



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
N. Broadway Ave. & NW 22nd St.

Project Name

100 NW 22nd St.

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

Residential development.

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc.) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

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

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

Applicant's Mailing Address
Oklahoma City, OK 73102

City, State, Zip Code
405-232-0080

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

Email

Staff Use Only
Case No.: SPUD - 1633

File Date: 1MAY'24

Ward No.: 6

Nbhd. Assoc.: HERITAGE HILLS EAST UCD

School District: OKC

Extg Zoning: HP

Overlay: HERITAGE HILLS EAST UCD

.26 ac MOL

ReZoning Area (Acres or Square Feet)

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.

Tax I.D. No.: 043883089

Mail Tax Statement To:
Grantee

905 N Wood St. Unit 1
Chicago, IL 60622

After Recording Return To:
American Eagle Title Group, LLC
6805 N. Classen Ste. A
Oklahoma City, OK 73116

WARRANTY DEED

(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Christopher Ferguson and Sarah Beth Ferguson, husband and wife**, party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

Kay M Wolbrink

Whose address is: **2217 N Broadway AVE**
Edmond, OK 73013


party of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

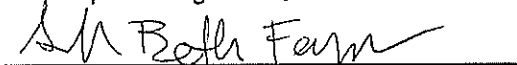
Lot Two (2), in Block Fourteen (14), of Blocks 9 to 22, Inclusive of WINAN'S HIGHLAND TERRACE ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.


Christopher Ferguson

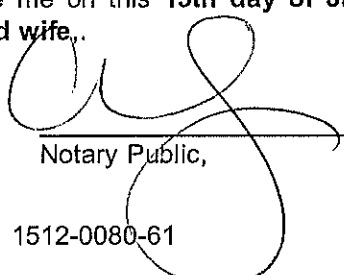

Sarah Beth Ferguson

ACKNOWLEDGMENT

State of Oklahoma County of Oklahoma ss:

The foregoing instrument was acknowledged before me on this **15th day of January, 2016** by **Christopher Ferguson and Sarah Beth Ferguson, husband and wife**.

My Commission Expires:


Notary Public,

EC No.: 1512-0080-61

Tax I.D. No.: 043883074

Mail Tax Statement To:

The First State Bank

3030 N.W. Expressway, Ste 130

OKC, OK 73112

After Recording Return To:

American Eagle Title Group, LLC

6805 N. Classen Ste. A

Oklahoma City, OK 73116

Rec. & Ret. to:

American Eagle Title Group

421 NW 13th St, Suite 320

Oklahoma City, OK 73103

20160120010078760
DEED 01/20/2016
09:30:44 AM Book:13024
Page:730 PageCount:
Filing Fee:\$13.00
Doc. Tax:\$75.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED

(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Christopher Ferguson and Sarah Beth Ferguson, husband and wife**, party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

Rhea Wolbrink

Whose address is: **2219 N Broadway Ave**
Oklahoma City, OK 73103

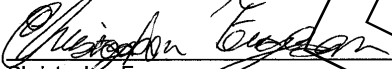
party of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot One (1), in Block Fourteen (14), of Blocks 9 to 22, Inclusive of WINAN'S HIGHLAND TERRACE ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

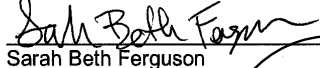
Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.



Christopher Ferguson



Sarah Beth Ferguson

ACKNOWLEDGMENT

State of **Oklahoma**

County of **Oklahoma**

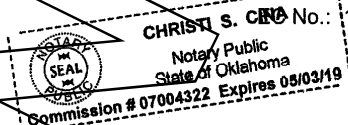
ss:

The foregoing instrument was acknowledged before me on this **15th day of January, 2016** by **Christopher Ferguson and Sarah Beth Ferguson, husband and wife**.

