



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

DeLayne Acres

Name of Development or Applicant

3301 Harriet St.

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

Residential development

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: PUD - 1900

File Date: 5 May 22

Ward No.: 7

Nbhd. Assoc.: OKC

School District: AA

Extg Zoning: AA

Overlay: -

9.65 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 \$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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

LETTER OF AUTHORIZATION

Princy D, LLC, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location:

The south 630 feet of Block Three (3), of WILSON PLACE, Oklahoma County, Oklahoma, according to the recorded plat thereof. A.K.A. 3301 Harriet Street, Oklahoma City, OK 73131

By: 

Title: Manager for Princy D, LLC

Date: 5/3/2022

WARRANTY DEED
STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 1645942
Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, Tucker Cason, a single person, 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 Princy D, LLC, party/parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

The South 630 feet of Block Three (3), of WILSON PLACE, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 134809900

Grantee's Mailing Address: ~~3301 Hamlet Street, Oklahoma City, OK 73111~~ 17304 N. MAY AVENUE, STE B
EDMOND, OK 73012
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/parties of the second part, his/her/their/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 25th day of April, 2022


Tucker Cason

1645942
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 25th day of April, 2022, personally appeared, Tucker Cason, a single person, to me well known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person 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: 06/26/2022



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

Filing Fees: \$36.00
Doc Stamps: \$547.50

3301 Harriet Street, Oklahoma City, OK 73131 - Legal Description

The South 630 feet of Block Three (3), of WILSON PLACE, Oklahoma County, Oklahoma, according to the recorded plat thereof.

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – _____

MASTER DESIGN STATEMENT FOR

DeLayne Acres

May 4, 2022

PREPARED FOR:

Princy D, LLC
17304 N. May Ave., Ste B
Edmond, Oklahoma, OK, 73012
580-399-3701
daryl@hrebok.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) for 3301 Harriet St., consisting of approximately 9.65 acres are located within the southwest quarter (SW/4) of Section 30, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 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.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Princy D, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for AA Agricultural District. Surrounding properties are zoned and used for:

North: AA District and used for residential.
East: AA District and used for residential.
South: AA District and is undeveloped.
West: AA and R-1 District and used for residential.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property currently consists of a single-family dwelling.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing to permit development of single-family homes.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Hefner Rd. The nearest street to the east is Harper Ave. The nearest street to the south is Harriet St. The nearest street to the west is Nancy Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from private on-site facilities.

7.3 WATER

Water facilities for this property are not available. 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. It is approximately .6 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 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

There shall be two (2) Tracts within this PUD. Tract One shall consist of approximately 5 acres. Tract Two shall consist of approximately 4.65 acres.

Tract 1

The use and development regulations of the **AA Agricultural District** shall govern Tract 1, except as herein modified.

All uses permitted within the AA District shall be permitted within Tract 1 of this PUD.

Tract 2

The use and development regulations of the **RA Single-Family One-Acre Rural Residential District** shall govern Tract 2, except as herein modified.

The following uses shall be permitted:

8250.3	Community Recreation: Property Owners Association
8150.6.2	Composting
8150.6.3	Greenhouse
8150.6.5	Hoop House
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.14	Single-Family Residential

The minimum lot size within Tract 2 shall be one (1) acre.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

All existing structures within this SPUD shall be permitted to remain on site and shall be deemed to conform to any architectural requirements.

In the event of any new structures within this PUD, exterior building wall finish on all new structures shall consist of a minimum 70% brick veneer, masonry, architectural metal, drivet,

rock, stone, stucco, or wood, or other similar type finish. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel 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 m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

Screening regulations shall be in accordance with the base zoning district.

9.5 PLATTING REGULATIONS

Platting shall be required within this PUD.

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

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be taken from Harper Ave. / Linder Rd. (the road along the eastern boundary of the PUD).

Dwelling units within Tract Two shall be oriented to face the eastern boundary.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Each new structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of new structures in this PUD.

9.14 SETBACK REGULATIONS

Tract 1

South: 50 feet
North: 15 feet
East: 15 feet
West: 15 feet

Tract 2

Front: 40 feet
Side: 25 feet
Rear: 50 feet

9.15 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.

9.16 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.

Existing healthy, mature trees located within 50 feet of the western boundary line of Tract 2 shall remain.

9.17..... SPECIFIC PLAN

A specific plan shall not be required.

9.18.....DENSITY

Tract 1

There shall be a maximum of one (1) dwelling unit within Tract 1 of this PUD. The existing structure shall be deemed accessory. Accessory structures shall be permitted within Tract 1.

Tract 2

There shall be a maximum of four (4) dwelling units within Tract 2 of this PUD. Accessory structures shall be permitted within Tract 2.

Dwelling units within Tract 2 shall have a minimum square footage of 2,400 square feet.

