



The City of Oklahoma City
Planning 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

Dannehl Family Trust

Project Name

10036 NW 164th Street (aka 4210 Washington Ave, Piedmont)

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

Rezoning to resolve non-conforming lot area, and setback encroachments.

Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.: SPUD	1459
File Date:	8 Sep '22
Ward No.:	1
Nbhd. Assoc.:	-----
School District:	Piedmont
Extg Zoning:	AA
Overlay:	-----

1.1 Acre

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Brenda Graham

Signature of Applicant

Brenda Graham

Applicant's Name (please print)

1401 SW 105th Terrace

Applicant's Mailing Address

Oklahoma City, OK 73170

City, State, Zip Code

(405) 321-1322

Phone

ducksuzie@sbcglobal.net

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.

Return to:
Heritage Law Center
6101 N. Portland, Suite 303
Oklahoma City, OK 73112



Doc# R 2011 11021
RkLpg: RB 3769 390
Filed: 06-08-2011 10:33:02 AM
Canadian County, OK

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT DORIS MARIE DANNEHL and MARILYN SUE DAVIS, Trustees of the MARIE EADES LIVING TRUST dated February 19, 1997, of Canadian County, Oklahoma, party of the first part, in consideration of the sum of Ten (\$10.00) and More Dollars, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto the following:

An Undivided One Half Interest (1/2) to:
MARILYN S. DAVIS, Trustee of the MARILYN S. DAVIS LIVING TRUST dated April 6, 2011, and any amendments thereto, of 11330 Eagle Lane, Oklahoma City 73102

An Undivided One Half Interest (1/2) to:
GEORGE A. DANNEHL and DORIS M. DANNEHL, Trustees of the DANNEHL FAMILY TRUST dated December 4, 1992, of 1318 Quail Hollow Drive, Norman, Oklahoma 73072

parties of the second part, the following described real property and premises situated in the County of Canadian, State of Oklahoma, to-wit:

An Undivided One-Half Interest in Lot Two (2); and Southwest Quarter (SW¼) of Northeast Quarter (NE¼) of Section Two (2), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian.

It is the intention of this deed to transfer all of the Grantor's interest in the above described property.

(EXEMPT DOCUMENTARY STAMP TAX OS TITLE 60, ARTICLE 32, §§ 3201 OR 3202, ¶ 4)

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said premises unto the said party of the second part, their successors and assigns forever, so that neither the said first party nor any person in its name and behalf shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

SIGNED AND DELIVERED this 10 day of June, 2011.

DORIS MARIE DANNEHL, Trustee

MARILYN SUE DAVIS, Trustee

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of June, 2011, personally appeared DORIS MARIE DANNEHL and MARILYN SUE DAVIS, Trustees of the MARIE EADES LIVING TRUST dated February 19, 1997 to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed on behalf of said Trust for the uses and purposes therein set forth.

Witness my hand and seal the day and year first above written.



Notary Public

Rebecca
Heritage Law Center
6194 N Portland Suite 105
Oklahoma City, OK 73111



Doc#: R 2011 11022
Book: RB 3769 391
Filed: 06-08-2011
10:33:03 AM
Canadian County: OK

LKG
TD

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT DORIS MARIE DANNEHL and MARILYN SUE DAVIS, Trustees of the W.A. EADES LIVING TRUST dated February 19, 1997, of Canadian County, Oklahoma, party of the first part, in consideration of the sum of Ten (\$10.00) and More Dollars, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto the following

An Undivided One Half Interest (1/2) to:
MARILYN S DAVIS, Trustee of the MARILYN S DAVIS LIVING TRUST dated April 6, 2011, and any amendments thereto, of 11320 Eagle Lane, Oklahoma City 73162

An Undivided One Half Interest (1/2) to:
GEORGE A. DANNEHL and DORIS M. DANNEHL, Trustees of the DANNEHL FAMILY TRUST dated December 4, 1992, of 1318 Quad Hollow Drive, Norman, Oklahoma 73072

parties of the second part, the following described real property and premises situated in the County of Canadian, State of Oklahoma, to-wit:

An Undivided One-Half interest in Lot Two (2), and Southwest Quarter (SW1/4) of Northeast Quarter (NE1/4) of Section Two (2), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian.

It is the intention of this deed to transfer all of the Grantor's interest in the above described property.

(EXEMPT DOCUMENTARY STAMP TAX OS TITLE 68, ARTICLE 32, §§ 3201 OR 3202, ¶ 4.)

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said premises unto the said party of the second part, their successors and assigns forever, so that neither the said first party nor any person in its name and behalf shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

SIGNED AND DELIVERED this 16 day of June, 2011.

