



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2624 - Web: <http://www.okc.gov>

APPLICATION FOR SPUD REZONING

Simplified Planned Unit Development District

Exminster Lots

10401 E Memorial

Parcel # 3226

10501 Exminster Oklahoma City Oklahoma County

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

To split the five acre lots into five individual lots.

Summary Purpose Statement / Proposed Development

| | |
|------------------|------------------|
| Case No.: SPUD | <u>1393</u> |
| File Date: | <u>27 Jan 22</u> |
| Ward No.: | <u>7</u> |
| Neigh. Assoc.: | <u>-</u> |
| School District: | <u>Jones</u> |
| Extg. Zoning: | <u>AA</u> |
| Overlay: | <u>-</u> |

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

Kyle Isbell
Signature of Applicant

Kyle Isbell
Applicant's Name (please print)

P.O. Box 21902
Applicant's Mailing Address

Oklahoma City, OK 73156
City, State, Zip Code

405-650-1632
Phone

Kyle@abidehomes.com
Email

Submit your Application by Email to Subdivisionsandzoning@OKC.gov

Compressed files (.zip, etc.) or links to fileShare services (Dropbox, etc.) cannot be accepted for security purposes

Full Legal Description: UNPLTD PT SEC 07 13N 1W 000 000 PT SEC 7 13N 1W W 1/2 OF SW4 OF SW4 OF SE4 OR TR 26 OF SE4

SCHEDULE A

**Name and Address of
Title Insurance Company:**

American Security Title Insurance Company
1000 W. 15th Street, Edmond, OK 73013

File No.: 1900457

Policy No.: LO 20203884

Tax ID: 143465000

Address Reference: 10501 Exmins Ter, Jones, OK 73049

Amount of Insurance: \$100.00

Premium: \$0.00

Date of Policy: November 25, 2020 at 12:32 pm

1. Name of Insured:

Abide Homes, LLC

2. The estate or interest in the Land that is insured by this policy is:

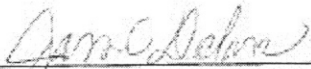
Fee Simple

3. Title is vested in:

Abide Homes, LLC

4. The Land referred to in this policy is described as follows:

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4), of the Southeast Quarter (SE/4), of Section Seven (7), Township Thirteen (13) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma. Less and Except an easement 30 feet in width of the West side thereof for road purposes.



Authorized Countersignature
License Number: 106605

American Security Title Insurance Company

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File No. 1900457

ALTA Owner's Policy Sch A OK1

Page 1 of 1



WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 1900457
American Security Title Insurance Company

20201125011763060
DEED 11/25/2020
12:32:13 PM Book:14556
Page:821 PageCount:1
Filing Fee:\$18.00
Doc. Tax:\$.75
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten



Know All Men by These Presents:

THAT Sally Williams aka Sally L. Williams, Personal Representative of the Estate of Lisa L. Taylor, Deceased, duly organized and existing under and by virtue of the laws of the State of Oklahoma 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 Abide Homes, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4), of the Southeast Quarter (SE/4), of Section Seven (7), Township Thirteen (13) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma. Less and Except an easement 30 feet in width of the West side thereof for road purposes.

TAX ID No.: 143465000

Grantee's Mailing Address: P.O. Box 21902, Oklahoma City, OK 73156

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 21 day of October, 2020

Sally Williams
Sally Williams aka Sally L. Williams, Personal
Representative of the Estate of Lisa L. Taylor,
Deceased

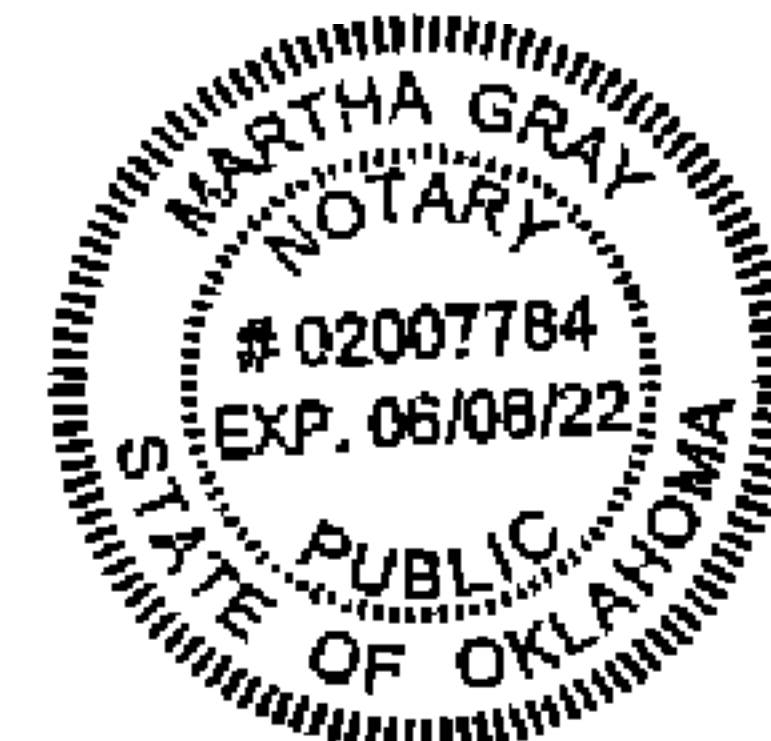
1900457
Doc Stamps \$.75
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of October, 2020, personally appeared Sally Williams aka Sally L. Williams, Personal Representative of the Estate of Lisa L. Taylor, Deceased, 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 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.