10.0 DEVELOPMENT SEQUENCE

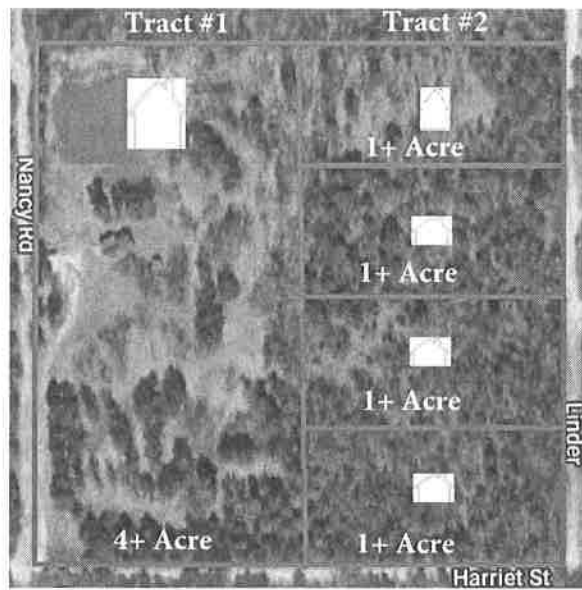
Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B – Conceptual Site Plan
- Exhibit C - Topography Plan

Proposed Site Plan



DeLayne Acres



STATE OF OKLAHOMA)
)
) §:
COUNTY OF OKLAHOMA)

File No. 2740646-OK99

OWNERSHIP REPORT
ORDER 2740646

DATE PREPARED: MAY 5, 2022
EFFECTIVE DATE: APRIL 27, 2022 AT 7:30 AM

MAP NUMBER	ACCOUNT NUMBER	NAME1	NAME2	MAINLG ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3519	R134809900	KCTC HOLDINGS LLC		5030 N MAY AVE, Unit 145	OKLAHOMA CITY	OK	73112	WILSON PLACE ADD	003	000	WILSON PLACE ADD 003 000 S630FT BLK 3 (SUBJECT PROPERTY)	3301 HARRIET ST OKLAHOMA CITY
3519	R134784810	CORMAN MAURICE E III & ANDREA R		10000 HARPER AVE	OKLAHOMA CITY	OK	73131	OAK VIEW ADDITION	000	000	OAK VIEW ADDITION 000 000 BLK 3 & VACATED E&W ALLEY	10000 HARPER AVE OKLAHOMA CITY
3519	R134784810	CORMAN MAURICE E III & ANDREA R		10000 HARPER AVE	OKLAHOMA CITY	OK	73131	OAK VIEW ADDITION	000	000	OAK VIEW ADDITION 000 000 BLK 3 & VACATED E&W ALLEY	10000 HARPER AVE OKLAHOMA CITY
3519	R134781000	SEDLACEK LISA	EWERS PHILLIP	9700 HARPER AVE	OKLAHOMA CITY	OK	73131	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 24 THRU 34	0 UNKNOWN OKLAHOMA CITY
3519	R134781600	WARREN JAMES		PO BOX 53172	OKLAHOMA CITY	OK	73152	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 36 & 37	0 UNKNOWN OKLAHOMA CITY
3519	R134781800	WADE CORA L ETAL	DUNBAR SUZANNE	816 GARRISON LN	YUKON	OK	73099	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 38 THRU 47	0 UNKNOWN OKLAHOMA CITY
3519	R134780400	WARREN JAMES		PO BOX 53172	OKLAHOMA CITY	OK	73152	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 8 THRU 23	9816 HARPER AVE OKLAHOMA CITY
3519	R134781400	WADE CORA L ETAL	DUNBAR SUZANNE	816 GARRISON LN	YUKON	OK	73099	OAK VIEW ADDITION	001	035	OAK VIEW ADDITION 001 035	0 UNKNOWN OKLAHOMA CITY
3519	R134783625	CHRISMAN STEVEN C		3501 MARIE ST	OKLAHOMA CITY	OK	73131- 5238	OAK VIEW ADDITION	002	000	OAK VIEW ADDITION 002 000 LOTS 23 THRU 26	3501 MARIE ST OKLAHOMA CITY
3519	R134784000	CORMAN MAURICE E & ANDREA R		10000 HARPER AVE	OKLAHOMA CITY	OK	73131	OAK VIEW ADDITION	002	000	OAK VIEW ADDITION 002 000 LOTS 27 THRU 34	3617 MARIE OKLAHOMA CITY