My Commission Expires:
May 3, 2019


Notary Public,
Christi S. Cina

No.: 1512-0079-61



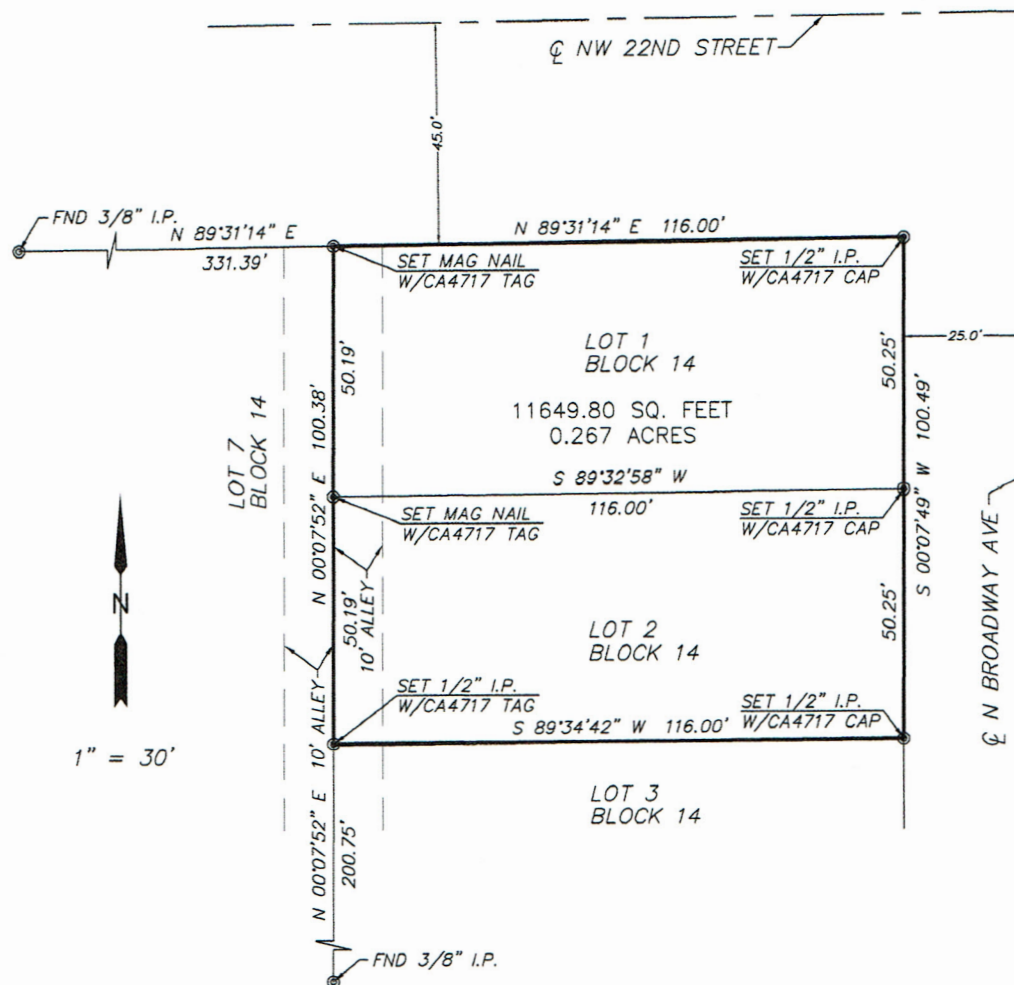
Legal Description of the lots at 2217 N Broadway Ave and 2219 N Broadway Ave Oklahoma Cit, OK 73103

Lots 1 and 2 of Block 14 in Winans Highland Terrace addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in book 15 and plats, page 18.

And

The East half (E/2) of the vacated alley along the West line of lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in book 15 of plats, page 18.

PLAT OF SURVEY



LEGAL DESCRIPTION

Lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 15 of Plats, page 18.

AND

The East Half (E/2) of the vacated alley along the West line of Lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 15 of Plats, page 18.

NOTES

Basis of Bearing: Assumed N 89°31'14" E along the North line of Block 14, Winans Highland Terrace Addition.

I, Ryan Doudican, a Registered Professional Land Surveyor, Do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown hereon.

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit - 9/15/2015
Property appears to have access to a public street.



OKLAHOMA SURVEY CO

12509 S. 71ST EAST AVE. BIXBY, OK 74008
(405) 821-5656 CA#4717 EXP. 30 JUNE 2017

BOUNDARY SURVEY
LOTS 1 & 2 BLOCK 14
WINANS HIGHLAND TERRACE
OKLAHOMA COUNTY
OKLAHOMA

SCALE 1"=30'
DATE: 9/17/2015
SHEET 1 OF 1
PROJECT NO. 2797

LETTER OF AUTHORIZATION

KAY WOLBRINK, (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 ____

2217 N. BROADWAY, OKC, OK 73103

By: Kay Wolbrink

Title: PROPERTY OWNER OF RECORD

Date: APRIL 12, 2024

LETTER OF AUTHORIZATION

RHEA AYN WOLBRINK, (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 ____

2219 N. BROADWAY, OKC, OK 73103

By: 

Title: PROPERTY OWNER OF RECORD

Date: April 12, 2024

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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


See Attached Exhibit

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: April 22, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2868129-OK99

OWNERSHIP REPORT
ORDER 2868129-OK99

DATE PREPARED: APRIL 26, 2024
EFFECTIVE DATE: APRIL 22, 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
2709	R043883074	WOLBRINK RHEA		1425 DUFFNER DR	OKLAHOMA CITY	OK	73118	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 LOT 1 PLUS 10FT VAC ALLEY ADJ ON W (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2709	R043883089	WOLBRINK KAY M		1427 DUFFNER DR	OKLAHOMA CITY	OK	73118-1013	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 LOT 2 PLUS 10FT VAC ALLEY ADJ ON W (PART OF SUBJECT PROPERTY)	2217 N BROADWAY AVE OKLAHOMA CITY
2709	R043882808	MONEY SERVICES INC		4101 N CLASSEN BLVD STE B	OKLAHOMA CITY	OK	73118-2413	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 PT OF LOTS 4 & 5 BEG AT SE/C OF LOT 5 W50FT N73.5FT ELY 50FT S72.9FT TO BEG	2303 N BROADWAY OKLAHOMA CITY
2709	R043883059	MONEY SERVICES INC		4101 N CLASSEN BLVD STE B	OKLAHOMA CITY	OK	73118-2413	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 E39.2FT OF LOT 17 PLUS 10FT VAC ALLEY ADJ ON E	115 NW 22ND ST OKLAHOMA CITY
2709	R043883044	TAYLOR MAUREACE S		PO BOX 21232	OKLAHOMA CITY	OK	73156	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 E25FT LOT 16 & W23FT LOT 17	119 NW 22ND ST OKLAHOMA CITY
2709	R043883014	PATEL SATISH		PO BOX 892202	OKLAHOMA CITY	OK	73189	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 E25FT LOT 15 & W25FT LOT 16	121 NW 22ND ST OKLAHOMA CITY
2709	R043882999	BRILL STEPHANIE	MORROW RICHARD	123 NW 22ND ST	OKLAHOMA CITY	OK	73103	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 E25FT LOT 14 & W25FT LOT 15	123 NW 22ND ST OKLAHOMA CITY
2709	R043882984	WILBANKS ADAM T		125 NW 22ND ST	OKLAHOMA CITY	OK	73103	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 E25FT LOT 13 & W25FT LOT 14	125 NW 22ND ST OKLAHOMA CITY
2709	R043882969	REYNOLDS LUCAS DANIEL	RUSSELL ERIK BENNETT	129 NW 22ND ST	OKLAHOMA CITY	OK	73103	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 E25FT LOT 12 & W25FT LOT 13	129 NW 22ND ST OKLAHOMA CITY
2709	R043882834	MONEY SERVICES INC		4101 N CLASSEN BLVD STE B	OKLAHOMA CITY	OK	73118-2413	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 W40FT OF S 1/2 LOT 3 & W40FT OF LOTS 4 & 5 PLUS 10FT VAC ALLEY ADJ ON W	109 NW 22ND ST OKLAHOMA CITY
2709	R043882819	MONEY SERVICES INC		4101 N CLASSEN BLVD STE B	OKLAHOMA CITY	OK	73118-2413	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 W50FT OF E100FT OF S 1/2 LOT 3 & W50FT OF E100FT LOTS 4 & 5	105 NW 22ND ST OKLAHOMA CITY
2709	R043882804	MONEY SERVICES INC		4101 N CLASSEN BLVD STE B	OKLAHOMA CITY	OK	73118-2413	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 E50FT OF S 1/2 LOT 3 & E50FT OF LOT 4 EX BEG SE/C TH W50FT N3.5FT E50FT S2.90FT TO BEG	2309 N BROADWAY OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2868129-OK99