Martha Gray
Martha Gray
Commission Expires: June 08, 2022



RETURN TO:
Oklahoma City Abstract & Title Co.
1000 W. 15th Street
Edmond, OK 73013

EXHIBIT B: SCOPE OF SERVICES – SURVEY

Project Name: Abide Homes Residential SPUD – Boundary Survey & SPUD Site Plan
Location: Oklahoma City, OK
Wallace Project No.: 2180066

Our proposed survey fees are based on the following scope of services. Should additional scope items be desired, please notify us to allow for modifications to our proposed fees.

BOUNDARY SURVEY:

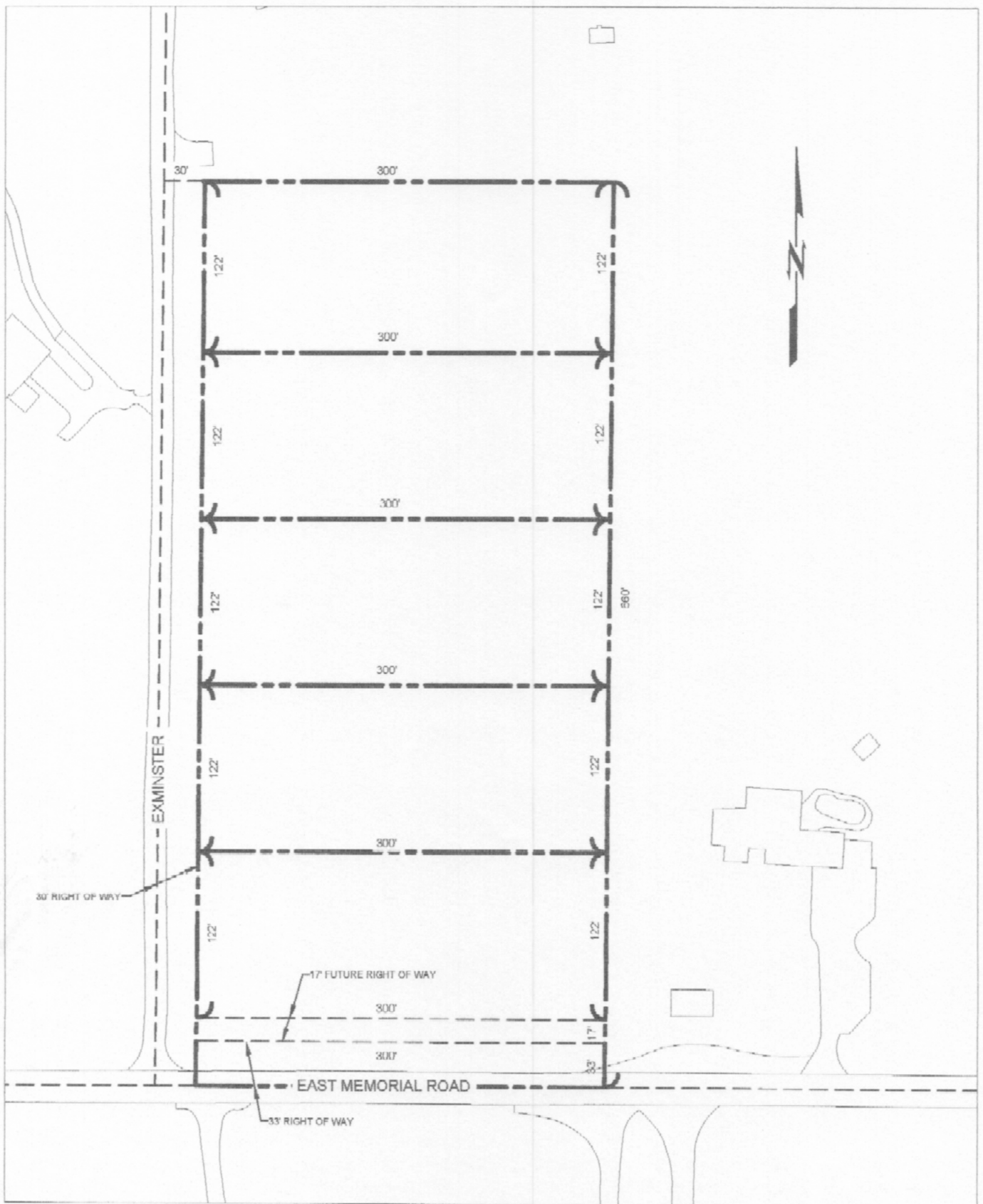
- Locate or establish (set) property corners
- Signed boundary drawing showing property dimensions and monumentation

