



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

Oak Park Landing

Name of Development or Applicant

NE 122nd St. and Woodland Hills

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD - 1956

File Date: 11MAY'23

Ward No.: 7

Nbhd. Assoc.: ---

School District: OAKDALE

Extg Zoning: PUD-1787

Overlay: ---

9.87 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

Williams, Box, Forshee & Bullard, P.C. on behalf of
the applicant

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbfbllaw.com; esilberg@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.

2021022401030533 B: 14640 P: 1833
02/24/2021 03:22:57 PM Pgs: 3
Fee: \$22.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



After recording return to:
Hartzog Conger Cason
Cheryl McDaniel
201 Robert S. Kerr Avenue, Suite 1600
Oklahoma City, Oklahoma 73102

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Simons Investment Company, a Limited Partnership (the "Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey and quitclaim unto Robert Scott Wilson and Bradley Simons, as Trustees of the Wilson Simons Revocable Trust, P.O. Box 57200, Oklahoma City, Oklahoma 73157, and Angela Jo Simons Ridenour, Ken Marvel and Roger Simons, as Trustees of the Angela Jo Simons Revocable Trust, 14001 N. Western Ave., Edmond, OK 73103 (the "Grantees"), in equal undivided one-half shares, two certain tracts of real property situated in Oklahoma City, Oklahoma County, Oklahoma, described as follows, to wit:

See Exhibit "A" attached hereto

together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the Grantees, and Grantees' successors and assigns forever.

EXECUTED and delivered this 24 day of December, 2020.

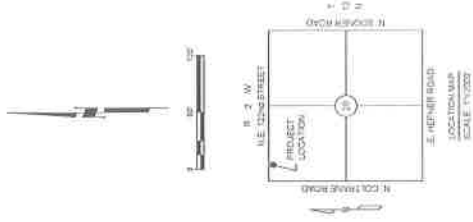
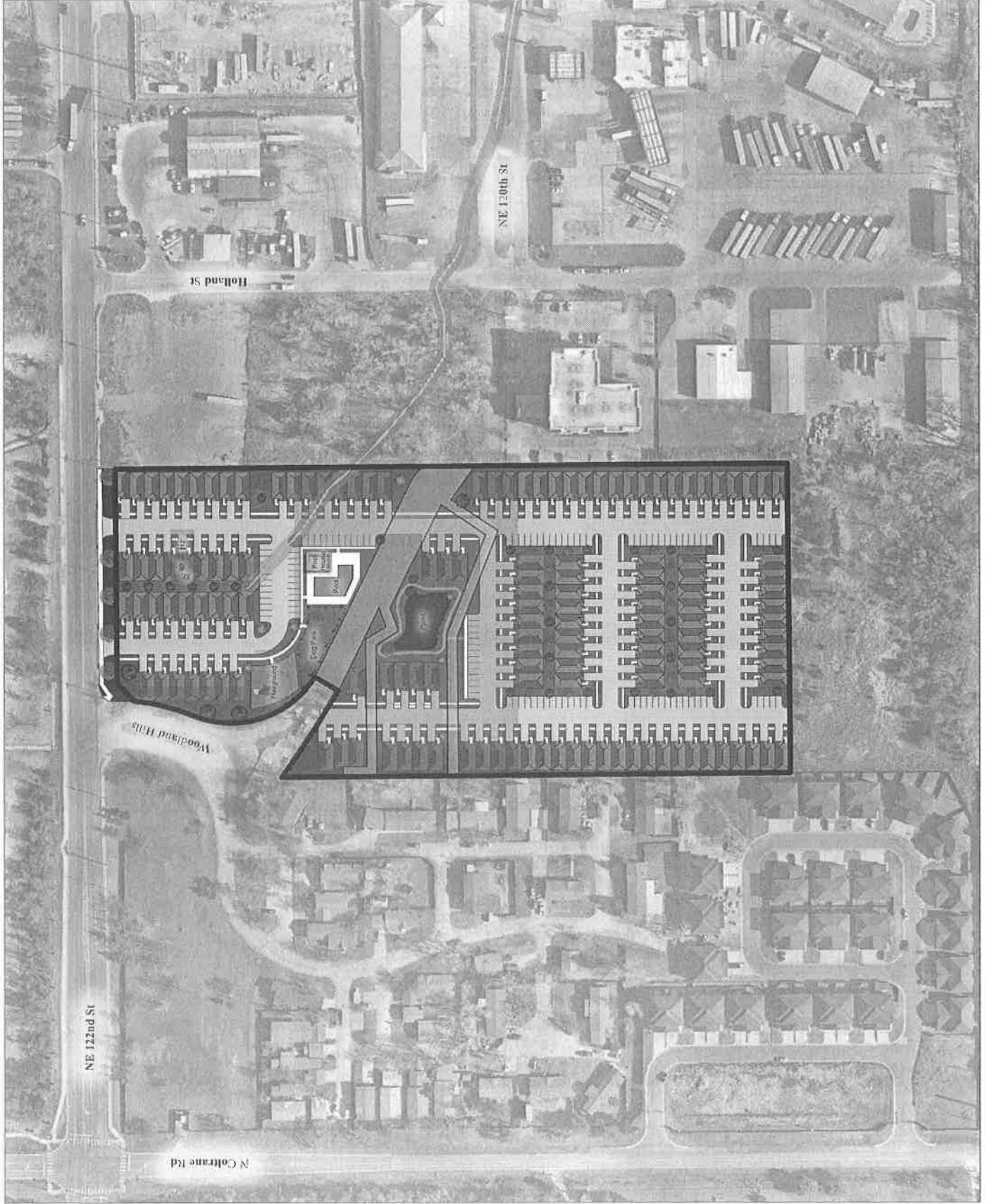
EXEMPT DOCUMENTARY STAMP TAX 68 O.S. § 3201 and 3202(4)