DATE PREPARED: APRIL 26, 2024
EFFECTIVE DATE: APRIL 22, 2024 AT 7:30 AM

2709	R043882849	PRM GS TRUST	MCNEILL PATRICK R TRS	8908 SOUTH YALE AVE STE 428	TULSA	OK	74137	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 PT OF LOTS 1 2 3 6 7 & 8 & PT OF NORTH-SOUTH ALLEY DESCRIBED AS BEG AT SE/C OF N/2 LOT 3 TH W150FT N1FT W147.20FT N131.99FT SELY50.50FT E197.80FT SE33.63FT SE22.42FT S107.12FT TO BEG	112 NW 23RD ST OKLAHOMA CITY
2709	R043882924	LMJ SOONER THAN LATER LLC		136 NW 23RD ST	OKLAHOMA CITY	OK	73103	WINANS HIGHLAND TERR	013	000	WINANS HIGHLAND TERR 013 000 PT LOTS 8 & 9 BEG 25FT W & 9.03FT S OF NE/C LT 9 TH ELY50.07FT S131.99FT W50FT N134.97FT TO BEG & W25FT LOT 9 ALL LOT 10 & E25FT LOT 11 EX BEG NE/C LT 11 TH W25FT S3.74FT ELY100.10FT N9.03FT W75FT TO BEG & LOT 11 W50FT SUBJ TO EASEMENTS OF RECORD	132 NW 23RD ST OKLAHOMA CITY
2709	R043883121	SERIES D A SEPARATE SERIES OF	JAY WEST LLC	904 NW 40TH ST	OKLAHOMA CITY	OK	73118	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 E63.5FT OF S44FT LOT 5 & E63.5FT LOT 6	101 NW 21ST ST OKLAHOMA CITY
2709	R043883119	SERIES E A SEPARATE SERIES OF	JAY WEST LLC	904 NW 40TH ST	OKLAHOMA CITY	OK	73118	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 W42.5FT OF S44FT OF LOT 5 & W42.5FT OF LOT 6	105 NW 21ST ST OKLAHOMA CITY
2709	R043883299	MENTZER JOHN HAL III		5021 NW 26TH ST	OKLAHOMA CITY	OK	73127- 1750	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 LOT 18 PLUS 10FT VAC ALLEY ADJ ON E	111 NW 21ST ST OKLAHOMA CITY
2709	R043883120	M & M LAND LLC		3700 RIDGEWOOD DR	EDMOND	OK	73013	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 LOT 4 & N6FT LOT 5	2207 N BROADWAY OKLAHOMA CITY
2709	R043883104	ICE RANDAL DEAN		119 NW 19TH ST	OKLAHOMA CITY	OK	73103- 4403	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 LOT 3 PLUS 10FT VAC ALLEY ADJ ON W	2215 N BROADWAY OKLAHOMA CITY
2709	R043883194	PHIBBS TRAVIS D		126 NW 22ND ST	OKLAHOMA CITY	OK	73106	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 ALL LOT 11 & E10FT LOT 12	126 NW 22ND ST OKLAHOMA CITY
2709	R043883134	PEMBERTON SHERRY L		110 NW 22ND ST	OKLAHOMA CITY	OK	73103- 4304	WINANS HIGHLAND TERR	014	000	WINANS HIGHLAND TERR 014 000 LOT 7 PLUS 10FT VAC ALLEY ADJ ON E	110 NW 22ND ST OKLAHOMA CITY
2709	R043883149	SIEMENS WILLIAM E & EDITH JEAN		114 NW 22ND ST	OKLAHOMA CITY	OK	73103- 4304	WINANS HIGHLAND TERR	014	008	WINANS HIGHLAND TERR 014 008	114 NW 22ND ST OKLAHOMA CITY