SPUD Site Plan:

- Conceptual lot layout site plan drawing for SPUD application

SERVICES NOT INCLUDED:

- Title and easement research
- FEMA information, if applicable
- Private utility locate service
- Platting and zoning
- Civil engineering design services



**wallace
design
collective**

wallace design collective, pc
structural-civil-landscape-survey
410 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.238.8888 - 800.964.8888
wallacedesign
ok cd 1460, EXP DATE: 06.30.23

SITE PLAN

PROJECT NO. 2180066

DATE: 07-21-2021

PAGE 1 OF 1

OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE
OF
LIMITED LIABILITY COMPANY**

WHEREAS, the Articles of Organization of

ABIDE HOMES LLC

an Oklahoma limited liability company has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.

NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.



*Filed in the city of Oklahoma City this
21st day of May, 2010.*

M. Susan Savage

Secretary of State

OPERATING AGREEMENT
OF ABIDE HOMES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

This Operating Agreement (the "Agreement") is entered into by the members named on the signature pages hereto (the "Members") of Abide Homes, LLC, an Oklahoma limited liability company (the "Company"), to be effective upon filing of the Articles of Incorporation with the Secretary of State (which the members acknowledge has been accomplished). In consideration of the mutual covenants and agreements hereinafter set forth, the undersigned hereby agree that the terms of this Operating Agreement shall govern the operations of the Company.

ARTICLE I

The name of the limited liability company shall be Abide Homes, LLC

ARTICLE II

The registered office of the limited liability company is located at PO Box 42721, Oklahoma City, Oklahoma 73123. The name of the registered agent at that address is Kyle Isbell.

ARTICLE III

The principal place of business of the limited liability company is PO Box 42721, Oklahoma City, Oklahoma 73123.

ARTICLE IV

The purposes of this company are:

- (a) Home construction; and
- (b) To do any and all acts and things consistent with the purposes set forth above as may be necessary or convenient in carrying out such purposes.

ARTICLE V

There shall be an aggregate of 100 Units in the Company, each representing an equity interest in the Company.

Each member shall contribute to the Company the sum of money in exchange for the number of units all as set forth in Exhibit "A" as set forth hereto.

gt.

OPERATING AGREEMENT
OF ABIDE HOMES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

This Operating Agreement (the "Agreement") is entered into by the members named on the signature pages hereto (the "Members") of Abide Homes, LLC, an Oklahoma limited liability company (the "Company"), to be effective upon filing of the Articles of Incorporation with the Secretary of State (which the members acknowledge has been accomplished). In consideration of the mutual covenants and agreements hereinafter set forth, the undersigned hereby agree that the terms of this Operating Agreement shall govern the operations of the Company.

ARTICLE I

The name of the limited liability company shall be Abide Homes, LLC

ARTICLE II

The registered office of the limited liability company is located at PO Box ²¹⁹⁰²~~42721~~, Oklahoma City, Oklahoma ⁷³¹⁵⁶~~73103~~. The name of the registered agent at that address is Kyle Isbell. vlt

ARTICLE III

The principal place of business of the limited liability company is PO Box ²¹⁹⁰²~~42721~~, Oklahoma City, Oklahoma ⁷³¹⁵⁶~~73103~~. vlt

ARTICLE IV

The purposes of this company are:

- (a) Home construction; and
- (b) To do any and all acts and things consistent with the purposes set forth above as may be necessary or convenient in carrying out such purposes.

ARTICLE V

There shall be an aggregate of 100 Units in the Company, each representing an equity interest in the Company.

