



The City of Oklahoma City  
Development Services Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

8524 N Sooner Road

Name of Development or Applicant

8524 N Sooner Road

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

Single Family Residential

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: PUD - 1981

File Date: 11/2/23

Ward No.: W7

Nbhd. Assoc.: ---

School District: OKC

Extg Zoning: PUD-1823

Overlay:

16.48

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

### Property Owner Information (if other than Applicant):

Broadwood Properties, LLC

Name

PO Box 238

Mailing Address

Piedmont, OK 73078

City, State, Zip Code

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

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.

## LEGAL DESCRIPTION

8524 N. Sooner Road  
Legal Description  
September 5, 2023

A tract of land being a part of the Southwest Quarter (SW/4), Section Thirty-three (33), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of the Tract of land described in the Oklahoma General Warranty Deed filed in Book 15083, Page 65 (Tract 1); all of the Tract of land described in the Warranty Deed filed in Book 14794, Page 719 (Tract 2); and a portion of the Tract of land described in the Warranty Deed filed in Book 14794, Page 718 (Tract 3), being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Southwest Quarter (SW/4);

THENCE North 89°46'13" East, along and with the North line of said SW/4, a distance of 1083.52 feet to the Northwest (NW) corner of said Tract 1, being the POINT OF BEGINNING;

THENCE continuing along said North line, North 89°46'13" East, along and with the North lines of said Tract 1, Tract 2, and Tract 3, a distance of 1,007.08 feet to the Northeast (NE) corner of said Tract 3;

THENCE South 00°36'03" East, along and with the East line of said Tract 3, a distance of 567.30 feet to the Southeast (SE) corner of said Tract 3;

THENCE South 89°44'56" West, along and with the South line of said Tract 3, a distance of 1,443.27 feet;

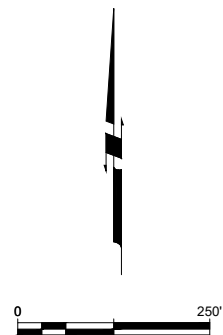
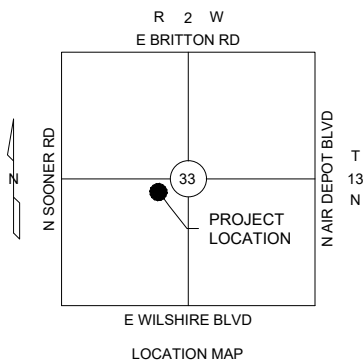
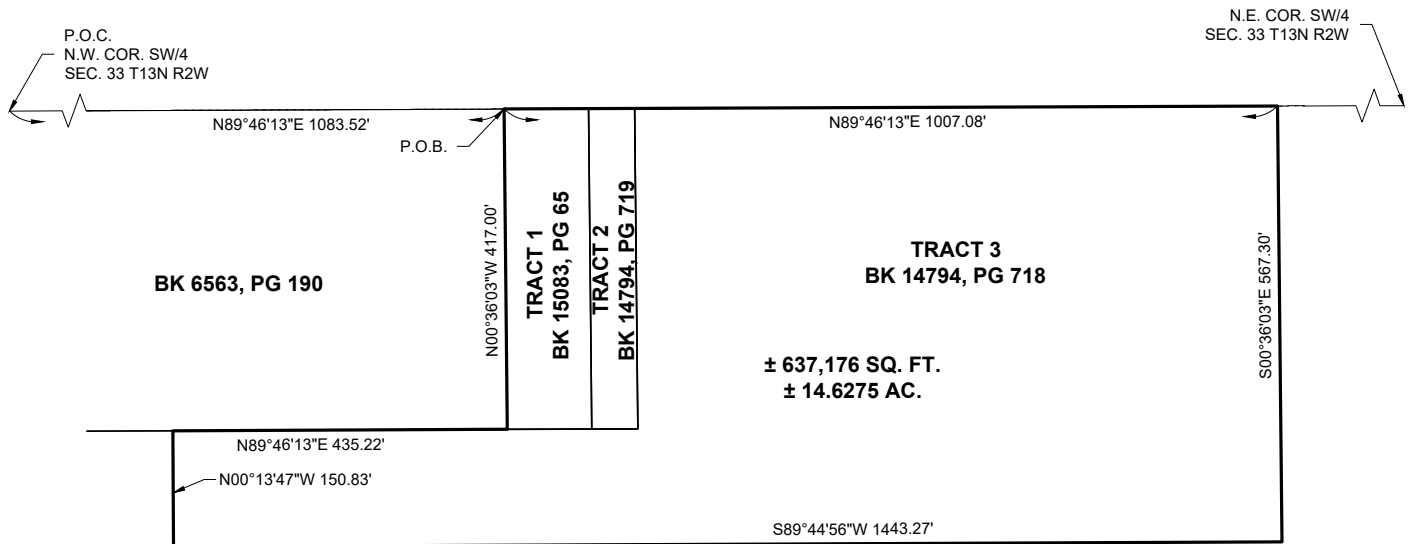
THENCE North 00°13'47" West, departing said South line, a distance of 150.83 feet to a point on the North line of said Tract 3;

THENCE North 89°46'13" East, along and with said North line, a distance of 435.22 feet to the Southwest (SW) corner of said Tract 1;

THENCE North 00°36'03" West, along and with the West line of said Tract 1, a distance of 417.00 feet to the POINT OF BEGINNING.

