



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

2421 SW 112th St.

Project Name

2421 SW 112th St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

1643

Case No.: SPUD -

File Date: 6-10-24

Ward No.: W5

Nbhd. Assoc.: The Fountains, Greenbriar Kingswood HOA

School District: Moore

Extg Zoning: R-1

Overlay:

.3 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

David M. Box
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

esilberg@wbfbllaw.com; kturner@wbfbllaw.com; dmbox@wbfbllaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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

Doc#: R 2017 9557
 Bk&Pg: RB 5659 1313 - 1313
 Filed: 03-30-2017 BP
 11:17:02 AM WD
 Cleveland County, OK

SAT-7

WARRANTY DEED

Statutory Form Individual

State of Oklahoma

Cleveland County

Documentary Stamps

\$502.50**Know All Men by These Presents:**

THAT, Michael A. Hand and Brenda Hand aka Brenda J. Hand, husband and wife, parties 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 Jay G. Germandt party of the second part, the following described real property and premises situate in Cleveland County, State of Oklahoma, to wit:

Lot Ten (10), in Block Eleven (11) of THE FOUNTAINS, BLOCK 11, to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

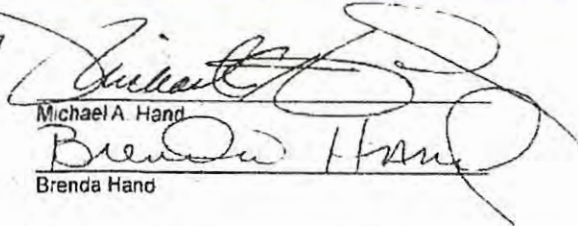
TAX ID No.: 90975

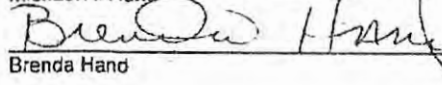
Grantee's Mailing Address: 2421 SW 112th St., Oklahoma City, OK 73170

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, his 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.**

Signed and delivered this 24th day of March, 2017


 Michael A. Hand


 Brenda Hand

01043-49467


Doc Stamps: \$502.50

INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
 County of Cleveland

Before me, the undersigned, a Notary Public in and for said County and State on this 24th day of March, 2017, personally appeared, Michael A. Hand and Brenda Hand aka Brenda J. Hand, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s); for the uses and purposes therein set forth.

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


 Jyl Thomas
 Commission Expires: _____


RETURN TO:
 Stewart Title of Oklahoma, Inc.
 701 N. Broadway, Suite 300
 Oklahoma City, OK 73102

\$502.50

1/13

Exhibit A
Legal Description

Lot Ten (10), in Block Eleven (11), of THE FOUNTAINS, BLOCK 11, to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

Deborah Briscoe (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 ____

2421 SW 112th St. OKC, OK 73170

By: Deborah Briscoe

Title: agent of property
owner of record

Date: 5/24/24

LETTER OF AUTHORIZATION

Jay G. Gernandt, (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: 2421 SW 112th St. Oklahoma City, OK 73170.

By:



Title:

PROPERTY OWNER

Date:

7.13.24



FILED

DEC 13 2021

In the office of the
Court Clerk MARILYN WILLIAMS

IN THE DISTRICT COURT OF CLEVELAND COUNTY
STATE OF OKLAHOMA

IN RE THE MARRIAGE OF)
DEBORAH C. GERNANDT,)
Petitioner,) Case No. FD-2019-751
and)
JAY G. GERNANDT,)
Respondent.)

DECREE OF DIVORCE AND DISSOLUTION OF MARRIAGE

NOW ON this 10th day of November, 2021 the above-entitled cause comes on for trial on its merits before the undersigned Judge of the District Court of Cleveland County. The parties appear in person and with counsel and announce settlement of contested issues.

This Court has jurisdiction and venue over the subject matter and the parties to this action, by virtue of the fact that Petitioner is now, and has been for more than six months next preceding the filing of the Petitioner's petition herein, a bona fide resident in good faith of the State of Oklahoma; and is now, and has been for more than thirty days prior to the filing of Petitioner's petition herein, an actual resident in good faith of ~~Oklahoma~~ ^{Cleveland} County, Oklahoma.

The Court finds and orders the parties are divorced from each other this date and may not remarry for a period of six months. The Petitioner's name is changed from Deborah Christine Gernandt to her maiden name of Deborah Christine Briscoe.