Each member shall contribute to the Company the sum of money in exchange for the number of units all as set forth in Exhibit "A" as set forth hereto.

gt:

ARTICLE VI

The Company shall maintain for each member a separate capital account. The term "capital account" shall mean as to any member and as to any units held by that member the amount of the initial capital contribution attributable to the units held by that member.

An Assignee of a unit will succeed to the capital account relating to the unit transferred; however, if the unit transferred causes a termination of the Company within the meaning of applicable law, the Company property shall be deemed to have been distributed in liquidation of the Company to the members, including the transferee of a unit and recontributed by such members and transferee in reconstitution of the Company. The capital accounts of such reconstituted company shall be maintained in accordance with applicable law.

Loans by a member to the Company may be considered capital contributions upon the approval of all members. The Company may upon a unanimous vote of the members make any loans to any member or any affiliate of any member.

In the event that the members determine by a unanimous vote of the members that additional capital contributions by the members are required to pay current operating expenses, current indebtedness and current installments of long-term indebtedness of the Company when due and in adequate time to obtain all discounts available by reason of prompt payment, each member shall contribute in cash to the capital of the Company an amount equal to his pro rata share of the aggregate additional Capital Contribution called for (according to the number of Units held by each, with all outstanding Units being treated alike), in the time and manner determined by a majority vote of the members in the time and manner determined by a majority vote of the members. In the event a member shall fail to make the required additional capital contribution which would otherwise have been made by the noncontributing member. The amount of any additional contribution shall be added to the capital account of the contributing member.

The contributing member shall have the right to demand of the noncontributing member that the non-contributing member, within five (5) days after written demand, submit a written offer to purchase the Units of the contributing members stating the terms and amount and, in the alternative, to sell the non-contributing member's interest on the same terms. The contributing member shall have the option for thirty (30) days to: (i) continue the Company by accepting the non-contributing member's purchase offer or sale offer; or (ii) serve notice that the Company shall be dissolved in accordance with Oklahoma law. Failure by a noncontributing member to execute and deliver such a purchase offer and sale offer within the time prescribed on written demand of the contributing member shall entitle the contributing member to dissolve the Company or to exercise a right to purchase the interest of the non-contributing member at a price equal to one-half of the Capital Contribution of the non-contributing member.

ARTICLE VII

The management of the Company is hereby vested in a manager. The manager shall be Kyle Isbell (the "Manager"). All of the business and affairs of the Company shall be conducted by the manager. Rights and powers of the Manager shall not have limitation and shall include, but not be limited to, (i) actively marketing the business of the Company, (ii) employee relations, (iii) opening of bank and other financial institution accounts, (iv) borrowing money, (v) taking any and all actions as are otherwise required or authorized pursuant to applicable law, including all decision-making and management of the financial affairs of the Company.

ARTICLE VIII

The funds of the Company shall be deposited in a financial institution account or accounts at the discretion of the Manager.

ARTICLE IX

Anything herein to the contrary notwithstanding, except as otherwise expressly agreed in writing, a member shall not be personally liable for any debts, liabilities or obligations of the Company, whether to the Company, to any of the other members, or to creditors of the Company, beyond the capital account of the member, together with the member's share of the assets and undistributed profits of the Company.

ARTICLE X

All amendments to this Agreement shall require a majority vote of the members.

ARTICLE XI

The parties to this Agreement shall execute and deliver all documents, provide all information and take or refrain from taking actions as may be necessary or appropriate to achieve the purposes of this Agreement.

ARTICLE XII

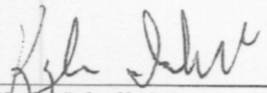
The duration of the limited liability company is perpetual.

ARTICLE XIII

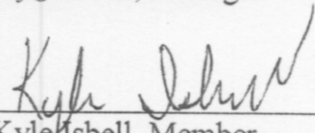
This Agreement shall be construed in accordance with and governed by the laws of the State of Oklahoma, without regard to its principles of conflict of laws.

The interpretation and enforcement of this Agreement and all rights, obligations and liabilities arising thereunder shall be governed by the laws of the State of Oklahoma.

WHEREOF, the parties hereto have executed this Agreement as of the ____ day of January, 2012.



Kyle Isbell, Manager



Kyle Isbell, Member

EXHIBIT "A"

Member's name: Kyle Isbell.

