE RIDGE PH 2 BLK 004 LOT 010	12405 RIDE AVE OKLAHOMA CITY
3467	R218891630	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	011	OAKDALE RIDGE PH 2 BLK 004 LOT 011	12404 ARMSTRONG DR OKLAHOMA CITY
3467	R218891640	RENO 260 LLC		PO BOX 30057	EDMOND	OK	73003	OAKDALE RIDGE PH 2	004	012	OAKDALE RIDGE PH 2 BLK 004 LOT 012	12408 ARMSTRONG DR OKLAHOMA CITY
3470	R141544990	RACZKOWSKI HOLLY J TRS	RACZKOWSKI HOLLY J REV TRUST	4101 NE 122ND ST	EDMOND	OK	73013- 7569	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W 000 000 PT SE4 SEC 18 13N 2W BEG 657.71FT W OF SE/C SE4 TH W328.855FT N661.065FT E329.015FT S661.28FT TO BEG EX S33FT & E25FT RESERVED FOR ROAD	4101 NE 122ND ST OKLAHOMA CITY

OWNERSHIP REPORT  
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DATE PREPARED: JUNE 12, 2024  
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3470	R141545025	JOHNSON CHRISTOPHER		4145 NE 122ND ST	EDMOND	OK	73013- 7569	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W 000 000 PT SE4 SEC 18 13N 2W BEG 328.855FT W OF SE/C SE4 TH W328.855FT N661.28FT E329.005FT S661.71FT TO BEG CONT 5ACRS MORE OR LESS	4145 NE 122ND ST OKLAHOMA CITY
3470	R141545142	OGBURN DOUGLAS E & STEFANIE J		12501 CORJIL LN	EDMOND	OK	73013- 7556	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W 000 000 PT SE4 SEC 18 13N 2W BEG 657.71FT W & 661.28FT N OF SE/C SE4 TH W329.02FT N330.53FT E329.10FT S330.64FT TO BEG EX W15FT SUBJ TO ESMTS OF RECORD	12501 CORJIL LN OKLAHOMA CITY
3470	R141545130	HEIN GAYLA L REV TRUST		12500 CORJIL LN	EDMOND	OK	73013- 7556	UNPLTD PT SEC 18 13N 2W	000	000	UNPLTD PT SEC 18 13N 2W 000 000 PT SE4 SEC 18 13N 2W NE4 OF SE4 OF SE4	12500 CORJIL LN OKLAHOMA CITY
3473	R211801010	STONEMILL MANOR DEVELOPMENT LLC		PO BOX 14905	OKLAHOMA CITY	OK	73113- 0905	STONEMILL MANOR	001	002	STONEMILL MANOR 001 002	12224 GRAND CEDAR LN OKLAHOMA CITY
3473	R211801020	DOYLE LAUREN	DOYLE JAY	12216 GRAND CEDAR LN	OKLAHOMA CITY	OK	73131	STONEMILL MANOR	001	003	STONEMILL MANOR 001 003	12216 GRAND CEDAR LN OKLAHOMA CITY
3473	R211801030	TRAN MICHAEL	AN JENNIFER	12208 GRAND CEDAR LN	OKLAHOMA CITY	OK	73131	STONEMILL MANOR	001	004	STONEMILL MANOR 001 004	12208 GRAND CEDAR LN OKLAHOMA CITY
3473	R141551060	STONEMILL DEVELOPMENT LLC		PO BOX 14905	OKLAHOMA CITY	OK	73113- 0905	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W 000 000 PT NE4 SEC 19 13N 2W BEING NE4 OF NE4 EX SE4 OF NE4 NE4 & EX THAT PT PLTD INTO INTO STONEMILL SEC 3 & STONEMILL MANOR	0 UNKNOWN OKLAHOMA CITY
3480	R123911000	WOODLAND HILLS VILLAGE	HOMEOWNERS ASSOCIATION	12208 WOODLAND HILLS DR	OKLAHOMA CITY	OK	73131- 6430	WOODLAND HILLS VILLAGE SEC ONE	001	000	WOODLAND HILLS VILLAGE SEC ONE 001 000	0 UNKNOWN OKLAHOMA CITY
3480	R123911010	HARRIS CONRAD		12241 WOODLAND HILLS DR	OKLAHOMA CITY	OK	73131- 6472	WOODLAND HILLS VILLAGE SEC ONE	002	001	WOODLAND HILLS VILLAGE SEC ONE 002 001	12241 WOODLAND HILLS DR OKLAHOMA CITY
3480	R123911020	DAVIS TRENAE BERNADETTE		12237 WOODLAND HILLS DR	OKLAHOMA CITY	OK	73131- 6472	WOODLAND HILLS VILLAGE SEC ONE	002	002	WOODLAND HILLS VILLAGE SEC ONE 002 002	12237 WOODLAND HILLS DR OKLAHOMA CITY
3480	R123911030	BORLAND MARY KATHLEEN		12233 WOODLAND HILLS DR	OKLAHOMA CITY	OK	73131- 6472	WOODLAND HILLS VILLAGE SEC ONE	002	003	WOODLAND HILLS VILLAGE SEC ONE 002 003	12233 WOODLAND HILLS DR OKLAHOMA CITY



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3480	R123911040	CHAVEZ TOMAS RESENDIZ		12229 WOODLAND HILLS DR	OKLAHOMA CITY	OK	73131	WOODLAND HILLS VILLAGE SEC ONE	002	004	WOODLAND HILLS VILLAGE SEC ONE 002 004	12229 WOODLAND HILLS DR OKLAHOMA CITY
3480	R123911050	COLE TANYA G		12225 WOODLAND HILLS DR	OKLAHOMA CITY	OK	73131- 6472	WOODLAND HILLS VILLAGE SEC ONE	002	005	WOODLAND HILLS VILLAGE SEC ONE 002 005	12225 WOODLAND HILLS DR OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**4235 NE 122<sup>nd</sup> St.**

**June 13, 2024**

**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](mailto:dmbox@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-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential [limited to a maximum of 8 mansion homes with a maximum of 4 dwelling units per structure]
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

2. **Maximum Building Height:**

The maximum building height shall be forty-five (45) feet.