OWNERSHIP REPORT
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2709	R043883164	BLACKBURN BOB L & DEBORAH K TRS	BLACKBURN DEBORAH K & BOB L TRUST	1515 NW 35TH ST	OKLAHOMA CITY	OK	73118-3213	WINANS HIGHLAND TERR	014	009	WINANS HIGHLAND TERR 014 009	118 NW 22ND ST OKLAHOMA CITY
2709	R043883179	BLACKBURN BOB L & DEBORAH K TRS	BLACKBURN DEBORAH K & BOB L TRUST	1515 NW 35TH ST	OKLAHOMA CITY	OK	73118-3213	WINANS HIGHLAND TERR	014	010	WINANS HIGHLAND TERR 014 010	122 NW 22ND ST OKLAHOMA CITY
2709	R043883209	PAULDING TONI ANNETTE CARTER		130 NW 22ND ST	OKLAHOMA CITY	OK	73103-4304	WINANS HIGHLAND TERR	014	012	WINANS HIGHLAND TERR 014 012 W61.2FT	130 NW 22ND ST OKLAHOMA CITY
2709	R043883224	VAUGHAN LAURABELLE	CRISP RICHARD	131 NW 21ST ST	OKLAHOMA CITY	OK	73103	WINANS HIGHLAND TERR	014	013	WINANS HIGHLAND TERR 014 013	131 NW 21ST ST OKLAHOMA CITY
2709	R043883239	ZIMBER YANIV & JEANETTE		127 NW 21ST ST	OKLAHOMA CITY	OK	73103-4301	WINANS HIGHLAND TERR	014	014	WINANS HIGHLAND TERR 014 014	127 NW 21ST ST OKLAHOMA CITY
2709	R043883254	DRISCOLL DAVID A & SHANNON		1620 N LOCUST TER	MUSTANG	OK	73064-4700	WINANS HIGHLAND TERR	014	015	WINANS HIGHLAND TERR 014 015	123 NW 21ST ST OKLAHOMA CITY
2709	R043883269	HUDACKO ANDREW J III & PATRICIA		119 NW 21ST ST	OKLAHOMA CITY	OK	73103	WINANS HIGHLAND TERR	014	016	WINANS HIGHLAND TERR 014 016	119 NW 21ST ST OKLAHOMA CITY
2709	R043883284	LC HOLLIDAY PROPERTIES LLC		411 WALNUT ST 17958	GREEN COVE SPRINGS	FL	32043-3443	WINANS HIGHLAND TERR	014	017	WINANS HIGHLAND TERR 014 017	115 NW 21ST ST OKLAHOMA CITY
2709	R043883404	MESTA PROPERTIES LLC		23043 SE LAKE WILDERNESS DR S	MAPLE VALLEY	WA	98038-5905	WINANS HIGHLAND TERR	015	000	WINANS HIGHLAND TERR 015 000 LOT 7 PLUS 10FT VAC ALLEY ADJ ON E	110 NW 21ST ST OKLAHOMA CITY
2709	R043883344	SULLIVAN ALICIA KELLY		104 NW 21ST ST	OKLAHOMA CITY	OK	73103-4302	WINANS HIGHLAND TERR	015	000	WINANS HIGHLAND TERR 015 000 W48FT OF LOTS 1 THRU 3 PLUS 10FT VAC ALLEY ADJ ON W	104 NW 21ST ST OKLAHOMA CITY
2709	R043883314	VAUGHAN MERRIE LYNN		12 NORTHRIDGE LN	SANDY	UT	84092	WINANS HIGHLAND TERR	015	000	WINANS HIGHLAND TERR BLK 015 LOT 000 E58FT OF LOTS 1 THRU 3	100 NW 21ST ST OKLAHOMA CITY
2709	R043883419	JULIE SMART TIBBS LLC		1114 BEDFORD DR	NICHOLS HILLS	OK	73116-6402	WINANS HIGHLAND TERR	015	008	WINANS HIGHLAND TERR 015 008	114 NW 21ST ST OKLAHOMA CITY
2709	R043883434	DAWSON BANNING & KATIE		118 NW 21ST ST	OKLAHOMA CITY	OK	73103	WINANS HIGHLAND TERR	015	009	WINANS HIGHLAND TERR 015 009	118 NW 21ST ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2868129-OK99

DATE PREPARED: APRIL 26, 2024
EFFECTIVE DATE: APRIL 22, 2024 AT 7:30 AM

2709	R044364950	P S G RENTAL LLC		PO BOX 1511	OKLAHOMA CITY	OK	73101- 1511	WINANS THIRD ADD	001	000	WINANS THIRD ADD 001 000 LOTS 23 THRU 25 PLUS W 1/2 VAC ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY
2709	R044364500	P S G RENTAL LLC		PO BOX 1511	OKLAHOMA CITY	OK	73101- 1511	WINANS THIRD ADD	001	000	WINANS THIRD ADD 001 000 LOT 22 PLUS 1/2 VAC ALLEY ADJ ON E LESS BEG NW/C SD LOT 22 TH S47.35FT NELY 45.51FT E107.80FT TO CTR LINE SD VAC ALLEY N ALONG SD CTR LINE 15.75FT TO S R/W LINE NW 23RD ST W140FT TO BEG	2320 N BROADWAY OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

N. Broadway Ave. & NW 22nd St.

May 1, 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@wbflaw.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 and the UCD – Heritage Hills East 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
8200.12	Multiple-Family Residential
8200.14	Single-Family Residential
8200.15	Three – and Four- Family Residential
8200.16	Two-Family Residential

*If developed for townhomes, there shall be a maximum of 6 dwelling units permitted within this SPUD.