1. That the parties hereto were united in marriage on October 16, 1992 in Oklahoma City, Oklahoma. The parties have been since that time husband and wife and the Respondent is not now pregnant.

2. That Petitioner is entitled to a decree of dissolution of marriage from Respondent upon the grounds of incompatibility, the parties shall be awarded a Decree of Dissolution and Divorce.

3. That there are no minor children of this marriage; neither Oklahoma's Indian Child Welfare Act, 10 O.S. §40.1 et seq., nor the Federal Indian Child Welfare Act, 25 U.S.C. §1901 et seq. apply to this proceeding;

4. Child support pursuant to the guidelines for the benefit of Breanna Gernandt is ordered to be paid by the Respondent to the Petitioner for an indefinite period due to the disabilities of the parties' child (see attached.)

5. The Respondent is ordered to pay the Petitioner spousal support in the amount of \$1,000.00 per month for a period of six years beginning December 1, 2021 and a similar payment of \$1,000.00 per month due on the first day of each month thereafter

6. The Court finds that the parties previously divided personal property and any personal property not yet retrieved by either party must be picked up by October 1, 2022 or said items will become the property of the person in possession of said items. The Respondent to provide the Petitioner with at least one week's notice to schedule picking up of personal property in her possession.

7. The Court finds and orders that the parties shall pay their proportionate share of non-covered and deductible amounts of medical, dental and insurance expenses for the child Breanna Gernandt including any dental and medical expenses incurred since the filing of the petition in this case. Petitioner to first attempt to utilize Breanna Gernandt's Medicaid resources when Breanna Gernandt is in need of medical or dental care.

8. That IRA's, bank accounts and any other investments not subject to QDRO shall be equally divided with the value being determined as of the date of filing the petition herein. Further, Respondent shall deliver to Petitioner the proceeds by January 10, 2022.

9. That all retirement or other accounts subject to QDRO shall be divided pursuant to QDRO with a valuation date of the date of the filing of this action. Respondent's counsel shall prepare said QDRO's and deliver to Petitioner's counsel within ninety days of this date.

10. The Respondent will maintain the present family cell phone plan for one year from this date. The Respondent agrees to maintain life insurance policies presently in effect on the parties with the beneficiaries to be Breanna Gernant and Cameron Gernandt (the children of the parties).

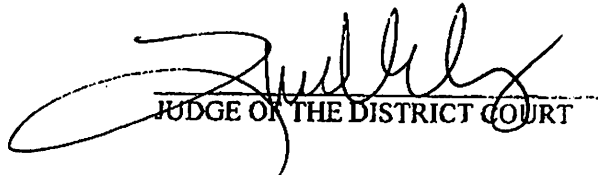
11. That the marital home shall remain with the Petitioner and she shall be responsible for the mortgage payments thereon beginning December 1, 2021. The petitioner shall refinance the property to her name only and hold the Respondent harmless. Refinancing of the mortgage in her name shall be completed by January 1, 2023 or the property shall be sold and the equity at the time of the sale divided equally (less expenses of sale) between the two parties. If the property is refinanced the Petitioner shall pay to the Respondent one half of the equity (less expenses of refinancing). The Respondent shall deliver to the Petitioner any and all deeds necessary to transfer the property at the time of refinancing or sale, whichever should occur,

12. That as to each and all of the foregoing awards and orders pertaining to real and/or personal property, each party is ordered, on this date, to execute and deliver to the other all such good, sufficient and acknowledged documents of title, transfer and delivery as are necessary to accomplish and effectuate conveyance, transfer of title and delivery of each and all of the foregoing awards and orders of real and/or personal property to each respective party within fifteen days of the entry of this decree. In the event that either party fails to do so on this date, this Decree of Divorce and Dissolution of Marriage shall fully operate as such execution, conveyance, transfer of title and delivery as to each and all of the foregoing orders and awards.

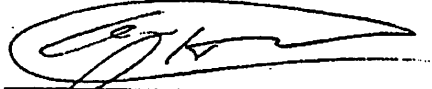
13. That each party shall pay his or her attorneys' fees and costs.

IT IS SO ORDERED.

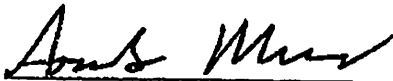
Signed on 13 December, 2021.