**3. Maximum Building Size:**

The maximum building size shall be 8,000 square feet.

**4. Maximum Number of Buildings:**

There shall be a maximum of ten (10) structures within this SPUD.

**5. Building Setback Lines**

Front Yard: 25 feet

Rear Yard: 10 feet

Side Yard: 5 feet

**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 Free standing accessory 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 Non-Accessory Signs**

Non-Accessory signs will be prohibited.

**8.4 Electronic Message Display signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access may be taken from one (1) access drive off of NE 122<sup>nd</sup> St. and one (1) access drive off of Coltrane Ave.

**10. Sidewalks**

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.

## **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:**

Open space shall be in accordance with the base zoning district.

### **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:**

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 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 A  
Legal Description

A tract of land more particularly described as follows: Beginning at the Southeast Corner (SE/C) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, thence West 328.855 feet; thence North 661.28 feet; thence East 329.005 feet thence South 661.71 feet to the point of beginning.

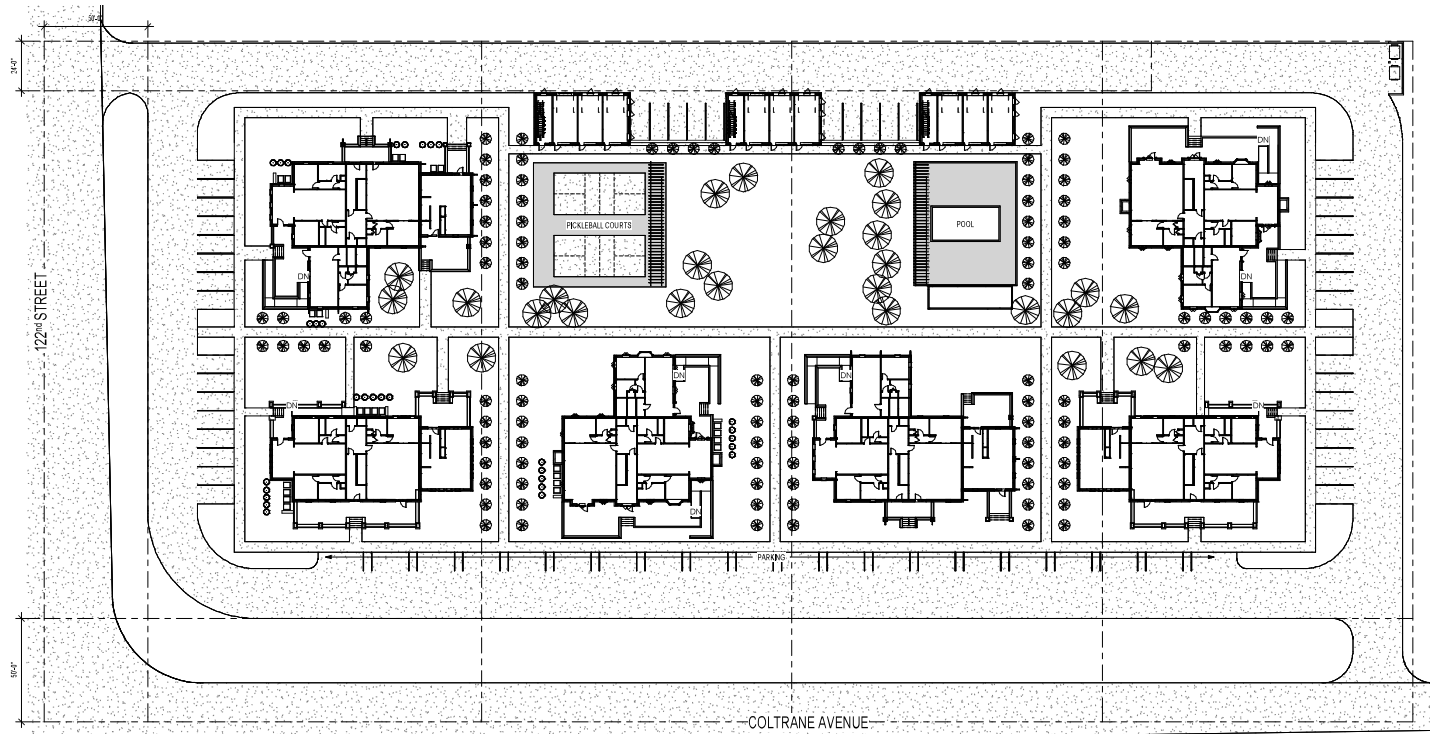
Exhibit B

STUDIO

ARCHITECTURE

816 NORTH WALKER, SUITE 100  
OKLAHOMA CITY, OK 73102  
VOICE: 405-455-1044  
WWW.STUDIOARC.COM

122nd Street Development  
Esperanza Real Estate Investing  
122nd Street and Coltrane Avenue  
Oklahoma City, Oklahoma



1 | SITE PLAN  
1" = 30'-0"

Revision		
#	Description	Date

Project Number  
Project Number Here  
Sheet Title  
SITE PLAN

Date  
XXXXXX

A1.0