2. Maximum Building Height:

The maximum building height shall be three (3) stories and 35 feet. No flat roofs shall be permitted within this SPUD. Building height regulations shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

3. Maximum Building Size:

The maximum building size shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

4. Maximum Number of Buildings:

There shall be a maximum of four (4) structures within his SPUD.

5. Building Setback Lines:

North: 0 feet
South: 5 feet
East: 10 feet
West: 10 feet
Internal: 3 feet

6. Sight-Proof Screening:

Sight-proof screening shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

7. Landscaping:

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

8. Signs:

8.1 Freestanding Accessory Signs

Freestanding signs will be prohibited.

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 shall be taken from NW 22nd St.

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 and subject

to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

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. Architectural regulations shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

2. Open Space:

There shall be a minimum of 25% open space.

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, and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

5. Dumpsters:

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

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that two (2) compact spaces shall be permitted. Garages shall count toward meeting the minimum parking requirements. Parking regulations shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

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 C: Survey

Exhibit D: Topography Map

Exhibit A
Legal Description

Legal Description of the lots at 2217 N Broadway Ave and 2219 N Broadway Ave Oklahoma Cit, OK 73103

Lots 1 and 2 of Block 14 in Winans Highland Terrace addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in book 15 and plats, page 18.

And

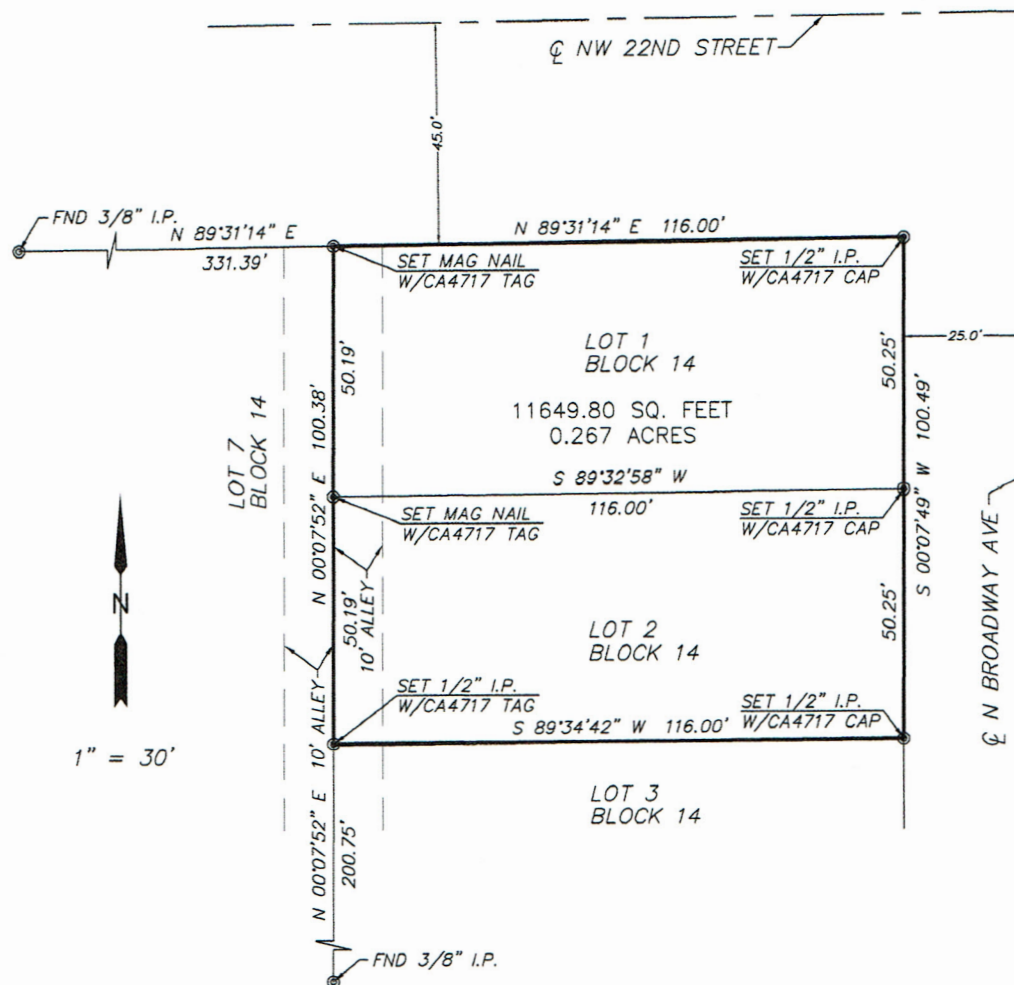
The East half (E/2) of the vacated alley along the West line of lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in book 15 of plats, page 18.

ADDRESS:
100 NW 22ND ST.
OKLAHOMA CITY, OK 73103

SHEET:
SPUD 01
EXHIBIT B - CONCEPTUAL SITE



PLAT OF SURVEY



LEGAL DESCRIPTION

Lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 15 of Plats, page 18.

AND

The East Half (E/2) of the vacated alley along the West line of Lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 15 of Plats, page 18.

NOTES

Basis of Bearing: Assumed N 89°31'14" E along the North line of Block 14, Winans Highland Terrace Addition.

I, Ryan Doudican, a Registered Professional Land Surveyor, Do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown hereon.

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit - 9/15/2015
Property appears to have access to a public street.