Doris Marie Dannehl, Trustee
DORIS MARIE DANNEHL, Trustee

Marilyn Sue Davis, Trustee
MARILYN SUE DAVIS, Trustee

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16 day of June, 2011, personally appeared DORIS MARIE DANNEHL and MARILYN SUE DAVIS, Trustees of the MARIE EADES LIVING TRUST dated February 19, 1997 to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed on behalf of said Trust for the uses and purposes therein set forth.

Witness my hand and seal this day and year last above written.

Notary Public
State of Oklahoma
Commission # 66322912, Expires 02/28/12

Carroll H. H.
Notary Public

Memorandum of Trust

1. On December 4, 1992, GEORGE A. DANNEHL and DORIS M. DANNEHL executed the DANNEHL FAMILY TRUST DATED DECEMBER 4, 1992, with each of them acting as Trustees/Grantors.
2. On September 21, 2018, DORIS M. DANNEHL died. See attached Death Certificate.
3. On January 9, 2018, GEORGE A. DANNEHL, STEVEN LYNN DANNEHL, and BRENDA SUE GRAHAM (f/k/a Moss) entered into the Dannehl Family Agreement.
4. Pursuant to the Family Agreement and under the laws of the State of Oklahoma, Surviving Grantor, GEORGE A. DANNEHL restated the Trust it in its entirety on January 9, 2019 as Trustmaker/Grantor/Settlor. The Trust shall now be referred to as:

GEORGE A. DANNEHL or BRENDA SUE GRAHAM, Trustees,
or their successors in trust, under the DANNEHL FAMILY TRUST
DATED DECEMBER 4, 1992, and any amendments thereto.

5. The following are the currently acting Trustee(s) of the trust:

GEORGE A. DANNEHL
11004 Shoreside Dr.
Oklahoma City, OK 73170

moved to Harbor Chase
03-01-20

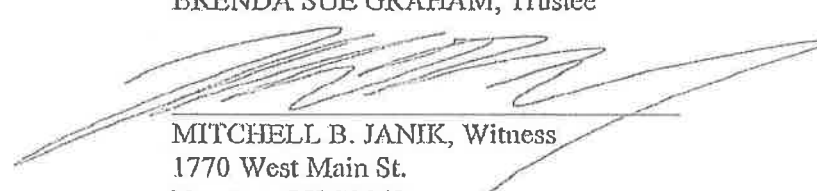
BRENDA SUE GRAHAM
1401 SW 105th Terrace
Oklahoma City, OK 73170

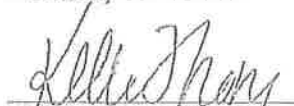
6. Pursuant to the terms of the trust, any Cotrustee is authorized to act for and conduct business on behalf of the trust without the consent of the Trustmaker.
7. The tax identification number for this trust is the GEORGE A. DANNEHL's social security number.

8. Attached to this Memorandum of Trust and incorporated in it are selected provisions of the trust evidencing the following:
- a. Article One - Creation of the trust and initial Trustees
 - b. Article Four - Statement of revocability of the trust
 - c. Article Twelve - Successor Trustees
 - d. Article Fourteen - Powers of the Trustees
 - e. Article Fifteen - Signature pages
9. The trust provisions that are not attached to this Memorandum of Trust are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustees.
10. The trust is currently in full force and effect.
11. The signatories of this Memorandum of Trust are currently the acting Trustees of the trust and declare that the foregoing statements and the attached trust provisions are true and correct, under penalty of perjury.
12. This Memorandum of Trust is dated **January 9, 2019**.


GEORGE A. DANNEHL, Trustee


BRENDA SUE GRAHAM, Trustee


MITCHELL B. JANIK, Witness
1770 West Main St.
Norman, OK 73069


KELLI THOMPSON, Witness
1770 West Main St.
Norman, OK 73069

)

)

1

My commission expires: August 14, 2021

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(number)

MASTER DESIGN STATEMENT

**August 09, 2022
(Revision Date)**

PREPARED BY:

*Brenda Graham
1401 SW 105th Terrace
Oklahoma City, OK 73170
(405) 321-1322
ducksuzi@sbcglobal.net*

SPUD-(number) MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- | | |
|----------|------------------------------------|
| 8150.5 | Animal Raising: Personal |
| 8150.2.1 | Animal Raising: Chickens and Quail |
| 8150.6.4 | Home Garden |
| 8150.6.5 | Hoop House |
| 8150.6.3 | Greenhouse |
| 8200.14 | Single-Family Residential |

2. **Maximum Building Height:**

In accordance with base zoning regulations at the time of development.