Containing 637,176 square feet or 14.6275 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.



ACAD FILE: H:\5573\Exhibit\5573-Exhibit.dwg, 9/5/2023 12:17 PM, Jesse Patten  
XREFS LOADED: 5573-bdy.dwg 5573-topo.dwg

Copyright © 2023 Johnson & Associates

Proj. No.: 5573  
Date: 9/5/2023  
Scale: 1"=250'

**8524 N. SOONER ROAD**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**LEGAL DESCRIPTION**



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2025  
• ENGINEERS • SURVEYORS • PLANNERS •



(Individual Form)  
**WARRANTY DEED**  
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT Larry Henderson, a single person party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

**Broadwood Properties, LLC**

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

For Tax Map ID(s): **134265500**

Part of the Southwest Quarter (SW/4) of Section THIRTY-THREE (33), Township THIRTEEN (13) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: to-wit: BEGINNING at a point 1253.52 feet East of the Northwest corner of the said Southwest Quarter (SW/4); thence East a distance of 837.08 feet; thence South a distance of 567.3 feet; thence West 2090.6 feet; thence North 150.3 feet; thence East a distance of 1253.52 feet; thence North a distance of 417 feet to the Point or Place of Beginning, being a portion of Tract 5, of Survey recorded in Book "B", Page 85.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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 parties of the second part, its successors, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered June 15, 2021.

Larry Henderson

The State of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

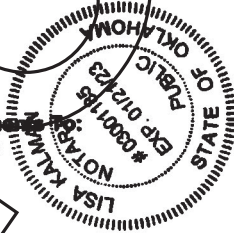
County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15 day of June, 2021, personally appeared Larry Henderson, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public in and for the State of OK  
Notary's Printed Name: 1/1/1/23  
Notary's Commission Expires: 1/1/1/23

Mail Deed and Tax Statement to:  
Broadwood Properties, LLC  
1922 N. Morgan Road  
Piedmont, OK 73078



Presented for filing by and return to:  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 710102101604  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Corp.





**Prepared By**

Name: Larry Henderson  
Address: P.O.Box 14424  
Oklahoma City  
State: Oklahoma Zip Code: 73113

**After Recording Return To**

Name: Broadwood Properties Llc  
Address: P.O.Box 238  
Piedmont  
State: Oklahoma Zip Code: 73078

Space Above This Line for Recorder's Use

**OKLAHOMA GENERAL WARRANTY DEED**

STATE OF OKLAHOMA  
Oklahoma COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Forty five thousand two hundred eighty (\$ 45,280.00 ) in hand paid to Larry Henderson , a property owner, residing at 8608 N Sooner rd, County of Oklahoma, City of Oklahoma City, State of Oklahoma (hereinafter known as the "Grantor(s)") hereby grants, conveys, and warrants the title against all persons whomsoever to Broadwood Properties Llc, a Business, residing at 8524 N Sooner rd, County of Oklahoma, City of Oklahoma City, State of Oklahoma (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following \*described real estate (\*and in Exhibit A if attached), situated in Oklahoma County, Oklahoma to-wit:

Exhibit "A"; the East 170', less and except the East 60' of the following tract as recorded in book 6563-page 0190 Oklahoma County, Oklahoma.

The North 417' of the west 1253.52' of the Southwest quarter (sw 4) of section 33 township 13 North, Range 2 W , Indian Meridian.

Said tract contains 45,847.43 Sq.Ft. or 1.05 acres mol.

**[SEE ATTACHED EXHIBIT A]**

**TOGETHER WITH** all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.



3/22

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

**And** said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

  
 Grantor's Signature

Larry Henderson

Grantor's Name

8608 N Sooner rd

Address

Oklahoma City, Oklahoma 73151

City, State & Zip

STATE OF OKLAHOMA)  
 COUNTY OF Oklahoma )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Henderson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of February, 2022.