Capital contribution: \$1,000.00

Number of Units: 100

Percentage of Total Units: 100%

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Report is for Account Number R143465000 and is a 400-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
of State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft Rodden
and in the office of the County Assessor
on the 28 day of December, 20 21
I have given under my hand and official seal this
6 day of December, 20 21

County Assessor

Deputy

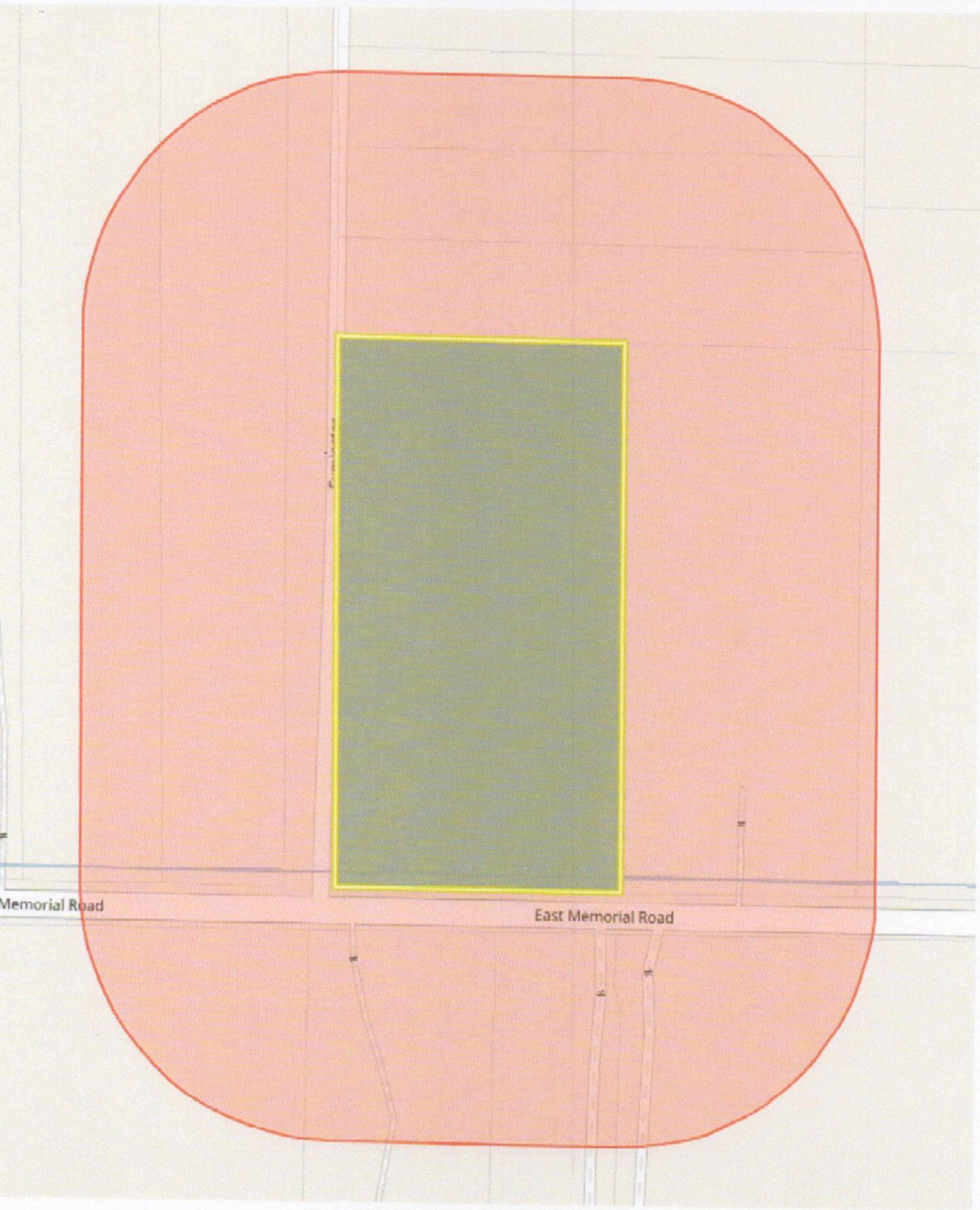
Ann Scott

| | | | | | | | | | | |
|-------------|---|-------------------------|------------------|----|------------|----------------------------|-----|-----|--|--------------------------------------|
| R13-306130 | WEBSTER ALFRED S & JENNIFER LIVING TRUST | 30409 E MEMORIAL RD | JONES | OK | 73049-8705 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT OF SW4 SEC 7 13N 1W BEG 33FT N & 2178FT E OF SW4/C OF SW4TH N1320FT E165FT S1320FT W165FT TO BEG OR LOT 14 TURNPIKE OAKHILL ACREAGE UNREC | 10409 E MEMORIAL RD OKLAHOMA CITY |
| R13-306140 | BAUM SCOTT & HOLLY ANNE | 1109 CHIMNEY HILL RD | EDMOND | OK | 73034 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT OF SW4 SEC 7 13N 1W BEG 33FT N & 179,23FT W OF SE/C OF SW4 TH W165FT N1320FT E165FT S1320FT TO BEG OR LOT 15 TURNPIKE OAKHILL ACREAGE UNREC | 0 UNKNOWN OKLAHOMA CITY |
| R13-465000 | ABIDE HOMES LLC | PO BOX 21302 | OKLAHOMA CITY | OK | 73156 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT SEC 7 13N 1W W 1/2 OF SW4 OF SW4 OF SE4 OR TR 26 OF SE4 | 10501 EXMINS TER OKLAHOMA CITY |
| R14-3464755 | HOOK GARY D & BARBARA J | 10625 E MEMORIAL RD | JONES | OK | 73049-8724 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT OF SE4 SEC 7 13N 1W BEING W/2 OF SE4 OF SW4 OF SE4 | 10625 E MEMORIAL RD OKLAHOMA CITY |
| R15-3562250 | LOVELESS L C JR | 14000 EXMINSTER | JONES | OK | 73049-8704 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT SEC 7 13N 1W N 1/2 OF NW4 OF SW4 OF SE4 OR TR 28 OF SE4 | 14000 EXMINS TER OKLAHOMA CITY |

| | | | | | | | | | | | |
|-------------|------------------------------------|------------------------------------|------------------------|--------|----|------------|----------------------------|-----|-----|--|---|
