



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

2644 NW 57th St.

Project Name

2644 NW 57th St.

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

Single-Family Residential

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

+/-0.32 acres

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):

CERTO, LLC

Name

6608 N Western Ave., Unit 501

Mailing Address

Oklahoma City, OK 73116

City, State, Zip Code

(405) 641-0177

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

CERTO LLC
6608 N WESTERN AVE, UNIT 501
OKLAHOMA CITY, OK 73116
PH: 405-641-0177

May 18, 2022

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

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

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 Rezoning 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,

A handwritten signature in black ink, appearing to be 'M. Zitzow', with a stylized, flowing script.

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5264 000 / PUD

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

2021070601118280 B: 14807 P: 1812
07/06/2021 09:24:19 AM Pgs: 1
Fee: \$18.00 Doc Stamp: \$427.50
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



WARRANTY DEED

STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 1255653
Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, Raymond Paul Manning and Gary Steven Manning, Trustees of the Raymond Paul Manning Revocable Trust under Agreement dated the 16th day of April, 2019, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Certo, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), in Block Twenty-three (23), of MILAM'S NORTHWEST HIGHLAND Addition, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 114558310

Grantee's Mailing Address: 1408 N. Western Ave #501, Oklahoma City, OK 73116

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Trustees this 29th day of June, 2021

Raymond Paul Manning Revocable Trust under Agreement dated
the 16th day of April, 2019

Raymond Michael Manning
Raymond Michael Manning, Trustee

Gary Steven Manning
Gary Steven Manning, Trustee

1255653
TRUST ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of June, 2021, personally appeared, Raymond Michael Manning and Gary Steven Manning, to me well known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument as its Trustees and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Bo Griffy
Commission Expires



RETURN TO:
Stewart Title of Oklahoma, Inc.
5651 N Classen Blvd, Suite 100
Oklahoma City, OK 73118

Filing Fees: \$18.00
Doc Stamps: \$427.50

LEGAL DESCRIPTION

2644 NW 57th St.

Lots Twenty-one (21). Twenty-two (22). Twenty-three (23) and Twenty-four (24), in Block Twenty-three (23), of MILAM'S NORTHWEST HIGHLAND Addition, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 14807, Page 1812, Oklahoma County, Oklahoma.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

)

) §:

COUNTY OF OKLAHOMA

)

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

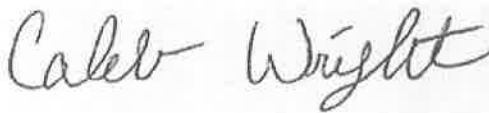
21-24/23 MILAMS NORTHWEST HIGHLANDS

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), 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 11, 2022 at 7:30 AM

First American Title Insurance Company



By:

Caleb Wright

Abstractor License No. 5032

OAB Certificate of Authority # 0049

File No. 2744256-OK99

OWNERSHIP REPORT
ORDER 2744256

DATE PREPARED: MAY 17, 2022
EFFECTIVE DATE: MAY 11, 2022 AT 7:30 A.M.