3. Maximum Number of Buildings:

In accordance with base zoning regulations in place at the time of development.

4. Lot Size:

Minimum of 1 Acre (43,560 square feet)

5. Lot Coverage:

Maximum of 50%.

6. Building Setback Lines

Front Yard: 40 feet

Rear Yard: 25 feet

Side Yard: 25 feet (except that existing shed and well house are permitted to encroach)

Corner Side Yard: N/A

7. Sight-proof Screening:

Not required

8. Landscaping:

In accordance with base zoning regulations in place at the time of development.

9. Signs:

Not allowed.

10. Access:

One (1) access permitted from NW 164th Street

11. Sidewalks

Not required.

II. Other Development Regulations:

1. Architecture:

In accordance with base zoning regulations at the time of development.

2. Open Space:

In accordance with base zoning regulations at the time of development.

3. Street Improvements:

Not required.

4. Site Lighting:

In accordance with base zoning regulations at the time of development. Location of site lighting shall be optimized to reduce light spill over to adjacent properties.

5. Dumpsters:

Not permitted.

6. Parking:

In accordance with base zoning regulations at the time of development.

7. Drainage:

In accordance with drainage regulations in place at the time of development.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

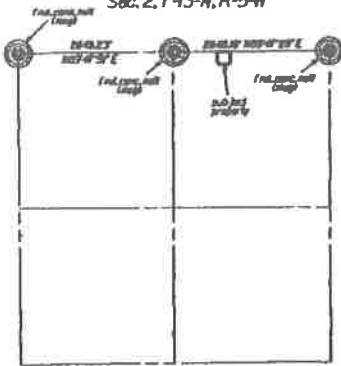
Legal Description

A tract of land located in Government Lot 2 of Section 2, Township 13 North, Range 5 West, of the Indian Meridian, Canadian county, Oklahoma, more particularly described as follows:

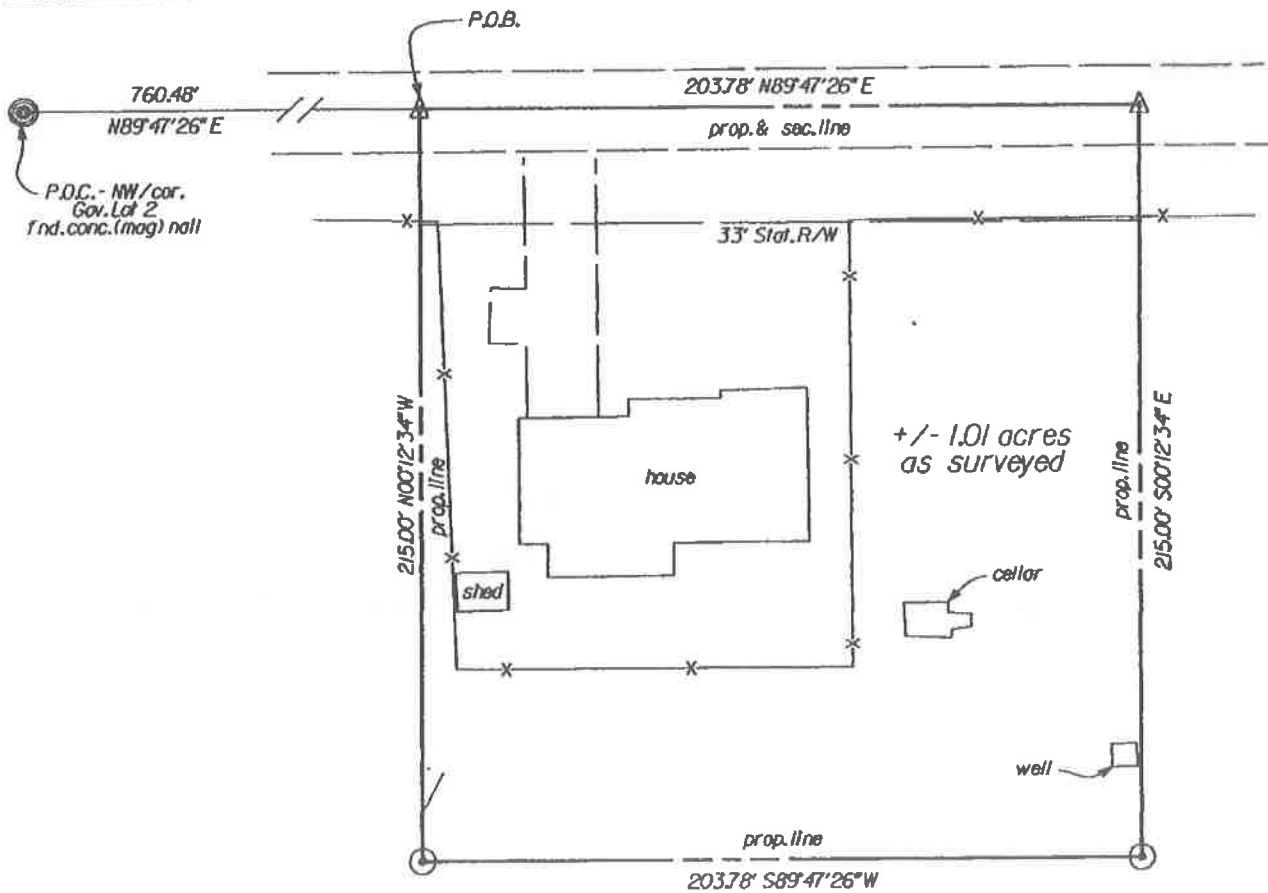
Commencing at the NW corner of said Gov. Lot 2 at a found concrete mag nail thence $N89^{\circ}47'26''E$ a distance of 203.78' and along the north line of said Gov. Lot 2 a distance of 760.48' to the POINT OF BEGINNING; Thence continuing $N89^{\circ}47'26''E$ a distance of 203.78'; Thence $S00^{\circ}12'34''E$ a distance of 215.00'; Thence $S89^{\circ}47'26''W$ a distance of 203.78'; Thence $N00^{\circ}12'34''W$ a distance of 215.00' to the POINT OF BEGINNING.