| R-15-06150 | LYDAY BARBRA J TRS | LYDAY BARBRA J REV LIVING TRUST | 10433 E MEMORIAL RD | JONES | OK | 73049-8709 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT OF SW4 SEC 7 13N 1W BEG 33FT N & 30FT W OF SE/C OF SW4 TH W149.23FT N1320FT E158.51FT S1320FT TO BEG OR LOT 16 TURNPIKE CAKHILL ACREAGE UNREC | 10433 E MEMORIAL RD OKLAHOMA CITY |
| R-15-064850 | PITZER REVOCABLE TRUST | | 10601 E MEMORIAL RD | JONES | OK | 73049-8724 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT OF SE4 SEC 7 13N 1W BEING E 1/2 OF SW4 OF SW4 OF SE4 | 10601 E MEMORIAL RD OKLAHOMA CITY |
| R-15-065000 | RICHARDS BRIAN MATTHEW | | 10600 E MEMORIAL RD | JONES | OK | 73049-8724 | UNPLTD PT SEC 18 13N 1W | 000 | 000 | UNPLTD PT SEC 18 13N 1W 000 000 PT NE4 SEC 18 13N 1W BEG NW/C NE4 TH E220FT S544FT W220FT N544FT TO BEG CONT 2.75ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD | 10600 E MEMORIAL RD OKLAHOMA CITY |
| R-15-067005 | SLAWSON GEORGE R & PAULETTE C | | P.O. BOX 51 | JONES | OK | 73049-0091 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT SE4 SEC 7 13N 1W N 1/2 OF S 1/2 OF NE4 OF SW4 OF SE4 | 13905 PLEASANT RIDGE RD OKLAHOMA CITY |
| R-15-067000 | CONNER HAYLEY SHELL & ANTHONY J | | 10020 MOCCASIN LN | HARRAH | OK | 73045 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT SE4 SEC 7 13N 1W S 1/2 S 1/2 OF NE4 OF SW4 OF SE4 | 13903 PLEASANT RIDGE RD OKLAHOMA CITY |

| | | | | | | | | | | |
|------------|--------------------|-------------------|--------------|----|------------|-------------------------|-----|-----|--|--------------------------------|
| R143463500 | LOVELESS LORENZA L | 1037 HAWTHORNE DR | MIDWEST CITY | OK | 73110-7612 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT SE4 SEC 7 13N 1W BEG AT NW/4 S 1/2 NW/4 SW/4 SE4 TH S110FT E660FT N110FT W660FT TO BEG OR N110FT TR 27 SUBJ TO EASEMENTS OF RECORD | 0 UNKNOWN OKLAHOMA CITY |
| R143463510 | LOVELESS JULIA ANN | 1037 HAWTHORNE DR | MIDWEST CITY | OK | 73110 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT SE4 SEC 7 13N 1W BEG 110FT S OF NW/4 S 1/2 NW/4 SW/4 SE4 TH S110FT E660FT N110FT W660FT TO BEG OR S110FT OF N220FT OF TR 27 SUBJ TO EASEMENTS OF RECORD | 13916 EXMINS TER OKLAHOMA CITY |
| R143463520 | LOVELESS LORENZA L | 1037 HAWTHORNE DR | MIDWEST CITY | OK | 73110-7612 | UNPLTD PT SEC 07 13N 1W | 000 | 000 | UNPLTD PT SEC 07 13N 1W 000 000 PT SE4 SEC 7 13N 1W BEG 220FT S OF NW/4 S 1/2 NW/4 SW/4 SE4 TH S110FT E660FT N110FT W660FT TO BEG OR S110FT TR 27 SUBJ TO EASEMENTS OF RECORD | 0 UNKNOWN OKLAHOMA CITY |