MAP NUMBER	ACCOUNT NUMBER	NAME1	NAME2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2628	R114558310	CERTO LLC		6608 N WESTERN AVE, Unit 501	OKLAHOMA CITY	OK	73116	MILAMS NORTHWEST HIGHLANDS	023	000	MILAMS NORTHWEST HIGHLANDS 023 000 LOTS 21 THRU 24 (SUBJECT PROPERTY)	2644 NW 57TH ST OKLAHOMA CITY
2627	R114790600	JOHNSON REVEL VAUGHN	JOHNSON TRACEY L	2641 NW 56TH ST	OKLAHOMA CITY	OK	73112	BELLE ISLE VIEW ADD	002	000	BELLE ISLE VIEW ADD 002 000 LOTS 22 THRU 24	2641 NW 56TH ST OKLAHOMA CITY
2627	R114790530	HARTMAN SETH RYAN & LAUREN D		2637 NW 56TH ST	OKLAHOMA CITY	OK	73112	BELLE ISLE VIEW ADD	002	000	BELLE ISLE VIEW ADD 002 000 LOTS 19 THRU 21	2637 NW 56TH ST OKLAHOMA CITY
2627	R114790525	ARDOIN ANNA & PRICE AUSTIN		2631 NW 56TH ST	OKLAHOMA CITY	OK	73013	BELLE ISLE VIEW ADD	002	000	BELLE ISLE VIEW ADD 002 000 LOTS 16 THRU 18	2631 NW 56TH ST OKLAHOMA CITY
2627	R114790455	SHAWVER KEITH		2627 NW 56TH ST	OKLAHOMA CITY	OK	73112- 7142	BELLE ISLE VIEW ADD	002	000	BELLE ISLE VIEW ADD 002 000 LOTS 13 14 & 15 PLUS N30FT OF VACATED STREET	2627 NW 56TH ST OKLAHOMA CITY
2627	R114790420	POOLE JEFFREY & SHANNON WATTIE		2621 NW 56TH ST	OKLAHOMA CITY	OK	73112- 7142	BELLE ISLE VIEW ADD	002	000	BELLE ISLE VIEW ADD 002 000 LOTS 10 THRU 12	2621 NW 56TH ST OKLAHOMA CITY
2627	R114790385	SELSOR WILLIAM A & JANICE E CO TRS	SELSOR FAMILY TRUST	2617 NW 56TH ST	OKLAHOMA CITY	OK	73112- 7142	BELLE ISLE VIEW ADD	002	000	BELLE ISLE VIEW ADD 002 000 LOTS 7 THRU 9	2617 NW 56TH ST OKLAHOMA CITY
2627	R114790945	GREENROYD TONY		2640 NW 56TH ST	OKLAHOMA CITY	OK	73112- 7143	BELLE ISLE VIEW ADD	003	000	BELLE ISLE VIEW ADD 003 000 LOTS 22 THRU 24	2640 NW 56TH ST OKLAHOMA CITY

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2627	R114790910	BURKHART BLAKE A & ELIZABETH L		2636 NW 56TH ST	OKLAHOMA CITY OK		73112- 7143	BELLE ISLE VIEW ADD	003	000	BELLE ISLE VIEW ADD 003 000 LOT 19 THRU 21	2636 NW 56TH ST OKLAHOMA CITY
2627	R114790870	JOHNSON LARRY G JR & PAMELA BRACKEN TRS	JOHNSON & BRACKEN FAMILY REV TRUST	2632 NW 56TH ST	OKLAHOMA CITY OK		73112	BELLE ISLE VIEW ADD	003	000	BELLE ISLE VIEW ADD 003 000 LOTS 16 THRU 18	2632 NW 56TH ST OKLAHOMA CITY
2627	R114790840	WILLIS JACOB MATTHEW	WILLIS SYDNEY DIANE	2628 NW 56TH ST	OKLAHOMA CITY OK		73112	BELLE ISLE VIEW ADD	003	000	BELLE ISLE VIEW ADD 003 000 W2FT LOT 12 & ALL LOTS 13 THRU 15	2628 NW 56TH ST OKLAHOMA CITY
2628	R114556330	AVALON LANE CAPITAL LLC		55 CEDAR LAWN CIRCLE	GALVESTON TX		77551	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 LOTS 25 & 26	2645 NW 57TH ST OKLAHOMA CITY
2628	R114556360	BURKEY MARY	BURKEY MICHAEL	1153 LUCCA DR	DRIPPING SPGS TX		78620	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 LOTS 27 28 & 29	2641 NW 57TH ST OKLAHOMA CITY
2628	R114556420	HARPER CINDY & DAVID		2633 NW 57TH ST	OKLAHOMA CITY OK		73112- 7146	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 LOTS 30 & 31	2633 NW 57TH ST OKLAHOMA CITY
2628	R114556450	MCLAUGHLIN PATRICIA A TRS		14104 OXFORD DR	EDMOND OK		73013- 2117	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 ALL LOTS 32 & 33 & W5FT OF LOT 34	2629 NW 57TH ST OKLAHOMA CITY