JUDGE OF THE DISTRICT COURT

Approved For Entry:



Albert J. Hoch, Jr., OBA #11862
Letitia Ness Brady, OBA #18789
Devin J. Giddens, OBA #14721
Hoch and Associates
803 Robert S. Kerr Avenue
Oklahoma City, Oklahoma 73106
Telephone (405) 521-1155
Facsimile (405) 525-0308
Attorneys for Petitioner



Armando Melendez, OBA #34274
Cordell & Cordell, P.C.
6303 Waterford Boulevard, Suite 120
Oklahoma City, Oklahoma 73118
Telephone: 405-241-5682
Facsimile: 405-300-0728
Attorney for Respondent

Consented and Agreed To Between The Parties:


Deborah C. Gernandt, Petitioner


Jay G. Gernandt, Respondent

IN THE DISTRICT COURT OF CLEVELAND COUNTY
STATE OF OKLAHOMA

Deborah C. Gernandt,)	Dist. Ct. Case No.	FD-2019-751
,Plaintiff)	OAH Case No.	
vs.)	FGN:	
Jay G. Gernandt,)		
Defendant.)		

CHILD SUPPORT COMPUTATION

Calculation for number of children in this case		1		
Obligor (person who pays) is (Enter "mother" or "father")		Father		
A	Base monthly obligation	Father	Mother	Combined
1	Gross monthly income All sources, except income specifically excluded (see 43 O.S. Section 148B(B))	\$8,912.96	\$1,257.00	\$10,169.96
	a. Amount of SSA Title II benefits paid for the benefit of the children (Enter in the column for the disabled or retired parent. Do NOT include SSI benefits.)	\$0.00	\$0.00	
	b. Amount of self-employment income included in line 1	\$0.00	\$0.00	
	c. Self-employment tax deduction Line 1b multiplied by 7.5%	\$0.00	\$0.00	
2	Total gross monthly income Line 1 plus line 1a, minus line 1c	\$8,912.96	\$1,257.00	
	a. Court ordered support alimony arising in a prior case	\$0.00	\$0.00	
	b. Court ordered monthly adjustment for marital debt	\$0.00	\$0.00	
	c. Court ordered monthly child support for out-of-home children	\$0.00	\$0.00	

In-home Children Deduction Worksheet				
	d. Number of qualified in-home children excluding children on this case	0	0	
	e. Amount for qualified in-home children. Apply line 2 for each parent to CS guideline schedule amount using the number of children in line 2d, and multiply guideline amount by 75%	\$0.00	\$0.00	
3	Adjusted gross monthly income (AGI) Amount in line 2 minus line 2a, 2b, 2c, and 2e	\$8,912.96	\$1,257.00	\$10,169.96
4	Percentage share of income AGI for each parent divided by the combined AGI	87.6%	12.4%	100%
5	Base monthly obligation Apply combined AGI to Child Support Guideline Schedule and put total in combined based monthly obligation. Multiply the combined total by the percentage share of income for each parent.	\$974.56	\$137.44	\$1,112.00
B	Parenting time adjustment, if used	Father	Mother	Combined
6	Number of overnights with each parent If less than 121 for either parent, skip to C.	0	365	365
	a. Percentage of overnights with each parent Number of overnights for each parent divided by 365	0.0%	100.0%	100%
	b. Adjusted combined child support obligation Adjustment Factor is based on the parent with the fewest overnights. Result in the combined column is combined monthly obligation in line 5 multiplied by the Adjustment Factor.			
	c. Share of adjusted combined child support obligation Combined line 6b multiplied by the percentage share of income in line 4			
	d. Respective adjusted base child support obligation Amount retained by each parent Amount for each parent in line 6c multiplied by the percentage of the other parent in line 6a			
7	Adjusted base monthly obligation Line 6d larger amount minus line 6d smaller amount and the result is for the parent with the positive amount. If the parent has more than 205 in line 6, \$0 for that parent. If either parent has less than 121 in line 6, this equals the line 5 amount for both parents.	\$974.56	\$0.00	
C	Obligor (person who pays) is (Enter "mother" or "father")	Father		