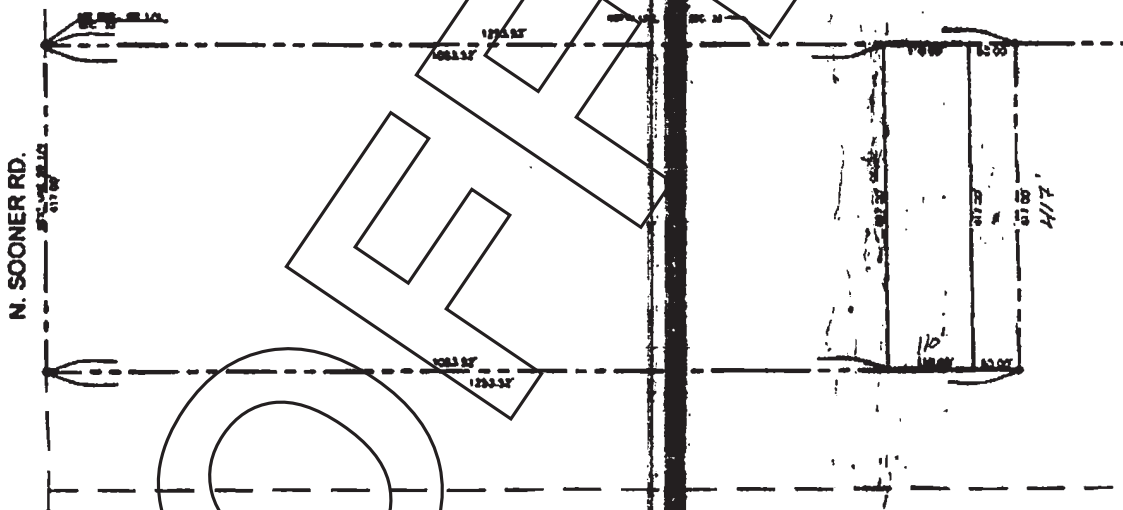
  
 Notary Public

My Commission Expires: 11/04/22

# EXHIBIT A



SCALE: 1"=200'



## LEGAL DESCRIPTION

The East 170 feet, less and except the East 60 feet, of the following tract as recorded in Book 6563, page 0190, Oklahoma County, Oklahoma:

The North 417 feet of the West 1253.52 feet of the Southwest Quarter (SW/4) of Section THIRTY-THREE (33), Township THIRTEEN (13) North, Range TWO (2) West, Indian Meridian, Oklahoma County, Oklahoma.

Said Tract contains 45,847.43 s.f. or 1.05 acres, more or less

**Broadwood Properties, LLC**  
**PO Box 238**  
**Piedmont, OK, 73078**  
**PH: ( )**

September 18, 2023

City of Oklahoma City  
Development Services Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

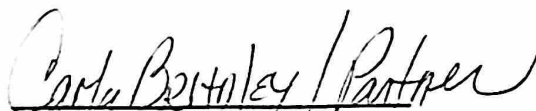
**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

  
Signature

  
Print Name, Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File: P-1000 / PUD

**CERTIFICATE OF BONDED ABTRACTOR**  
(600 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 600 feet in all directions of the following described land:

A tract of land being a part of the Southwest Quarter (SW/4), Section Thirty-three (33), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of the Tract of land described in the Oklahoma General Warranty Deed filed in Book 15083, Page 65 (Tract 1); all of the Tract of land described in the Warranty Deed filed in Book 14794, Page 719 (Tract 2); and a portion of the Tract of land described in the Warranty Deed filed in Book 14794, Page 718 (Tract 3), being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Southwest Quarter (SW/4);

THENCE North 89°46'13" East, along and with the North line of said SW/4, a distance of 1083.52 feet to the Northwest (NW) corner of said Tract 1, being the POINT OF BEGINNING;

THENCE continuing along said North line, North 89°46'13" East, along and with the North lines of said Tract 1, Tract 2, and Tract 3, a distance of 1,007.08 feet to the Northeast (NE) corner of said Tract 3;

THENCE South 00°36'03" East, along and with the East line of said Tract 3, a distance of 567.30 feet to the Southeast (SE) corner of said Tract 3;

THENCE South 89°44'56" West, along and with the South line of said Tract 3, a distance of 1,443.27 feet;

THENCE North 00°13'47" West, departing said South line, a distance of 150.83 feet to a point on the North line of said Tract 3;

THENCE North 89°46'13" East, along and with said North line, a distance of 435.22 feet to the Southwest (SW) corner of said Tract 1;

THENCE North 00°36'03" West, along and with the West line of said Tract 1, a distance of 417.00 feet to the POINT OF BEGINNING.

Containing 637,176 square feet or 14.6275 acres, more or less.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2 ), 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: October 17, 2023 at 7:30 AM

**First American Title Insurance Company**

A handwritten signature in black ink that reads "Rochelle Duke". The signature is written in a cursive, flowing style.