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2628	R114556480	GREEN SUZANNE D		2625 NW 57TH ST	OKLAHOMA CITY OK	73112- 7146	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 E20FT OF LOT 34 & ALL LOT 35 & W15FT OF LOT 36	2625 NW 57TH ST OKLAHOMA CITY
2628	R114556510	SIMMONS RORY TRS	SIMMONS RORY REV LIV TRUST	2621 NW 57TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 E10FT OF LOT 36 & ALL LOTS 37 & 38	2621 NW 57TH ST OKLAHOMA CITY
2628	R114556540	HODGES GREG	HODGES ASHLEY NICOLE	13000 ROHAN CT	OKLAHOMA CITY OK	73170- 0412	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 ALL OF LOTS 39 & 40 & W10FT OF LOT 41	2615 NW 57TH ST OKLAHOMA CITY
2628	R114556280	PATTY WILLIAM D & JEANNETTE		5812 N MILLER AVE	OKLAHOMA CITY OK	73112- 7061	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 W15FT OF S67.5FT OF LOT 21 & S67.5FT OF LOTS 22 THRU 24	5812 N MILLER AVE OKLAHOMA CITY
2628	R114556300	MILLER JOHN CHRISTOPHER	MILLER JORDAN	2644 NW 58TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 W15FT OF N72.5FT OF LOT 21 & N72.5FT OF LOTS 22 THRU 24	2644 NW 58TH ST OKLAHOMA CITY

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2628	R114556270	BOARDMAN JESSICA & BOARDMAN DARWIN III	2636 NW 58TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 LOTS 19 & 20 & E10FT OF LOT 21	2636 NW 58TH ST OKLAHOMA CITY
2628	R114556250	DENLEY LARRY D & CHERYL L	2632 NW 58TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 THE W16 2/3FT OF LOT 16 PLUS ALL LOTS 17 & 18	2632 NW 58TH ST OKLAHOMA CITY
2628	R114556210	DANG KELLY YEN	2628 NW 58TH ST	OKLAHOMA CITY OK	73112- 7153	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 W10FT LOTS 13 & ALL OF LOT 14 & 15 & E8 1/3FT OF LOT 16	2628 NW 58TH ST OKLAHOMA CITY
2628	R114556180	ROSS LINDSEY ELIZABETH	2624 NW 58TH ST	OKLAHOMA CITY OK	73112- 7153	MILAMS NORTHWEST HIGHLANDS	018	000	MILAMS NORTHWEST HIGHLANDS 018 000 LOTS 11 & 12 & E15FT OF LOT 13	2624 NW 58TH ST OKLAHOMA CITY
2628	R114557060	MARTIN STEVEN R	1224 E 3RD ST	SULPHUR OK	73086- 4013	MILAMS NORTHWEST HIGHLANDS	019	000	MILAMS NORTHWEST HIGHLANDS 019 000 LOT 39 & W5FT OF LOT 40	2717 NW 57TH ST OKLAHOMA CITY
2628	R114557065	MARTIN STEVEN R	1224 E 3RD ST	SULPHUR OK	73086- 4013	MILAMS NORTHWEST HIGHLANDS	019	000	MILAMS NORTHWEST HIGHLANDS 019 000 E20FT OF LOT 40 & W10FT OF LOT 41	2715 NW 57TH ST OKLAHOMA CITY