D	Work and education-related child care expenses	Father	Mother	Other Custodian
8	Monthly child care expenses for children in this case Do not include any co-payments being paid by a parent receiving OKDHS child care subsidy.	\$0.00	\$0.00	\$0.00
9	Child care expense percentage share of the total Total child care expenses multiplied by percentage share of income for each parent. Multiply line 8 by line 4.	\$0.00	\$0.00	
10	OKDHS Child Care Subsidy Worksheet a. Total children in each parent's household receiving child care subsidy			
	b. Number of children from line 10a included in this order			
	c. Parent's actual gross monthly income less self-employment tax from line 2			
	d. Base monthly obligation of the obligor Enter line 7 for obligor into obligee's column. \$0 for the obligor indicated in Section C.	\$0.00	\$0.00	
	e. Amount treated as OKDHS household income Line 10c plus line 10d			
	f. Amount treated as each parent's family share co-payment from OKDHS Appendix G-4, page 2. Use line 10e & 10a.			
	g. OKDHS child care co-payment amount Multiply line 10f by line 10b, and divide by line 10a.	\$0.00	\$0.00	
11	Child care subsidy co-pay adjustment to child support obligation Child care expense percentage share total Multiply total of line 10g for both parents by line 4.	\$0.00	\$0.00	
12	Total child care adjustment to base monthly obligation Line 9 plus line 11, minus line 8 and line 10g. (Amount may be negative)	\$0.00	\$0.00	
E	Health insurance premium	Father	Mother	Other Custodian
13	Monthly health insurance premium costs This premium represents the actual premium cost for any child(ren) in this case only. Insurance Premium Worksheet is available if needed. Use Cash Medical Support if any child is not covered by insurance.	\$0.00	\$0.00	\$0.00
14	Monthly health insurance share for each parent Percentage share of income in line 4 multiplied by total current insurance cost for all persons in line 13.	\$0.00	\$0.00	
15	Total premium cost adjustment to base monthly obligation Line 14 minus line 13. (Amount may be negative)	\$0.00	\$0.00	

F	Other contributions, if agreed or ordered	Father	Mother	Other Custodian
16	Ongoing medical costs Cash medical support for fixed periodic payments for ongoing medical costs	\$0.00	\$0.00	\$0.00
	a. Adjusted medical costs share Total of line 16 for all persons, multiplied by line 4	\$0.00	\$0.00	
	b. Total ongoing medical costs adjustment to base monthly obligation Line 16a minus line 16. (Amount may be negative)	\$0.00	\$0.00	
17	Visitation transportation costs	\$0.00	\$0.00	\$0.00
	a. Adjusted Visitation costs share Total of line 17 for all persons, multiplied by line 4	\$0.00	\$0.00	
	b. Total ongoing visitation costs adjustment to base monthly obligation Line 17a minus line 17. (Amount may be negative)	\$0.00	\$0.00	
18	Total ongoing medical and visitation costs adjustment to base monthly obligation Line 16b plus line 17b. (Amount may be negative)	\$0.00	\$0.00	
G	Child Support obligation subtotal	Father	Mother	
19	Base monthly child support obligation less adjustments for child care and other contributions Add obligor line 7 to line 12, 15 and 18 if positive amounts. Subtract lines 12, 15 or 18 if negative amounts	\$974.56	\$0.00	
20	SSA Title II benefits paid for the benefit of the child Line 1a for obligor	\$0.00		
21	Total monthly child support obligation less any SSA Title II benefits paid for the benefit of the child Line 19 minus line 20. (Amount may be negative)	\$974.56	\$0.00	
H	Cash Medical Support	Father	Mother	Combined
22	Enter number of children in this case not covered by health insurance in line 13	0		
23	Enter the Spornecare or other health care government assistance applicant for the child(ren) in this case. Enter "Mother", "Father", or "other"	Other		

24	Cash medical amount for obligor If line 22 is zero or the obligor is the person on line 23, enter \$0 in line 26. If line 22 is greater than zero and the obligor is not the person on line 23, refer to the Cash Medical Income Guidelines Table. If the combined income is less than or equal to the amount on the table, enter \$0. If greater, multiply \$115 by the number of children in line 22. Multiply the combined total by percentage shares from line 4.	\$0.00	\$0.00	\$0.00
25	5% of Gross Monthly Income for Obligor Line 1 multiplied by 0.05 This represents the maximum amount of total medical allowed.	\$445.65		
26	Cash medical support in lieu of insurance If line 24 + line 15 > line 25, use line 25 minus line 15. If line 24 + line 15 not > line 25, enter line 24.	\$0.00	\$0.00	