Exhibit A

For Tax Map ID(s): 122701080, 122701090 and 141564565

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4); Thence North 89°31'38" East (North 89°31'08" East record), along and with the North line of said Northwest Quarter (NW/4), a distance of 1,039.25 feet (1039.02 feet record); Thence South 00°28'56" East, departing said North line, a distance of 50.00 feet to the Northwest (NW/4) Corner of the recorded plat HOLLAND VILLAGE, said point being the Point of Beginning; Thence continuing South 00°28'56" East, along and with the West line of said plat HOLLAND VILLAGE, a distance of 199.61 feet (200.00 feet record) to the Northwest (NW) Corner of Lot Two (2) Block Two (2) of said plat HOLLAND VILLAGE; Thence North 89°31'08" East, along and with the North line of said Lot Two (2), a distance of 250.00 feet to the Northeast (NE) Corner of said Lot Two (2); Thence South 00°28'56" East, along and with the East line of said Lot Two (2) and the East line of Lots Three (3) and Four (4) Block Two (2), a distance of 375.00 feet; Thence South 89°31'08" West, departing said East line, a distance of 250.00 feet to a point on the West line of said Lot Four (4), said point being 55.00 feet South of the Northwest (NW) Corner of said Lot Four (4); Thence South 00°28'56" East, along and with the West line of said plat HOLLAND VILLAGE, a distance of 414.32 feet; Thence South 89°27'56" West, departing said East line, a distance of 464.02 feet to a point on the extended East line of the recorded plat WOODLAND HILLS VILLAGE; Thence North 00°28'56" West, along and with the extended East line of said plat WOODLAND HILLS VILLAGE extended, a distance of 749.49 feet; Thence continuing along and with the East line of said Plat WOODLAND HILLS VILLAGE the following Six (6) calls:

1.
on a non-tangent curve to the left having a radius of 1,332.41 feet, a chord bearing of South 56°43'20" East, a chord length of 105.08 feet and an arc length of 105.11 feet;
2.
South 58°58'56" East, a distance of 49.11 feet;
3.
North 31°01'04" East, a distance of 40.00 feet;
4.
on a non-tangent curve to the right having a radius of 142.80 feet, a chord bearing of North 18°06'25" West, a chord length of 186.90 feet and an arc length of 203.75 feet;
5.
on a reverse curve to the left having a radius of 307.35 feet, a chord bearing of North 14°20'09" East, a chord length of 90.14 feet and an arc length of 90.47 feet;
6.
North 46°33'09" East, a distance of 36.08 feet (36.58 feet record) to a point on the South right-of-way line of N.E. 122nd Street, said point being 50.00 feet South of the North line of said Northwest Quarter (NW/4);
Thence North 89°31'38" East (North 89°31'08" East record), along and with the South right-of-way line of N.E. 122nd Street, a distance of 321.03 feet to the Point of Beginning.