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2628	R114557070	HALL ANDY				2713 NW 57TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	019	000	MILAMS NORTHWEST HIGHLANDS 019 000 E15FT OF LOT 41 & W15FT OF LOT 42	2713 NW 57TH ST OKLAHOMA CITY
2628	R114557075	HALL ANDY				2713 NW 57TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	019	000	MILAMS NORTHWEST HIGHLANDS 019 000 E10FT LOT 42 & ALL LOT 43	2711 NW 57TH ST OKLAHOMA CITY
2628	R114557080	PEREZ LUIS & MARIA				14300 OAKMOND RD	EDMOND OK	73013-2444	MILAMS NORTHWEST HIGHLANDS	019	000	MILAMS NORTHWEST HIGHLANDS 019 000 LOTS 44 THRU 46	2707 NW 57TH ST OKLAHOMA CITY
2628	R114557110	BARNES RAEGAN				2701 NW 57TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	019	000	MILAMS NORTHWEST HIGHLANDS 019 000 LOTS 47 & 48	2701 NW 57TH ST OKLAHOMA CITY
2628	R114556660	WEAVER TIM & AUDREY				2704 NW 58TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	019	000	MILAMS NORTHWEST HIGHLANDS 019 000 W5FT OF LOT 3 ALL LOTS 4 & 5 & E20FT OF LOT 6	2704 NW 58TH ST OKLAHOMA CITY
2628	R114556630	JOHNSON JOSH R & KRISHA				2700 NW 58TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	019	000	MILAMS NORTHWEST HIGHLANDS 019 000 LOTS 1 & 2 & E20FT OF LOT 3	2700 NW 58TH ST OKLAHOMA CITY
2628	R114557960	2718 NW 57TH LLC				6915 N CLASSEN BLVD STE C	OKLAHOMA CITY OK	73116	MILAMS NORTHWEST HIGHLANDS	022	000	MILAMS NORTHWEST HIGHLANDS 022 000 LOTS 9 & 10	2718 NW 57TH ST OKLAHOMA CITY

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2628	R114557950	RODRIGUEZ HUERTA BERENICE		2714 NW 57TH ST	OKLAHOMA CITY OK	73112- 7073	MILAMS NORTHWEST HIGHLANDS	022	000	MILAMS NORTHWEST HIGHLANDS 022 000 LOTS 7 & 8	2714 NW 57TH ST OKLAHOMA CITY
2628	R114557920	KEPHART KAREN		5015 N VERMONT AVE	OKLAHOMA CITY OK	73112- 2230	MILAMS NORTHWEST HIGHLANDS	022	000	MILAMS NORTHWEST HIGHLANDS 022 000 LOTS 5 & 6	2710 NW 57TH ST OKLAHOMA CITY
2628	R114557905	KITTREDGE KATHY S & RICHARD P		1620 CINNAMON RIDGE RD	EDMOND OK	73025- 1397	MILAMS NORTHWEST HIGHLANDS	022	000	MILAMS NORTHWEST HIGHLANDS 022 000 LOTS 3 & 4	2704 NW 57TH ST OKLAHOMA CITY
2628	R114557890	PHILLIPS DEANNA		2700 NW 57TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	022	000	MILAMS NORTHWEST HIGHLANDS 022 000 LOTS 1 & 2	2700 NW 57TH ST OKLAHOMA CITY
2628	R114558280	WEISS TOM F III	GELINEAU ANTONIA L	2632 NW 57TH ST	OKLAHOMA CITY OK	73112- 7147	MILAMS NORTHWEST HIGHLANDS	023	000	MILAMS NORTHWEST HIGHLANDS 023 000 LOTS 18 19 & 20	2632 NW 57TH ST OKLAHOMA CITY
2628	R114558220	BACON STEVEN	KING REBECCA	2628 NW 57TH ST	OKLAHOMA CITY OK	73112- 7147	MILAMS NORTHWEST HIGHLANDS	023	000	MILAMS NORTHWEST HIGHLANDS 023 000 LOTS 15 16 & 17	2628 NW 57TH ST OKLAHOMA CITY
2628	R114558160	BEACON PROPERTIES LLC		PO BOX 5582	EDMOND OK	73083- 5582	MILAMS NORTHWEST HIGHLANDS	023	000	MILAMS NORTHWEST HIGHLANDS 023 000 LOTS 11 THRU 14	2622 NW 57TH ST OKLAHOMA CITY
2628	R114558110	ELLIS ANDREA		2616 NW 57TH ST	OKLAHOMA CITY OK	73112	MILAMS NORTHWEST HIGHLANDS	023	000	MILAMS NORTHWEST HIGHLANDS 023 000 LOTS 9 & 10	2616 NW 57TH ST OKLAHOMA CITY
2628	R114558100	THE HIGHLAND MISSIONARY	BAPTIST CHURCH	2600 NW 57TH ST	OKLAHOMA CITY OK	73112- 7147	MILAMS NORTHWEST HIGHLANDS	023	000	MILAMS NORTHWEST HIGHLANDS 023 000 LOTS 7 & 8	2612 NW 57TH ST OKLAHOMA CITY