per Oklahoma Coordinate System of 1983, 2011 adjustment, North Zone

Vicinity Map
(not to scale)
Sec. 2, T-13-N, R-5-W



CERTIFICATE OF SURVEY
a part of Gov. Lot 2
Section 2, T-13-N, R-5-W,
Canadian County, Oklahoma



DESCRIPTION OF PROPERTY:

A tract of land located in Government Lot Two (2) of Section Two (2), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:
Commencing at the NW/cor. of said Gov. Lot 2 at a found concrete (mag) nail, thence N89°47'26"E and along the North line of said Gov. Lot 2 a distance of 760.48 feet to the POINT OF BEGINNING; Thence continuing N89°47'26"E a distance of 203.78 feet; Thence S00°12'34"E a distance of 215.00 feet; Thence S89°47'26"W a distance of 203.78 feet; Thence N00°12'34"W a distance of 215.00 feet to the POINT OF BEGINNING.

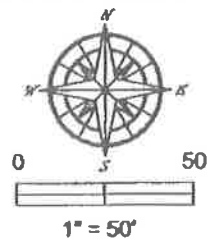
The above described tract contains +/- 1.01 acres as surveyed.

Bearings shown hereon are referenced to the Oklahoma Coordinate System of 1983, 2011 adjustment, North Zone.

This property description was prepared on Sept. 3, 2021 by Matthew A. Sutterfield, Licensed Professional Land Surveyor No. 1962.

SURVEYOR'S NOTES:

This survey was performed without the benefit of a Title Commitment. No easements were provided or requested to be shown on the survey.



- ▲ - set conc. nail (mag) w/cob477 washer
- - set 1/2" iron pin w/cob477 cap

DAVIS,MARILYN S TRUSTEE
3401 AMADOR DR APT#7107
FT WORTH TX 76177-

MCDONALD,STEVEN & B
4004 WASHINGTON
PIEDMONT OK 73078-0000

PREMIUM LAND LLC
PO BOX 6718
EDMOND OK 73083

BURLEY,PAUL K & KATHLEEN S
3907 WASHINGTON NE
PIEDMONT OK 73078-0000

MAGNOLIA MEADOWS LLC
PO BOX 850558
YUKON OK 73085-

GRIFFIN HOMES LLC
12110 ASHFORD DR STE 100
YUKON OK 73099

HOUSTON,MICHAEL D JR & ALISA
NASHELL
109 PRIMROSE PT AVE NE
PIEDMONT OK 73078

URBAN NEST HOMES LLC
4148 EDMOND RD NE
PIEDMONT OK 73078

URBAN NEST HOMES LLC
4148 EDMOND RD NE
PIEDMONT OK 73078

RASMUSSEN,ROBERT & CATHY
63 ORCHID CT
PIEDMONT OK 73078

MORGAN,ANTHONY W & JESSICA
NICOLE
45 ORCHID CT
PIEDMONT OK 73078

BOEVERS HOMES LLC
PO BOX 429
PIEDMONT OK 73078

ELLIOTT,DAVID M & JAMIE D
44 ORCHID CT NE
PIEDMONT OK 73078

LINK,MICHAEL & JENNIFER
86 ORCHID CT
PIEDMONT OK 73078-

BELT,TYLER M & JAMIE L
36 PLUMERIA CT
PIEDMONT OK 73078

KAPSA,LINDSAY K
68 PLUMERIA CT
PIEDMONT OK 73078

PREMIUM LAND LLC
305 W MEMORIAL RD
OKLAHOMA CITY OK 73114

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 2nd day of Sept., 20 22

Brenda Graham
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Cleveland, on the 2nd day of Sept, 20 22.