Oak Park Landing

Conceptual Site Plan
 +/- 9.87 Acres

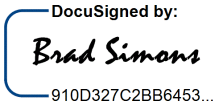
Proposed Parking: 117 Spaces
 Proposed Units: 145



JOHNSON & ASSOCIATES
 1 E. Swindale Ave., Suite 200
 Oklahoma City, OK 73104
 Phone: (405) 234-1111
 Fax: (405) 234-1112
 E-mail: info@ja-johnson.com
 Website: www.ja-johnson.com
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LETTER OF AUTHORIZATION

Brad Simons, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals to file PUD-1956 and to do all things necessary for the advancement of such application with respect to the property at the following location: 12266 Woodland Hills Drive, Oklahoma City, Oklahoma 73131.

By:  910D327C2BB6453...

Title: Trustee for the Wilson Simons Revocable Trust

Date: 8/22/2023

SIMONS INVESTMENT COMPANY, a Limited Partnership
By: Simons Holding Company, an Oklahoma corporation,
Its General Partner

By: [Signature]
Roger N. Simons, President

ACKNOWLEDGEMENT

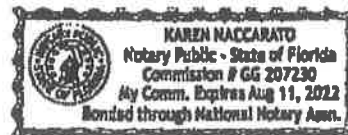
STATE OF FLORIDA)
COUNTY OF COLLIER)

SS:

Before me the undersigned, a Notary Public in and for said County and State, on this 24 day of December, 2020 personally appeared Roger N. Simons, President of Simons Holding Company, an Oklahoma corporation, General Partner of Simons Investment Company, a Limited Partnership to me known to be the identical person who executed the within foregoing instrument on behalf of said partnership, and acknowledged to me that (he) executed the same as (his) free and voluntary act and deed, for the uses and purposes therein set forth.

[Signature]
Notary Public

My Commission Expires: August 11, 2022
My Commission Number: 66207230



Mail tax statements to:
Trustees of the Wilson Simons Revocable Trust
P.O. Box 57200
Oklahoma City, OK 73157.

Signature Page
To
Quit Claim Deed

EXHIBIT "A"
TO
QUIT CLAIM DEED

Tract #1

A part of the Northwest Quarter (NW/4) Section Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at the Northwest Corner of said NW/4; Thence North 89°31'08" East along the North line of said NW/4 a distance of 718.36 feet; Thence South 00°28'56" East a distance of 50.00 feet to the POINT OF BEGINNING; Thence North 89°31'08" East a distance of 320.66; Thence South 00°28'56" East a distance of 989.32 feet; Thence South 89°27'56" West a distance of 464.82 feet; Thence North 00°28'56" West a distance of 749.49 feet; Thence along a curve to the Left having a radius of 1332.41 feet and a chord bearing of South 56°43'20" East and a chord length of 105.08 feet for an arc length of 105.11 feet; Thence South 58°58'56" East a distance of 49.11 feet; Thence North 31°01'04" East a distance of 40.00 feet; Thence along a curve to the Right having a radius of 142.80 feet and a chord bearing of North 18°16'26" West and a chord length of 186.90 feet for an arc length of 203.75 feet; Thence along a curve to the Left having a radius of 307.35 feet and a chord bearing of North 14°20'04" East and a chord length of 90.15 feet for an arc length of 90.47 feet; Thence North 46°33'09" East a distance of 36.58 feet to the POINT OF BEGINNING. Containing 429,813.91 Sq. Ft. or 9.867 acres, more or less.