| account no | name1 | name2 | mailingaddress1 | mailingaddress2 | city | state | zipcode | subname | block | lct | legal | location |
|------------|-----------------------------------|-------------------------------------|----------------------|-----------------------|--------|-------|---------|----------------------|-------|-----|---|---------------------------------------|
| R168651030 | CONNOR STEPHEN B TRS | LOWEARD CONNER CATHY TRS | SADDLERIVER TRUST | 11400 HILLSDALE DR | EDMOND | OK | 73013 | SPRINGER TOWNSHIP | 000 | 000 | SPRINGER TOWNSHIP 000 000 PT NE4 & SE4 SEC 18 13N 1W BEING ALL OF NE4 & GOVT LOT 7 IN SE4 EX A TR BEG AT NW/4 NE4 TH E362FT SLY62FT SE25.43FT SLY423.8FT SW82FT SWLY180FT S209.60FT E188FT SE235FT SW50FT | 10508 E MEMORIAL RD UNINCORPORATED |
| R168651035 | FARMHOUSE PARTNERS LLC | | 2909 ASTORIA WAY | | EDMOND | OK | 73034 | SPRINGER TOWNSHIP | 000 | 000 | SPRINGER TOWNSHIP PT NW4 SEC 18 13N 1W PT OF LOTS 1 & 2 & E 1/2 NW4 DESC BEG NE/4 NW4 TH W457.44FT S585.65FT W1555.82FT S1958.37FT E1992.20FT N2642.40FT TO BEG | 0 UNKNOWN UNINCORPORATED |
| R168651035 | SPENCER CLARY W & THELMA L TRS | SPENCER CLARY W REV LIVING TRUST | 8201 E HEFNER RD | | JONES | OK | 73049 | SPRINGER TOWNSHIP | 000 | 000 | SPRINGER TOWNSHIP 000 000 PT NE4 SEC 18 13N 1W BEG NW/4 NE4 TH E362FT SLY62FT SE25.43FT SLY423.8FT SW82FT SWLY180FT S209.60FT E188FT SE235FT SW60FT SE202FT NE60FT SE349FT SW820FT N2005.41FT TO BEG CON | 10520 E MEMORIAL RD OKLAHOMA CITY |



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-XXXX
MASTER DESIGN STATEMENT

January 13, 2022

PREPARED BY:

Abide Home, LLC
Kyle Isbell
PO Box 21902
Oklahoma City, OK 73156
405-650-1632
kyle@abidehomes.com

SPUD-XXXX 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)

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. 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.

This SPUD shall be developed in accordance with the regulations of the **AA Agricultural District** (OKC Zoning Ordinance, 2020), except as modified herein:

1) The following uses shall be permitted within this SPUD:

Single-Family Residential (8200.14) (maximum 5 lots)
Community Garden (8150.6.1)
Community Recreation: Property Owner's Association (8250.3)

2) Minimum Lot Size

The minimum lot size shall be 36,000 square feet.

3) Maximum Lot Coverage

30 percent

4) Minimum Lot Width

120 feet

5) Maximum Building Height:

The maximum building height shall be 35 feet.

6) Maximum Building Size:

The maximum building size within this SPUD shall be governed by the base zoning district.

7) Maximum Number of Buildings:

The maximum number of buildings per lot shall be governed by the base zoning district.

8) Building Setback Lines

Front yard: 25 feet

Rear yard: 25 feet

Side yard: 25 feet if not served by public water supply (10 feet if served)

Corner side yard: 25 feet

9) Sight-Proof Screening:

Sight-proof screening shall not be required.

10) Landscaping:

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

11) Signs:

Signs shall not be permitted.

12) Access:

Access to all individual lots shall be taken from Exminster.

II. Other Development Regulations

1. Architecture:

Architectural regulations shall be governed by the base zoning district.

2. Street Improvements:

N/A.

3. Sidewalks:

Sidewalks shall not be required.