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3519	R134784100	CHRISMAN STEVEN C & VIRGINIA I		3501 MARIE ST	OKLAHOMA CITY	OK	73131- 5238	OAK VIEW ADDITION	002	000	OAK VIEW ADDITION 002 000 LOTS 35 THRU 45	3539 MARIE OKLAHOMA CITY
3519	R134783600	CHRISMAN STEVE		3501 MARIE ST	OKLAHOMA CITY	OK	73131- 5238	OAK VIEW ADDITION	002	000	OAK VIEW ADDITION 002 000 LOTS 21 & 22	0 UNKNOWN OKLAHOMA CITY
3519	R134783400	CHRISMAN STEVEN C		3501 MARIE ST	OKLAHOMA CITY	OK	73131- 5238	OAK VIEW ADDITION	002	000	OAK VIEW ADDITION 002 000 LOTS 19 & 20	0 UNKNOWN OKLAHOMA CITY
3519	R134783000	GARRETT & COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	OAK VIEW ADDITION	002	000	OAK VIEW ADDITION 002 000 LOTS 11 THRU 18	0 UNKNOWN OKLAHOMA CITY
3519	R134782800	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	OAK VIEW ADDITION	002	000	OAK VIEW ADDITION 002 000 LOTS 7 THRU 10	0 UNKNOWN OKLAHOMA CITY
3519	R134788200	CORMAN MAURICE E & ANDREA R		10000 HARPER AVE	OKLAHOMA CITY	OK	73131	OAK VIEW ADDITION	004	000	OAK VIEW ADDITION 004 000 LOTS 22 & 23	0 UNKNOWN OKLAHOMA CITY
3519	R134788400	CORMAN MAURICE E & ANDREA R		10000 HARPER AVE	OKLAHOMA CITY	OK	73131	OAK VIEW ADDITION	004	000	OAK VIEW ADDITION 004 000 LOTS 24 THRU 26	0 UNKNOWN OKLAHOMA CITY
3519	R134788600	CORMAN MAURICE E & ANDREA R		10000 HARPER AVE	OKLAHOMA CITY	OK	73131	OAK VIEW ADDITION	004	000	OAK VIEW ADDITION 004 000 LOTS 27 & 28	0 UNKNOWN OKLAHOMA CITY
3519	R141609910	OAKS TECHNOLOGY PARK LLC	ATTN WARREN W THOMAS	132 W MAIN ST	PURCELL	OK	73080- 4220	UNPLTD PT SEC 30 13N 2W	000	000	UNPLTD PT SEC 30 13N 2W 000 000 PT SW4 SEC 30 13N 2W BEG AT SW/C SW4 TH N1319.4FT E1093.45FT S1244.8FT W43.54FT S75FT W1050FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY

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3519	R141609920	OAKS TECHNOLOGY PARK LLC	ATTN WARREN W THOMAS	132 W MAIN ST	PURCELL	OK	73080- 4220	UNPLTD PT SEC 30 13N 2W	000	000	UNPLTD PT SEC 30 13N 2W 000 000 PT SW4 SEC 30 13N 2W BEING GOVT LOT 4 & SE4 SW4 EX A TR BEG AT SW/C OF SW4 TH E1050FT S8FT E200FT NELY 557.31FT ELY 300FT NELY 568.01FT 5801.22FT W2612.28FT TO BEG & EX W33.05ACRS OF GOVT LOT 4	0 UNKNOWN OKLAHOMA CITY
3519	R134806600	CASHION TANA K	CASHION CHRISTOPHER L	10001 NANCY RD	OKLAHOMA CITY	OK	73131- 5256	WILSON PLACE ADD	000	000	WILSON PLACE ADD 000 000 PT OF BLK 2 BEG 630FT N OF SW/C BLK 2 TH N330FT E651.75FT S330FT W651.75FT TO BEG SUBJ TO ESMTS OF RECORD	10001 NANCY RD OKLAHOMA CITY
3519	R134806705	BENNETT MITZI		10101 NANCY RD	OKLAHOMA CITY	OK	73131- 5258	WILSON PLACE ADD	000	000	WILSON PLACE ADD 000 000 PT BLK 2 BEG 960FT N OF SW/C BLK 2 TH N330FT E651.75FT S330FT W651.75FT TO BEG CONT 5ACRS EX ELY 50FT	10101 NANCY RD OKLAHOMA CITY

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3519	R134806650	HUGHES JOE P JR & JILL C	3201 HARRIET ST	OKLAHOMA CITY	OK	73131	WILSON PLACE ADD	002	000	WILSON PLACE ADD 002 000 PT BLK 2 BEG SW/C TH N300FT E651.75FT S300FT W651.75FT TO BEG PLUS A PT BLK 2 BEG 300FT N OF SW/C BLK 2 TH N330FT E651.75FT S330FT W651.75FT TO BEG SUBJ TO ESMTS OF RECORD	3201 HARRIET ST OKLAHOMA CITY
3519	R134809910	MADHAVARAP U RAO VIDYA SAGAR & BHARATHI	13309 CARRIAGE WAY	OKLAHOMA CITY	OK	73142- 3313	WILSON PLACE ADD	003	000	WILSON PLACE ADD 003 000 BLK 3 EX S630FT	0 UNKNOWN OKLAHOMA CITY