Tract #2

All of Lots Two (2) and Three (3), and that portion of Lot Four (4) North of the center line of the platted N.E. 120th Street in Block Two (2), HOLLAND VILLAGE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit "A"
To
Quit Claim Deed

Ownership List Certificate

)

State of Oklahoma
County of Oklahoma) SS

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Oklahoma County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor of each of the following parcels of land:

A 300 ft radius of property owners surrounding the following described property, to wit:

Exhibit A

For Tax Map ID(s): 122701080, 122701090 and 141564565

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on a non-tangent curve to the left having a radius of 1,332.41 feet, a chord bearing of South 56°43'20" East, a chord length of 105.08 feet and an arc length of 105.11 feet;

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South 58°58'56" East, a distance of 49.11 feet;

3.

North 31°01'04" East, a distance of 40.00 feet;

4.

on a non-tangent curve to the right having a radius of 142.80 feet, a chord bearing of North 18°06'25" West, a chord length of 186.90 feet and an arc length of 203.75 feet;

5.

on a reverse curve to the left having a radius of 307.35 feet, a chord bearing of North 14°20'09" East, a chord length of 90.14 feet and an arc length of 90.47 feet;

6.

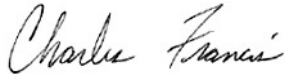
North 46°33'09" East, a distance of 36.08 feet (36.58 feet record) to a point on the South right-of-way line of N.E. 122nd Street, said point being 50.00 feet South of the North line of said Northwest Quarter (NW/4);

Thence North 89°31'38" East (North 89°31'08" East record), along and with the South right-of-way line of N.E. 122nd Street, a distance of 321.03 feet to the Point of Beginning.

EXECUTED at Oklahoma City, Oklahoma, June 6, 2023 at 7:30 A.M.

Chicago Title Oklahoma Co.

By:



Vice President, Charles Francis

Date Prepared: June 13, 2023

Order Number: 710512301611



Ownership List

Order # 710512301611**Thru: July 6, 2023****Page No. 1**

<i>Owner</i>	<i>Legal Description</i>
<i>Wilson Simons & Angela Simons Trust PO BOX 57200 Oklahoma City, OK 73157</i>	<i>R122701080 HOLLAND VILLAGE 002 002</i>
<i>Wilson Simons & Angela Simons Trust PO BOX 57200 Oklahoma City, OK 73157</i>	<i>R122701090 HOLLAND VILLAGE 002 003</i>
<i>Wilson Simons & Angela Simons Trust PO BOX 57200 Oklahoma City, OK 73157</i>	<i>R141564565 UNPLTD PT SEC 20 13N 2W 000 000 PT NW/4 SEC 20 13N 2W BEG 718.36FT E & 50FT S NW/C NW/4 TH E320.66FT S989.32FT W464.02FT N749.49FT SE ALONG A CURVE TO THE LEFT 105.11FT SELY 49.11FT NELY40FT NWLY ALONG CURVE TO THE RIGHT 203.75FT NE ON REVERSE CURVE TO LEFT 90.47FT NE36.58FT TO BEG PLUS A PT LOT 4 BLK 2 HOLLAND VILLAGE NORTH OF CENTER LINE OF PLTD NE 120TH ST</i>
<i>Thomas M & Leodenila C Wong Trust 25806 Durrwood Court Castro Valley, CA 94552</i>	<i>R216541190 OAKDALE GARDENS BLK 003 LOT 006</i>
<i>Ivashchankairyna Iryna & Wulf Vogler 701 Orange Ave. Los Altos, CA 94022</i>	<i>R216541200 OAKDALE GARDENS BLK 003 LOT 007</i>
<i>Khai Quang Tran & Linh P Nguyen 23 Thomas Ct. San Mafeo, CA 94401</i>	<i>R216541210 OAKDALE GARDENS BLK 003 LOT 008</i>
<i>Cordova Investment LLC 4411 Karen Drive Edmond, OK 73013</i>	<i>R122701093 HOLLAND VILLAGE 002 000 PT OF LOT 6 BEG AT SW/C LT 6 TH W464.02FT N178.43FT E464.02FT TO W LINE LOT 6 TH CONT E310FT S178.14FT W310FT TO BEG CONT 3.17ACRS MORE OR LESS</i>
<i>Audra Dawn Lemke 1669 Hollenbeck Ave., Unit 255 Sunnyvale, CA 94087</i>	<i>R216541250 OAKDALE GARDENS BLK 004 LOT 001</i>
<i>Pensco Trust Company LLC 1801 California St., Ste 800 Denver, CO 80202</i>	<i>R216541300 OAKDALE GARDENS BLK 004 LOT 006</i>
<i>PH Dang LLC 509 Boyd Road Pleasant Hill, CA 94523</i>	<i>R216541220 OAKDALE GARDENS BLK 003 LOT 009</i>