4. Other:

4.1 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.

4.2 Dumpsters:

Dumpsters are prohibited except during construction.

4.3 Drainage:

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

3.4 Parking:

Parking requirements shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

4.5 Common Areas:

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause 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.

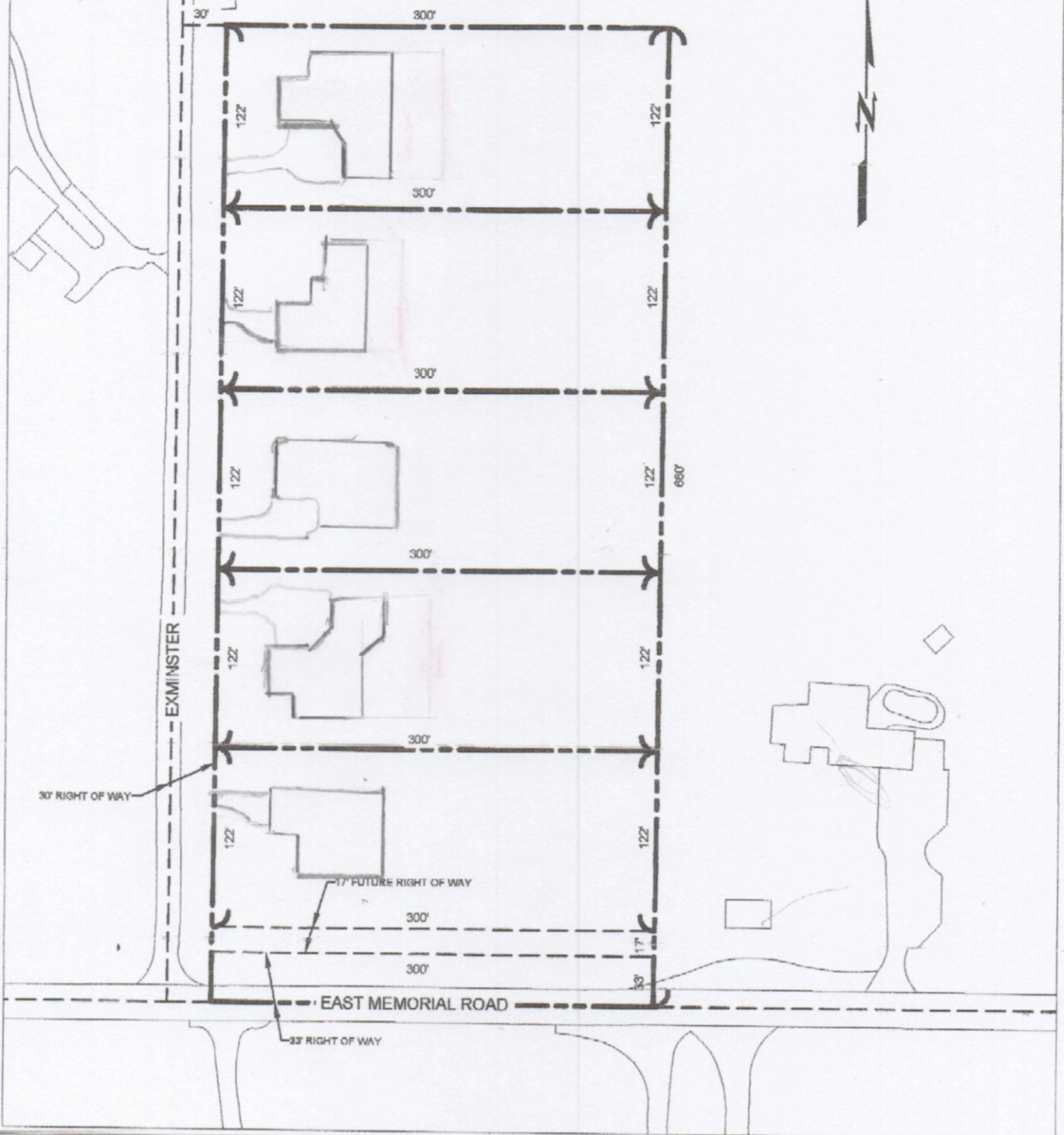
II. Supporting Documents:

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

Exhibit A

Kyle – copy legal description here

Please label the site plan as ‘Exhibit B’



wallace
design
collective

wallace design collective, pc
structural-civil-landscape-survey
40 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.266.1888 - 405.266.1899
wallace.design
ok cc 1460, EXP DATE: 06.30.23

SITE PLAN

PROJECT NO. 2180066

DATE: 07-21-2021

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