My Commission Expires:

Jun 13, 2026



Ivette Ramirez
Notary Public
Commission # 22008058

Owner	Mailing Address	Legal Description
BELT, TYLER M & JAMIE L	36 PLUMERIA CT, PIEDMONT, OK. 73078	MAGNOLIA MEADOWS PHASE I LOT 1 BLOCK 3
BOEVERS HOMES LLC	PO BOX 429, PIEDMONT, OK. 73078	MAGNOLIA MEADOWS PHASE I LOT 12 BLOCK 2 T14N R05W S35 SW4 A#5 PT SW4 BEG 2317.87'E SW/C, TH E331.02', N659.30' W331.02' S659.30' TPB.
BURLEY, PAUL K & KATHLEEN S	3907 WASHINGTON NE, PIEDMONT, OK. 73078-0000	T13N R05W S02 NE4 A#3 PT NE4 - BEG 760.48'E OF NW/C, TH S215' E203.78' N215', W203.78' TPB
DAVIS, MARILYN S TRUSTEE	3401 AMADOR DR APT#7107, FT WORTH, TX. 76177-	
ELLIOTT, DAVID M & JAMIE D GRIFFIN HOMES LLC	44 ORCHID CT NE, PIEDMONT, OK. 73078 12110 ASHFORD DR STE 100, YUKON, OK. 73099	MAGNOLIA MEADOWS PHASE I LOT 13 BLOCK 2 MAGNOLIA MEADOWS PHASE I LOT 2 BLOCK 1
HOUSTON, MICHAEL D JR & ALISA NASHELL KAPSA, LINDSAY K	109 PRIMROSE PT AVE NE, PIEDMONT, OK. 73078 68 PLUMERIA CT, PIEDMONT, OK. 73078	MAGNOLIA MEADOWS PHASE I LOT 3 BLOCK 1 MAGNOLIA MEADOWS PHASE I LOT 2 BLOCK 3
LINK, MICHAEL & JENNIFER MAGNOLIA MEADOWS LLC	86 ORCHID CT, PIEDMONT, OK. 73078- PO BOX 850558, YUKON, OK. 73085-	MAGNOLIA MEADOWS PHASE I LOT 14 BLOCK 2 MAGNOLIA MEADOWS PHASE I LOT 1 BLOCK 1
MCDONALD, STEVEN & B	4004 WASHINGTON, PIEDMONT, OK. 73078-0000	T13N R05W S02 NE4 A#4 PT NE4 - BEG 33'S OF NW/C, TH S162' E134.44' N162', W134.44' TPB
MORGAN, ANTHONY W & JESSICA NICOLE	45 ORCHID CT, PIEDMONT, OK. 73078	MAGNOLIA MEADOWS PHASE I LOT 11 BLOCK 2 T13N R05W S02 NW4 A#20 - BEING ALL NW4 AKA OGS LOTS 3(41.13Ac) & 4(41.44Ac) &, S/2 NW4 LESS BEG 323.3'E OF NW/C, TH S872.95' E250' N872.95' W250' TPB
PREMIUM LAND LLC	PO BOX 6718, EDMOND, OK. 73083	T13N R05W S02 NE4 A#5 PT NE4 - BEG 134.44'E OF NWC/, TH E626.04' S215' E203.78', N215' E359.88' S2669.86' W1321.15' N2492.98' E134.44' N195' TPB
PREMIUM LAND LLC	305 W MEMORIAL RD, OKLAHOMA CITY, OK. 73114	
RASMUSSEN, ROBERT & CATHY URBAN NEST HOMES LLC URBAN NEST HOMES LLC	63 ORCHID CT, PIEDMONT, OK. 73078 4148 EDMOND RD NE, PIEDMONT, OK. 73078 4148 EDMOND RD NE, PIEDMONT, OK. 73078	MAGNOLIA MEADOWS PHASE I LOT 10 BLOCK 2 MAGNOLIA MEADOWS PHASE I LOT 1 BLOCK 2 MAGNOLIA MEADOWS PHASE I LOT 2 BLOCK 2