By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2840476-OK99



MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
3531	R134265500	BROADWOOD PROPERTIES LLC	PO BOX 238	PIEDMONT	OK	73078	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT OF SW4 SEC 33 13N 2W TRACT 5 OF A RECORDED SURVEY OF A PART OF SEC 33 EX E551.1FT & EX N417FT OF W1253.52FT OF SW4 (SUBJECT PROPERTY CONTAINED WITHIN)	8524 N SOONER RD OKLAHOMA CITY
3531	R134265525	BROADWOOD PROPERTIES LLC	PO BOX 238	PIEDMONT	OK	73078	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SW4 SEC 33 13N 2W E170FT OF N417FT OF W1253.52FT OF SW4 OR PT TR 5 (SUBJECT PROPERTY)	
3529	R141631170	LEMLEY EVAN C, LEMLEY BROOKE B	6200 ACORN DR	OKLAHOMA CITY	OK	73151-9508	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT NE4 SEC 33 13N 2W W 1/2 OF SW4 OF SW4 OF NE4 CONT 5ACRS SUBJ TO 30FT ROAD EASEMENT ON N	6200 ACORN DR OKLAHOMA CITY
3530	R134264130	GREEN JAMES R JR & GAYLE A	8400 ROBY RD	OKLAHOMA CITY	OK	73151	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT SE4 SEC 33 13N 2W BEG 1656.56FT N OF SW/C SE4 TH E660.83FT N330.84FT W660.83FT S331.31FT TO BEG	8400 ROBY RD OKLAHOMA CITY
3530	R134264150	DALTON ANASTASIA E	4900 RICHMOND SQUARE DR STE 204	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT SE4 SEC 33 13N 2W BEG 1987.87FT N OF SW/C SE4 TH E660.29FT N661.67FT W659.23FT S662.92FT TO BEG	8600 ROBY RD OKLAHOMA CITY
3531	R134266535	FELIX STEPHEN RAY	8016 N SOONER RD	OKLAHOMA CITY	OK	73151-9401	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT SW4 SEC 33 13N 2W BEG 1336.83FT N & 486.43FT E OF SW/C SW4 TH E416.64FT N179.09FT W416.64FT S179.64FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3531	R134266540	FELIX ROBERT E, FELIX STEPHEN R	8116 N SOONER RD	OKLAHOMA CITY	OK	73151-9359	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT SW4 SEC 33 13N 2W BEG 948.63FT N & 903.07FT E OF SW/C SW4 TH E417.97FT N567.29FT W417.97FT S567.29FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3531	R134266550	POWERS LAND & MINERALS LLC	3616 MALLARD DR	DEL CITY	OK	73115-2310	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT SW4 SEC 33 13N 2W BEG 948.63FT N & 1321.04FT E OF SW/C SW4 TH E767.86FT N567.29FT W767.86FT TO BEG CONT 10ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3531	R134266010	THOMPSON FRANKLIN C & MARY L	8310 N SOONER RD	OKLAHOMA CITY	OK	73151-9226	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT OF SW4 SEC 33 13N 2W S 1/2 OF TR 6 OF SURVEY OF W 1/2 LESS E551.1FT	8310 N SOONER RD OKLAHOMA CITY
3531	R134266020	COLEMAN MIA	701 NE 70TH ST	OKLAHOMA CITY	OK	73105-5809	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT SW/4 SEC 33 13N 2W BEG 1824.57FT N & 1322.36FT E SW/C SW/4 TH E208.71FT N208.71FT W208.71FT S208.71FT TO BEG CONT 1ACR MORE OR LESS	5901 NE 84TH ST OKLAHOMA CITY
3531	R134266030	PORTIS JERRY	6911 NW 60TH DR	BETHANY	OK	73008-1921	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT SW/4 SEC 33 13N 2W BEG 2083.21FT N & 1322.36FT E SW/C SW/4 TH E767.87FT S283.64FT W767.87FT N283.64FT TO BEG EX A TRBEG 1824.57FT N & 1322.36FT E SW/C SW/4 TH E208.7	0 UNKNOWN OKLAHOMA CITY
3531	R134266000	SWANSON JOHNNIE L TRS, SMITH SHIRLEY LIVING TRUST	620 NE 63RD ST	OKLAHOMA CITY	OK	73105-9397	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT SW4 SEC 33 13N 2W BEG 2083.21FT N OF SW/C OF SW4 TH E1322.36FT S283.64FT W1322.36FT N283.64FT TO BEG KNOWN AS PT OF TR 6	8500 N SOONER RD OKLAHOMA CITY
3531	R134265515	HENDERSON LARRY D	PO BOX 14424	OKLAHOMA CITY	OK	73113-0424	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SW4 SEC 33 13N 2W S200FT OF N417FT OF W340FT OF SW4 OR PT TR 5	8604 N SOONER RD OKLAHOMA CITY
3531	R134266725	BAGHVARDANI MASSOUD	8601 ROBY RD	OKLAHOMA CITY	OK	73151	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SW4 SEC 33 13N 2W BEG 2641FT E OF NW/C OF SW4 TH S1185.63FT W551.10FT N1185.63FT E551.10FT TO BEG	8601 ROBY RD OKLAHOMA CITY