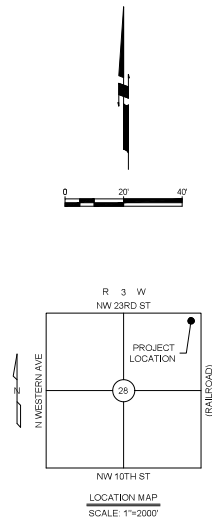


OKLAHOMA SURVEY CO

12509 S. 71ST EAST AVE. BIXBY, OK 74008
(405) 821-5656 CA#4717 EXP. 30 JUNE 2017

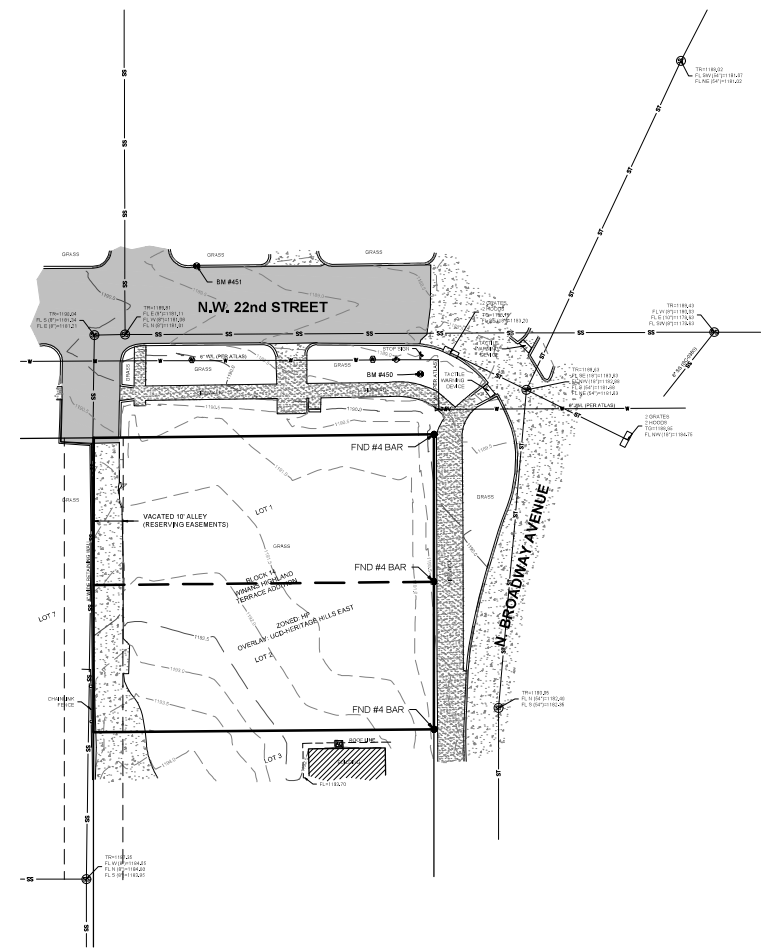
BOUNDARY SURVEY
LOTS 1 & 2 BLOCK 14
WINANS HIGHLAND TERRACE
OKLAHOMA COUNTY
OKLAHOMA

SCALE 1"=30'
DATE: 9/17/2015
SHEET 1 OF 1
PROJECT NO. 2797



***** NOTE *****
THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY. IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

Survey Legend	
	BENCHMARK
	CONTROL POINT
	FOUND MONUMENT
	SET MONUMENT
	FIRE HYDRANT
	AUTO SPRINKLER
	HOSE END/FIRE HYDRANT
	WATER METER
	WATER VALVE
	SPRINKLER HEAD
	SPRINKLER VALVE
	SANITARY MANHOLE
	CLEANOUT
	STORM MANHOLE
	STORM GRATE
	CURB INLET
	FIELD INLET
	GAS METER
	NO GAS METER
	GAS VALVE
	SEWER PIPE
	MONITORING WELL
	POWER POLE
	GUY WIRE
	LIGHT POLE
	GROUND LIGHT
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC BREAKER
	ELECTRIC OUTLET
	PULL BOX
	TELEPHONE BOX
	TELEPHONE MANHOLE
	CABLE BOX
	MANHOLE
	UTILITY BOX
	MAILBOX
	SIGN
	AIR CONDITIONER
	ROOF DRAIN
	BORE HOLE
	ROUND POST
	SQUARE POST
	EVERGREEN TREE
	DECIDUOUS TREE
	BUSH
	GATE
	HANDICAP
	TRAFFIC SIGNAL POLE
	STOCKADE FENCE
	CHAINLINK FENCE
	BARBED WIRE FENCE
	WATERLINE
	STORM SEWER
	SANITARY SEWER
	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND POWER
	UNDERGROUND CABLE
	OVERHEAD CABLE
	RAILROAD TRACKS
	EXISTING CONTOUR
	BRUSH LINE
	ASPHALT PAVING
	CONCRETE PAVING
	FLOWLINE
	TOP OF GRATE
	TOP OF RIM
	FIRST FLOOR
	CORRUGATED METAL PIPE
	REINFORCED CONC. PIPE
	REINFORCED CONC. BOX
	TOP OF CURB
	CURB GUTTER
	BUILDING LINE
	UTILITY EASEMENT
	RIGHT-OF-WAY
	RECORD
	MEASURED
	CORRESPONDING NOTE



Certificate of Survey

I, Matthew Johnson, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/surveying survey meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on April 11, 2024 that the survey was completed on April 17, 2024, all coordinates are based on Oklahoma State Plane North Zone NAD83 and all elevations are based on NAVD83.