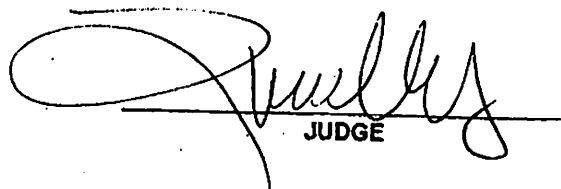
Current Monthly Support Obligation		Father	Mother	
27	Total obligation to be paid by the obligor Line 26 plus line 21 If line 21 is negative, this will be a reduction to line 26. Enter \$0 if this result is negative.	\$974.56		
	a. Child Support Portion Line 21 if positive or \$0 if negative	\$974.56		
	b. Cash Medical Portion Line 27 minus line 27a	\$0.00		

Defendant shall begin payments on December 1, 2021 and continue on the same date of each month until further order of the court.

XX Guidelines were followed.

Deviation from child support guidelines by Court-Specific findings of Court supporting each deviation:

Dated: 13 December 2021


JUDGE

APPROVED AS TO FORM:

Father printed name

Armando Melendez

Attorney for father printed name

Father signature

Arms Mus 34274

Attorney for father signature & OBA #

Deborah Christine Briscoe

Mother printed name

Deborah C. Briscoe

Mother signature

Albert J. Hoch, Jr

Attorney for mother printed name

[Signature]

Attorney for mother signature & OBA # 11862

Other Custodian printed name

Other Custodian signature

Attorney for Other Custodian

printed name

Attorney for Other Custodian

signature & OBA #

State's Attorney, OCSS printed name

State's Attorney, OCSS signature & OBA#



HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT AND COMPLETE COPY
OF THE INSTRUMENT HERewith SET OUT AS IT
APPEARS ON RECORD IN THE COURT CLERK'S
OFFICE OF CLEVELAND COUNTY, OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 18 DAY

OF August, 2023

MARILYN WILLIAMS COURT CLERK

BY [Signature]
DEPUTY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

The undersigned bonded abstractor in and for Cleveland 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 Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland 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:

Lot Ten (10), in Block Eleven (11), of THE FOUNTAINS, BLOCK 11, to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

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

Dated: May 23, 2024 at 7:30 AM

First American Title Insurance Company



By:
Panda Craven
Abstractor License No. 85
OAB Certificate of Authority # 49
File No. 2875821-MO99

OWNERSHIP LIST
ORDER NO. 2875821-MO99

DATE PREPARED: JUNE 3, 2024
EFFECTIVE DATE: MAY 23, 2024 AT 7:30 A.M.

MAP NO	ACCOUNT NO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL
	#90975 Subject property	JAY G. GERNANDT	2421 SW 112TH ST	OKLAHOMA CITY	OK	73170-3245	Lot 10, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK.
	#90976	JUNG CHUN	2417 SW 112TH ST	OKLAHOMA CITY	OK	73170-3245	Lot 11, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90977	BRANDI WEAVER SMITH & MICHAEL JOHN SMITH	2413 SW 112TH ST	OKLAHOMA CITY	OK	73170-3245	Lot 12, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90978	THOMAS SINGLETARY	2409 SW 112TH ST	OKLAHOMA CITY	OK	73170-3245	Lot 13, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90979	LINDA C. BELL, TRUSTEE OF THE LINDA C. BELL LIVING TRUST	2405 SW 112TH ST	OKLAHOMA CITY	OK	73170-3245	Lot 14, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90966	NICHOLE & JOHN M. GLOVER	2413 SW 111TH ST	OKLAHOMA CITY	OK	73170-3260	Lot 1, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90967	CHRISTA CHANTELLE PORTER	2409 SW 111TH ST	OKLAHOMA CITY	OK	73170-3260	Lot 2, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90968	THE 2011 TABRIZI FAMILY TRUST	2405 SW 111TH ST	OKLAHOMA CITY	OK	73170-3260	Lot 3, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90969	SHERRY P. HOLLOWAY, TRUSTEE OF THE SHERRY P. HOLLOWAY REVOCABLE TRUST	2400 SW 111TH ST	OKLAHOMA CITY	OK	73170-3246	Lot 4, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90970	HIREN J. & ALPHA H. PATEL	2404 SW 111TH ST	OKLAHOMA CITY	OK	73170-3246	Lot 5, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90971	JAMIE L. & DAVID K. CAMPBELL	2408 SW 111TH ST	OKLAHOMA CITY	OK	73170-3246	Lot 6, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90972	DERIC & JULIE MURCER	2412 SW 111TH ST	OKLAHOMA CITY	OK	73170-3246	Lot 7, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90973	JAMES E. NELSON, II & SUSAN L. NELSON, TRUSTEES OF THE JAMES E. NELSON, II & SUSAN L. NELSON 2020 TRUST	2016 SW 111TH ST	OKLAHOMA CITY	OK	73170-3246	Lot 8, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90974	ALL LAND INCLUDED, LLC	809 NW 34TH ST	MOORE	OK	73160-1022	Lot 9, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK

OWNERSHIP LIST
ORDER NO. 2875821-MO99

DATE PREPARED: JUNE 3, 2024
EFFECTIVE DATE: MAY 23, 2024 AT 7:30 A.M.

	#90983	STEVE R. & SHAUNA CILBERG	2408 SW 112TH ST	OKLAHOMA CITY	OK	73170-3248	Lot 18, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90984	CHARLES A. WITBROD	2412 SW 112TH ST	OKLAHOMA CITY	OK	73170-3248	Lot 19, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90985	JOANN & BRIAN BENNETT	2416 SW 112TH ST	OKLAHOMA CITY	OK	73170-3248	Lot 20, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90986	CHRISTOPHER & TRICIA ROSZEL	2420 SW 112TH ST	OKLAHOMA CITY	OK	73173	Lot 21, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#90987	DARREL & NANCY WILKINS	2424 SW 112TH ST	OKLAHOMA CITY	OK	73170-3248	Lot 22, Block 11, THE FOUNTAINS, BLOCK 11, to OKC, Cleveland County, OK
	#95503	JOHN M. SCULLY	2417 SW 111TH ST	OKLAHOMA CITY	OK	73170	Lot 1, Block 12, THE FOUNTAINS, BLKS. 12-13, to OKC, Cleveland County, OK
	#95504	SHARON E. FISHER	2421 SW 111TH ST	OKLAHOMA CITY	OK	73170-3261	Lot 2, Block 12, THE FOUNTAINS, BLKS. 12-13, to OKC, Cleveland County, OK
	#95512	DUNG D. VU & BINH P. VU	2424 SW 111TH ST	OKLAHOMA CITY	OK	73170-3246	Lot 10, Block 12, THE FOUNTAINS, BLKS. 12-13, to OKC, Cleveland County, OK
	#95513	ROSIE E. GONZALES	2420 SW 111TH ST	OKLAHOMA CITY	OK	73170-3246	Lot 11, Block 12, THE FOUNTAINS, BLKS. 12-13, to OKC, Cleveland County, OK
	#95514	CARLA S. & CHARLES WOFORD	2429 SW 112TH ST	OKLAHOMA CITY	OK	73173	Lot 12, Block 12, THE FOUNTAINS, BLKS. 12-13, to OKC, Cleveland County, OK
	#95515	ROBERT DEAN JAMES	2433 SW 112TH ST	OKLAHOMA CITY	OK	73170-3245	Lot 13, Block 12, THE FOUNTAINS, BLKS. 12-13, to OKC, Cleveland County, OK
	#95520	SAN PHAM	2428 SW 112TH ST	OKLAHOMA CITY	OK	73170-3248	Lot 1, Block 13, THE FOUNTAINS, BLKS. 12-13, to OKC, Cleveland County, OK
	#96535	HIEP T. NGUYEN	2421 SW 113TH TER	OKLAHOMA CITY	OK	73170-3250	Lot 1, Block 14, THE FOUNTAINS, BLKS. 14-15, to OKC, Cleveland County, OK
	#96536	CHRIS KENNETH STONER	2417 SW 113TH TER	OKLAHOMA CITY	OK	73170-3250	Lot 2, Block 14, THE FOUNTAINS, BLKS. 14-15, to OKC, Cleveland County, OK

DATE PREPARED: JUNE 3, 2024
EFFECTIVE DATE: MAY 23, 2024 AT 7:30 A.M.

Page 3 of 3

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

2421 SW 112th St.

June 10, 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

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-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-1 District shall be permitted on this site.

2. **Maximum Building Height:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning regulations.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

The existing setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

The existing sight proof screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, screening shall be in accordance with the base zoning district.

7. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 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 shall be taken from SW 112th St.

10. Sidewalks

Sidewalks shall not be required within this PUD.