3531	R134265510	HENDERSON LARRY D	PO BOX 14424	OKLAHOMA CITY	OK	73113-0424	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT OF SW4 SEC 33 13N 2W N417FT OF W1253.52FT OF SW4 OR PT TR 5 EX S200FT OF W340FT & EX E170FT OF SD TR	8608 N SOONER RD OKLAHOMA CITY
3532	R141632500	KRIGER SEAN & JENNIFER	2706 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT NW4 SEC 33 13N 2W S/2 OF S/2 SW4 NW4	8616 N SOONER RD OKLAHOMA CITY
3532	R141631760	HARBOLT JIM L & DIANA J TRS, HARBOLT JIM & DIANA LIV TRUST	6000 ACORN DR	OKLAHOMA CITY	OK	73151-9504	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT NW4 SEC 33 13N 2W BEING THE NE4 SE4 SW4 OF NW4 CONT 2.51ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3532	R141632525	HARBOLT JIM L & DIANA J TRS, HARBOLT JIM & DIANA LIVING TRUST	6000 ACORN DR	OKLAHOMA CITY	OK	73151-9504	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT NW4 SEC 33 13N 2W W 1/2 OF SW4 OF SE4 OF NW4	6000 ACORN DR OKLAHOMA CITY
3532	R141632530	GREEN MARY E	6100 ACORN DR	OKLAHOMA CITY	OK	73151-9506	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT NW4 SEC 33 13N 2W E/2 OF SW4 SE4 NW4 PLUS A TR BEG 495.29FT W OF SE/C NW4 TH W165.11FT N661.88FT E165.11FT S661.87FT TO BEG CONT 7.5ACRS MORE OR LESS SUBJ TO ESMTS O	6100 ACORN DR OKLAHOMA CITY
3532	R141632520	BAGHVARDANI MASSOUD	8601 ROBY RD	OKLAHOMA CITY	OK	73151	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT NW4 SEC 33 13N 2W BEING E/2 S/2 SE4 NW4 EX W165.11FT	6120 ACORN DR OKLAHOMA CITY
3532	R141631750	FORD JOHNNIE R & GEORGIA	8718 N SOONER RD	OKLAHOMA CITY	OK	73151-9240	UNPLTD PT SEC 33 13N 2W	000	000	UNPLTD PT SEC 33 13N 2W 000 000 PT NW4 SEC 33 13N 2W E 1/2 OF S 1/2 OF N 1/2 SW4 NW4 & N 1/2 OF S 1/2 OF SW4 NW4 EX 2.51ACRS ON E & EX A TR BEG AT A POINT 331.35FT N OF SW/C SD NW4 TH N150FT E580.80FT S150FT W580.80FT TO POINT OF BEG	0 UNKNOWN OKLAHOMA CITY

**THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT**

**PUD - \_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**8524 N Sooner Road**

October 20, 2023

**PREPARED FOR:**

Broadwood Properties, LLC  
PO Box 238  
Piedmont, OK 73078

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of 8524 N Sooner Road, consisting of approximately 16.48 acres are located within the (SW/4) of Section Thirty-three (33), Township Thirteen (13) N, Range Two (2) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 8524 N Sooner Road.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **3.0 OWNER/DEVELOPER:**

The owner of the property described in Section 2.0 is Broadwood Properties, LLC. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 8524 N Sooner Road. The property is currently zoned as AA, "Agricultural" District and PUD-1823. The subject property is currently undeveloped.

North: North of the subject site is primarily zoned as AA, "Agricultural" District and is developed as rural single family residential. Also, north of the site is zoned as C-1, "Neighborhood Commercial" District and developed as single family residential.

East: East of the subject site is zoned as AA, "Agricultural" District and is developed as rural single family residential.

South: South of the subject site is zoned as AA, "Agricultural" District and is undeveloped and R-A, "Single-Family One-Acre Rural Residential" District which is developed as rural single family residential.

West: Immediately West of the subject site is N Sooner Road. Beyond is zoned AA, "Agricultural" District and is undeveloped.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property ranges between 1162-1098 and the property generally slopes to the east. The tree cover on the property is minimal, approximately 10% of the site, along the south and southeast boundary is covered by trees. The subject property is not within the FEMA Floodplain. There is one USGS Blue Line Stream that runs along the southeast corner of the property.

## **6.0 CONCEPT:**

It is the developer's intent to develop the subject property as one Tract. This PUD will be developed as single family residential and will include three residential lots. The low intensity commercial use abutting the arterial street is not included within this PUD as the zoning is already in place to allow for the development. The residential will take access from the currently constructed private drive.