Date: April 18, 2024

Matthew Johnson, P.L.S.
Registration No. 1807
JOHNSON & ASSOCIATES
Certificate of Authorization No. 1484



Surveyor's Note:

The surveyor has utilized information from a Utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. No utilities were flagged at the time the fieldwork for this survey was performed. The following is a list of companies provided as a result of a Company List Request submitted to the Oklahoma One-Call System (Call Oke). The reference numbers for this request is 24041004691105.

- AT&T
- USBC/Co Comm/OKC
- USBC/Co/OKC OKC Metro
- OKC Water & Waste

All Horizontal coordinate values shown are U.S. Survey feet and all vertical elevation values are shown in feet. The Basis of Bearing is Oklahoma State Plane North Zone NAD83. All distances are Grid distances. Vertical datum is NAVD83. The datum & benchmarks shown hereon are derived from OKC Survey Monument #256.

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone 'X' of the Federal Emergency Management Agency Community Panel Number 40105C028201 Map with an effective date of March 27, 2024.

The subject tract is currently zoned HP with UCD-Heritage Hills East overlay zoning.
Source: the City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov. Phone 405-207-2623 for more information about Building Height, setback and parking restrictions for this zoning.

Property lines shown hereon are based on provided documents and are approximate in location. This survey does not meet Oklahoma minimum standards for a boundary survey.

Original Benchmarks:

Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83/CORS 86, NRS 2007
Vertical Datum: NAVD83, GEOID 03

Benchmark # 256
Northing: 185272.599
Easting: 2109756.463
Elevation: 1174.33
Description: Approximately 60' North of the CL of NW 30th St. and 2' West of the West edge of Northbound Sharda Ave.
Object: 2' Alum. Cap

Benchmarks by Johnson & Associates

Set Outbound Site:
Benchmark # 450
Northing: 179528.24
Easting: 2113153.82
Elevation: 1188.21
Description: Located +430' S. & +100' W. of the intersection of NW 23rd St. & N Broadway Ave. approx. 10' SE of fire hydrant. S. S. of stop sign & 15' NW of water meter.
Object: #4 Bar w/ J&A Control Cap

Benchmark # 451
Northing: 179565.10
Easting: 2113077.63
Elevation: 1183.41
Description: Located +430' S. & +175' W. of the intersection of NW 23rd St. & N Broadway Ave. approx. 15' E of 'Money Services' drive, on top of curb.
Object: Mag Nail w/ J&A Control Tag

Benchmark # 500
Northing: 179507.38
Easting: 2113322.25
Elevation: 1182.04
Description: Located +405' S. & +475' W. of the intersection of NW 23rd St. & N Broadway Ave. approx. 30' E of edge of conc. drive & 5' E of fire hydrant.
Object: #4 Bar w/ J&A Control Cap

Benchmark # 503
Northing: 179470.68
Easting: 2113438.38
Elevation: 1195.82
Description: Located +420' S. & +180' E. of the intersection of NW 23rd St. & N Broadway Ave. approx. 2' N of water meter.
Object: #4 Bar w/ J&A Control Cap

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REVISIONS		DATE
NO.	DESCRIPTION	

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73101
Matthew Johnson, P.L.S.
mjohnson@jandassociates.com
405-207-2623
• ENGINEERS • SURVEYORS • PLANNERS



WOLFBRINK PROPERTY
2217 & 2219 N. BROADWAY AVENUE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
TOPOGRAPHIC SURVEY

Proj. No.: 2700
Date: 4/18/2024
Scale: 1" = 20'
Surveyed by: MJ
Drawn by: WJM, MJ
Approved by: MJ

SHEET NUMBER
1 of 1

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BROADWAY TOWNHOMES

ADDRESS:

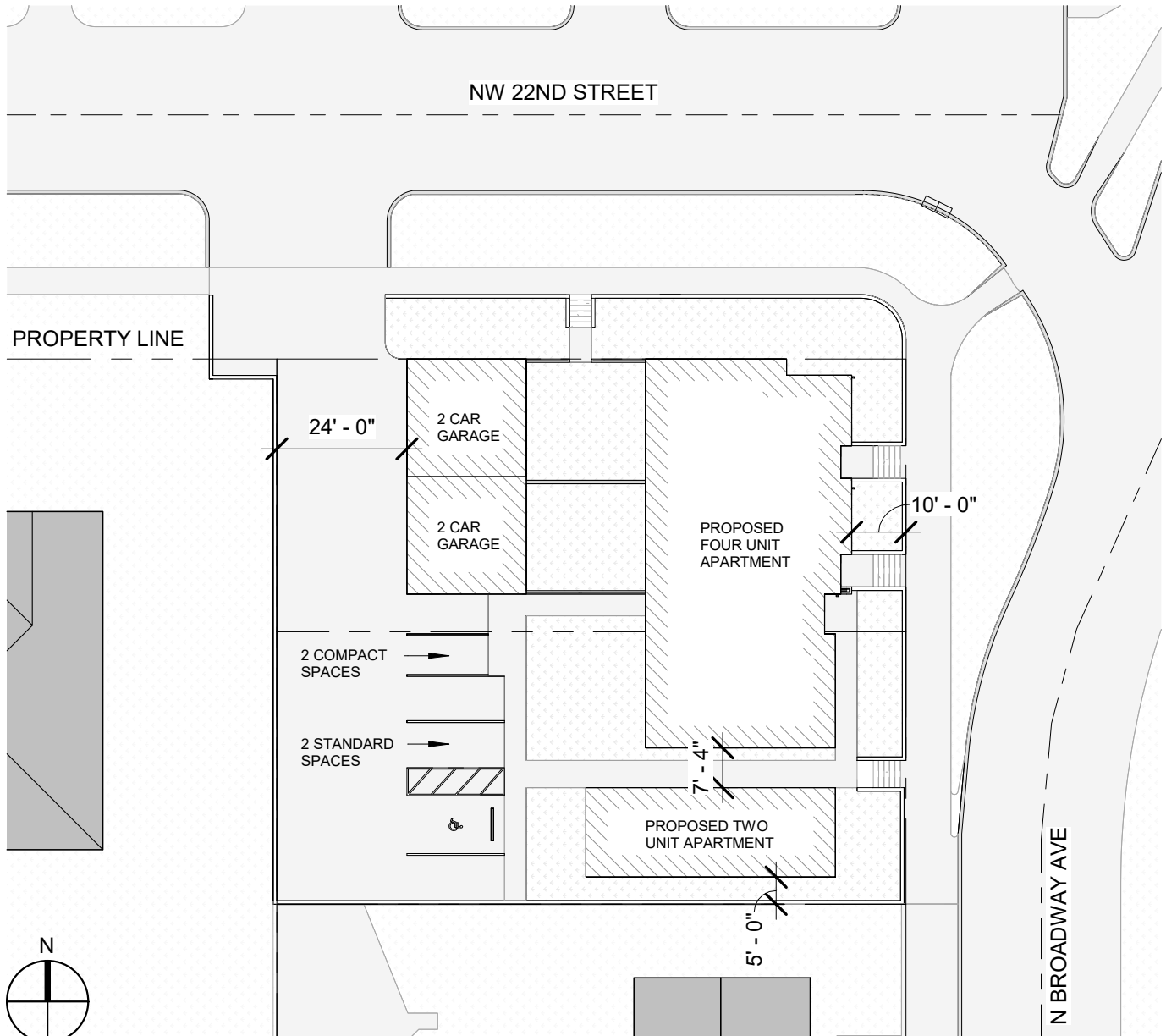
100 NW 22ND ST.
OKLAHOMA CITY, OK 73103

SUBMISSIONS

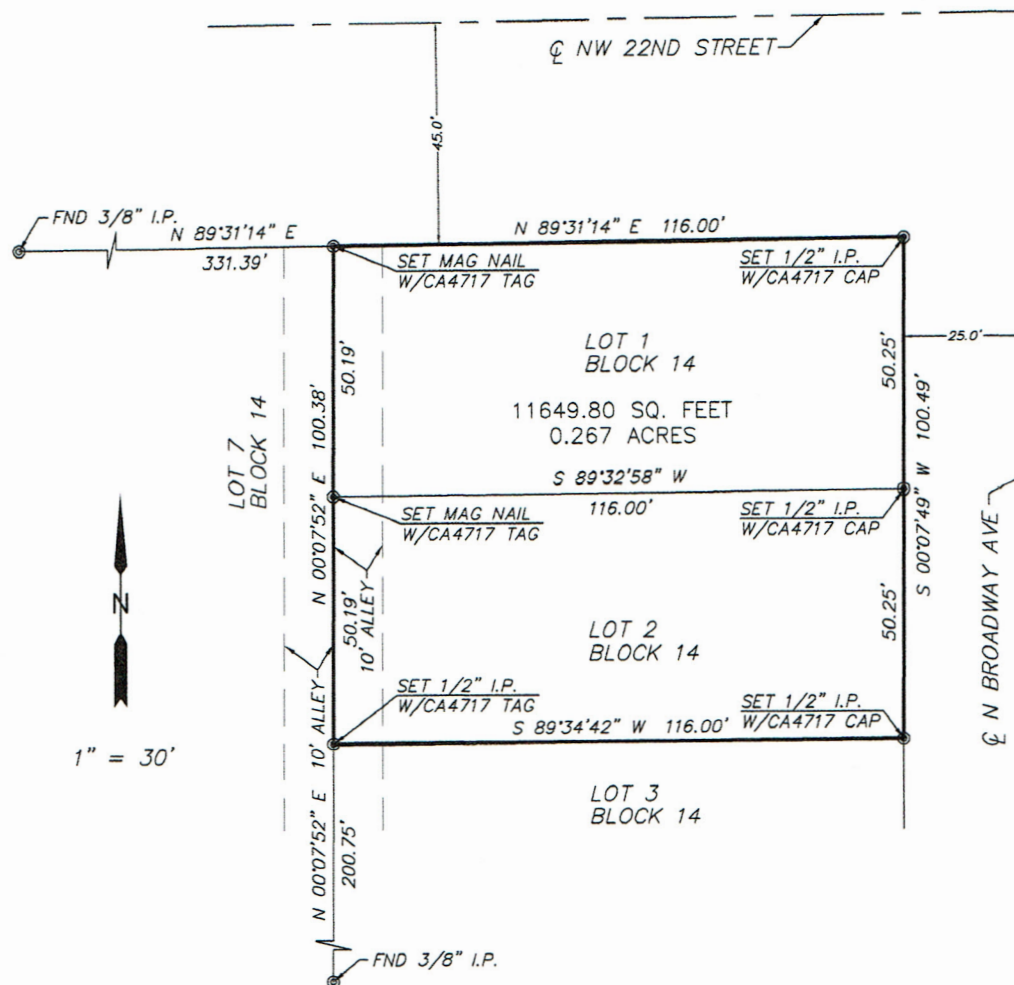
SHEET:

SPUD 01

EXHIBIT B - CONCEPTUAL SITE



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