II. Other Development Regulations:

1. Architecture:

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:

The existing open space shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, open space shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. Site Lighting:

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:

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

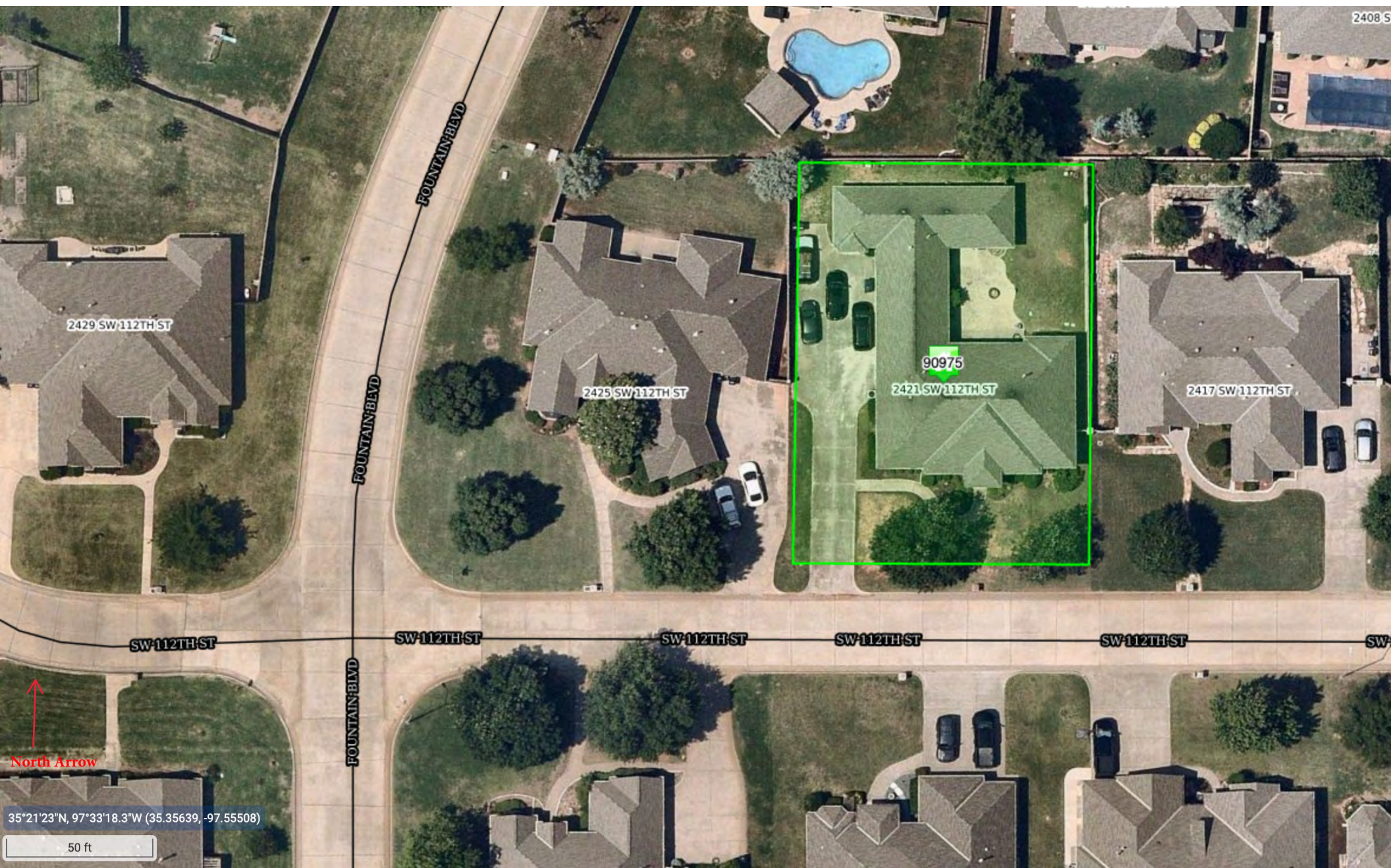
Exhibit B: Aerial Site Plan

Exhibit C: Existing Layout

Exhibit A
Legal Description

Lot Ten (10), in Block Eleven (11), of THE FOUNTAINS, BLOCK 11, to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

Exhibit B



acct #

90975

Bldg Seq

1 Of 1

Parcel ID OCC2FOUNT 11 10001

Exhibit C