By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

## **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the AA, "Agricultural" base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

AA, "Agricultural"

- Table 6100.2: Agricultural and Residential Zoning District Bulk Standards.
  - Front yard Setback: The front yard setback within this PUD is proposed to be 25 feet. Per Table 6100.2, the front yard setback for AA zoning is 50 feet. Additionally, accessory structures within this PUD have a minimum rear yard setback of 10 feet. Table 6100.2 requires the rear yard setback within AA to be 25 feet.
  - Density: The maximum density permitted within this PUD is three lots or 0.3 du/acre. Table 6100.2 allows for 1 du/5 acres.
  - Lot Width: The minimum lot width within this PUD is 100 feet. Table 6100.2 permits the minimum lot width to be 150 feet.
  - Lot Size: The minimum lot size within this PUD is 4 acres. Table 6100.2 permits the minimum lot size to be 5 acres.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to this PUD is N Sooner Road to the east which has a right-of-way width of 90 feet and is paved to City of Oklahoma City standards and the pavement condition is categorized as good.

This PUD has one proposed street which shall be private.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. Sanitary sewer shall be provided by private sewer treatment systems per DEQ requirements.

### **7.3 WATER**

Water services will be provided from private wells.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 2, located at 2917 E Britton Rd. Approximately 3 miles northwest from this PUD development.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with the various utility companies will be made in conjunction with this development.

## **7.6 PUBLIC TRANSPORTATION**

There are no bus stops in this Planned Unit Development.

## **7.7 DRAINAGE**

The property within this Planned Unit Development is not within the FEMA 100-year floodplain.

## **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Rural Medium Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Rural Medium Intensity area standards as the proposed development includes large lot single family residential and light commercial uses that will not negatively impact the rural residential character of the surrounding area.

## **8.0 SPECIAL DEVELOPMENT REGULATIONS:**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the **AA, "Agricultural" District** shall govern this PUD, except as herein modified below.

## **9.0 SPECIAL CONDITIONS:**

The following uses shall be the only uses permitted within this PUD.

- Animal Raising: Personal (8150.5)
- Animal Sales and Services: Horse Stables (8300.9)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Community Recreation: Property Owners Association (8250.3)
- Composting (8150.6.2)
- Dwelling Units and Mixed Uses (8200.2)

- Family Day Care Homes (8300.40)
- Greenhouse (8150.6.3)
- Home Garden (8150.6.4)
- Hoop House (8150.7)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Row and Field Crops (8150.8)
- Single-Family Residential (8200.14)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

## **9.1 ARCHITECTURAL REGULATIONS**

Architectural regulations shall be per the base zoning district.

## **9.2 LANDSCAPING REGULATIONS**

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

## **9.3 LIGHTING REGULATIONS**

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

## **9.4 SCREENING REGULATIONS**

Sight proof screening shall not be required.

## **9.5 PLATTING REGULATIONS**

Platting shall be per the City of Oklahoma City Subdivision Regulations.

## **9.6 DRAINAGE REGULATIONS**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

## **9.7 DUMPSTER REGULATIONS:**

N/A

## **9.8 VEHICULAR ACCESS REGULATIONS**

There shall be one (1) access point from N Sooner Rd in this PUD.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. Gravel roads shall be permitted within this PUD.

Lots may take access from a 40-foot private drive located within a private access easement constructed to private drive standards. Said drive may be named during the platting process. This drive may be concrete surface or constructed of gravel.

## **9.9 PARKING REGULATIONS**

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Attached or detached garages shall count toward meeting parking requirements. Gravel areas may be used within this PUD.

## **9.10 SIGNAGE REGULATIONS**

Per the base zoning district.

## **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

## **9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Sidewalks shall not be required within this PUD.

## **9.13 HEIGHT REGULATIONS**

The maximum building height for structures shall be per the AA, "Agricultural" district regulations.

## **9.14 SETBACK REGULATIONS**

Exterior PUD Setbacks shall be per the base zoning district, except that accessory structures shall have a minimum rear yard setback of 10 feet.

Front yard setbacks for platted lots shall be 25 feet.

## **9.15 LOT COVERAGE**

Per the base zoning district.

## **9.16 DENSITY**

The maximum lot count shall be three (3) or 0.3 du/acre.

#### **9.17 LOT WIDTH**

The minimum lot width shall be 100 feet or as shown in the attached site plan.

#### **9.18 LOT SIZE**

The minimum lot size shall be 4 acres.

#### **9.19 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

#### **9.20 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

#### **9.21 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

#### **9.22 SPECIFIC PLAN**

A specific plan shall not be required for this PUD.