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2627	R114861005	CAINE CHRISTOPHER D		2701 NW 56TH ST	OKLAHOMA CITY OK	73112	WESTRIDGE HILLS	001	001	WESTRIDGE HILLS 001 001	2701 NW 56TH ST OKLAHOMA CITY
2627	R114861015	SMITH DANA T		2705 NW 56TH ST	OKLAHOMA CITY OK	73112- 7051	WESTRIDGE HILLS	001	002	WESTRIDGE HILLS 001 002	2705 NW 56TH ST OKLAHOMA CITY
2627	R114861025	CLEAVER RILEY		3725 NW 64TH ST	OKLAHOMA CITY OK	73116	WESTRIDGE HILLS	001	003	WESTRIDGE HILLS 001 003	2709 NW 56TH ST OKLAHOMA CITY
2627	R114861035	KPL INVESTMENTS LLC		817 NW 39TH ST	OKLAHOMA CITY OK	73118	WESTRIDGE HILLS	001	004	WESTRIDGE HILLS 001 004	2713 NW 56TH ST OKLAHOMA CITY
2627	R114861245	COLLINS CHRISTOPHER W	ASHMORE ERIC S	2700 NW 56TH ST	OKLAHOMA CITY OK	73112- 7052	WESTRIDGE HILLS	002	001	WESTRIDGE HILLS 002 001	2700 NW 56TH ST OKLAHOMA CITY
2627	R114861255	PAYNE WILLIAM K	JONES JAIME D	1606 SHEFFIELD RD	OKLAHOMA CITY OK	73120- 1338	WESTRIDGE HILLS	002	002	WESTRIDGE HILLS 002 002	2704 NW 56TH ST OKLAHOMA CITY

SPUD-____ MASTER DESIGN STATEMENT

2644 NW 57th Street

May 25, 2022

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. Planning and zoning regulations will be those, which 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.

This site will be developed in accordance with the regulation of **R-1, "Single-Family Residential" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-1, "Single-Family Residential" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Single-Family Residential (8200.14)
- Model Home (8200.8) to permit the display and storage of materials, the model home shall not be required occupancy or utility hookups. Any storage of materials shall be kept interior to the building.
- Model Home Accessory Parking Lot (8200.9)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Community Recreation: Property Owners Association (8250.3)

2. Maximum Building Height:

Maximum height of any building shall be 35 feet.

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 4,000 SF.

4. Minimum Lot Width:

The minimum lot width within this SPUD shall be 40 feet.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 65%.

6. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be three (3). Accessory structures shall not be included within the maximum building limit.

7. Building Setback Lines:

NW 57th St.: 15 feet
N Miller Ave.: 5 feet
Rear Yard (Two Lots facing NW 57th): 10 Feet
Side Yard: 5 Feet
Rear Yard: (Lot facing N Miller): 15 feet

8. Sight-proof Screening:

Sigh-proof fencing shall not be required for this SPUD.

9. Landscaping:

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

10. Signs:

Signage shall be per the base zoning district.

11. Vehicular Access:

Two (2) driveways shall be permitted from NW 57th St. and two (2) driveways shall be permitted from N Miller Ave. Shared access via adjacent tracts may occur with recorded cross access agreements.

12. Sidewalks:

There is an existing five-foot sidewalk along NW 57th St. Should said sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

A five-foot sidewalk shall be constructed along N Miller Ave or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures. The model home shall only be required to meet this requirement for west facing façade. The remainder of façade may be metal or similar finish as the existing accessory building on the property.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Platting:

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

5. Other:

5.1 Lighting: N/A

5.2 Dumpsters: N/A

5.3 Common Areas: Not Required

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Boundary and Lot Exhibit

EXHIBIT A

LEGAL DESCRIPTION

Lots Twenty-one (21). Twenty-two (22). Twenty-three (23) and Twenty-four (24), in Block Twenty-three (23), of MILAM'S NORTHWEST HIGHLAND Addition, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 14807, Page 1812, Oklahoma County, Oklahoma.