#### **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

#### **11.0 EXHIBITS:**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

A: Legal Description

B: Conceptual Master Development Plan

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

8524 N. Sooner Road  
Legal Description  
September 5, 2023

A tract of land being a part of the Southwest Quarter (SW/4), Section Thirty-three (33), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of the Tract of land described in the Oklahoma General Warranty Deed filed in Book 15083, Page 65 (Tract 1); all of the Tract of land described in the Warranty Deed filed in Book 14794, Page 719 (Tract 2); and a portion of the Tract of land described in the Warranty Deed filed in Book 14794, Page 718 (Tract 3), being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Southwest Quarter (SW/4);

THENCE North 89°46'13" East, along and with the North line of said SW/4, a distance of 1083.52 feet to the Northwest (NW) corner of said Tract 1, being the POINT OF BEGINNING;

THENCE continuing along said North line, North 89°46'13" East, along and with the North lines of said Tract 1, Tract 2, and Tract 3, a distance of 1,007.08 feet to the Northeast (NE) corner of said Tract 3;

THENCE South 00°36'03" East, along and with the East line of said Tract 3, a distance of 567.30 feet to the Southeast (SE) corner of said Tract 3;

THENCE South 89°44'56" West, along and with the South line of said Tract 3, a distance of 1,443.27 feet;

THENCE North 00°13'47" West, departing said South line, a distance of 150.83 feet to a point on the North line of said Tract 3;

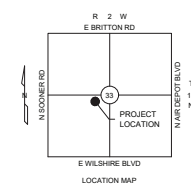
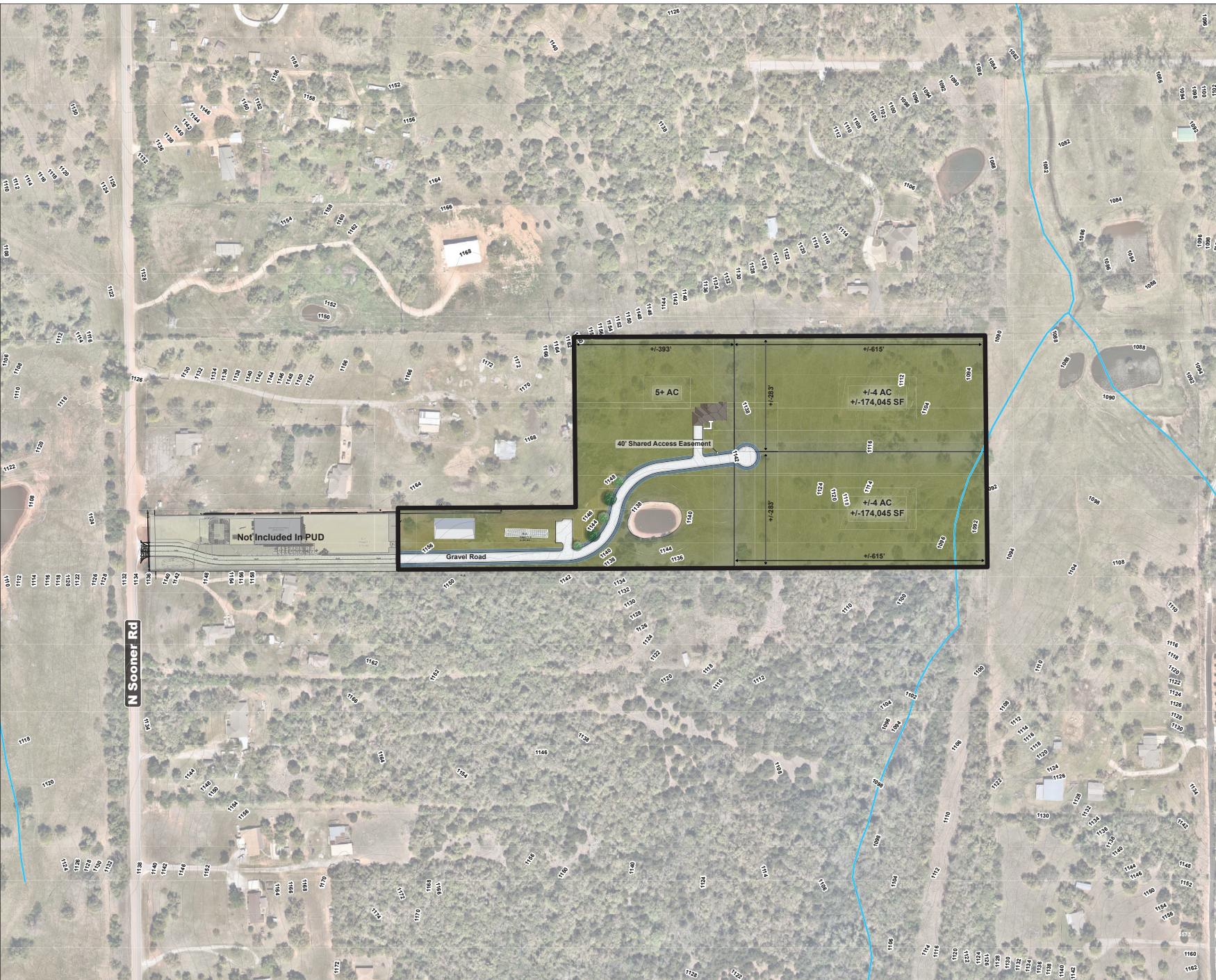
THENCE North 89°46'13" East, along and with said North line, a distance of 435.22 feet to the Southwest (SW) corner of said Tract 1;

THENCE North 00°36'03" West, along and with the West line of said Tract 1, a distance of 417.00 feet to the POINT OF BEGINNING.

Containing 637,176 square feet or 14.6275 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.





**PUD-\_\_\_\_**  
**8524 N Sooner Rd**

Conceptual Master Development Plan

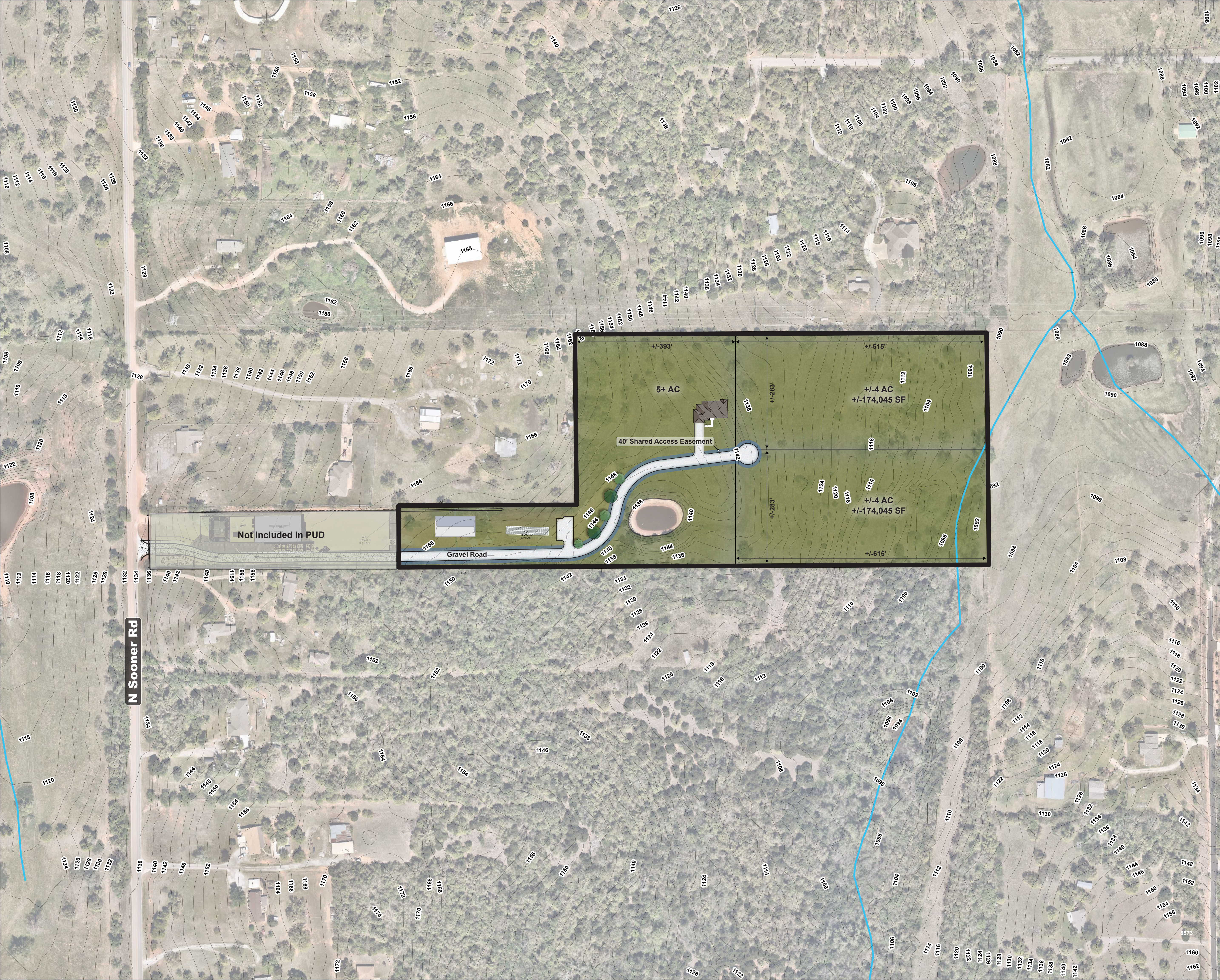
+/-16.48 Acres



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ENGINEERS SURVEYORS PLANNERS  
 10/20/23  
 Conceptual site plan showing feasible option  
 permitted under proposed rezoning





N Sooner Rd

Not Included In PUD

Gravel Road

40' Shared Access Easement

5+ AC

+/- 4 AC  
+/-174,045 SF

+/- 4 AC  
+/-174,045 SF

# PUD-\_\_\_\_ 8524 N Sooner Rd

Conceptual Master Development Plan

+/-16.48 Acres



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ENGINEERS SURVEYORS PLANNERS

10/20/23

Conceptual site plan showing feasible option  
permitted under proposed rezoning