Ownership List

Order # 710512301611

Thru: July 6, 2023

Page No. 2

<i>Owner</i>	<i>Legal Description</i>
<i>Aaron & Monica Duggal 13827 NE 93rd Ct. Redmond, WA 98052</i>	<i>R216541260 OAKDALE GARDENS BLK 004 LOT 002</i>
<i>Radha Popuri & Satyavathi Malladi 93 Blake Ave. Santa Clara, CA 95051</i>	<i>R216541290 OAKDALE GARDENS BLK 004 LOT 005</i>
<i>Win With Orange Properties LLC 231 Market Place, Unit 199 San Ramon, CA 94583</i>	<i>R216541230 OAKDALE GARDENS BLK 003 LOT 010</i>
<i>Cordova Investment LLC 4411 Karen Drive Edmond, OK 73013</i>	<i>R141564568 UNPLTD PT SEC 20 13N 2W 000 000 PT NW4 SEC 20 13N 2W BEG 1039.02FT E & 1002FT S OF NW/C NW4 TH S140.52FT W464.02FT N140.52FT E464.02FT TO BEG CONT 1.45ACRS MORE OR LESS</i>
<i>Hugo Cordova 5201 E Mountain View Circle Edmond, OK 73034</i>	<i>R122701094 HOLLAND VILLAGE 002 000 PT OF LOT 6 BEG 178.43FT N OF SW/C LT 6 TH N140.52FT E310FT S140.52FT W310FT TO BEG CONT 1ACRE MORE OR LESS</i>
<i>Honeybee Properties, LLC 3030 NW Expressway, Unit 200 Oklahoma City, OK 73112</i>	<i>R216541270 OAKDALE GARDENS BLK 004 LOT 003</i>
<i>Utesch Ventures Rhya Lane Series 424 NE 2nd St. Oklahoma City, OK 73104</i>	<i>R216541280 OAKDALE GARDENS BLK 004 LOT 004</i>
<i>Anthony N Parisi III 729 Jadecrest Ct. San Ramon, CA 94582</i>	<i>R216541240 OAKDALE GARDENS BLK 003 LOT 011</i>
<i>Prestige Worldwide Capital LLC 6724 NE 113th St. Edmond, OK 73013</i>	<i>R216541110 OAKDALE GARDENS BLK 002 LOT 007</i>
<i>Canoe Cove Properties LLC 210 Park Ave., Unit 3001 Oklahoma City, OK 73102</i>	<i>R216541120 OAKDALE GARDENS BLK 002 BLK 008</i>
<i>Canoe Cove Properties LLC 210 Park Ave., Unit 3001 Oklahoma City, OK 73102</i>	<i>R216541130 OAKDALE GARDENS BLK 002 LOT 009</i>
<i>Huff & Doback Development LLC 11217 Autumn Road Edmond, OK 73013</i>	<i>R216541310 OAKDALE GARDENS BLK 000 LOT 000 COMMON AREAS A B & C (COMMON AREA A AKA PRIVATE ROADS)</i>

Ownership List

Order # 710512301611

Thru: July 6, 2023

Page No. 3

<i>Owner</i>	<i>Legal Description</i>
<i>ABACUS Properties LLC 12001 Holland St. Oklahoma City, OK 73131</i>	<i>R122701095 HOLLAND VILLAGE 002 000 S19FT OF LOT 5 & N132FT OF W310FT OF LOT 6</i>
<i>Glenna Lee & Katherine J Ziese 421830 E 1162 Rd. Eufaula, OK 74432</i>	<i>R123911470 WOODLAND HILLS VILLAGE SEC ONE 004 020</i>
<i>Glenna Lee & Katherine J Ziese 421830 E 1162 Rd. Eufaula, OK 74432</i>	<i>R123911460 WOODLAND HILLS VILLAGE SEC ONE 004 019</i>
<i>Glenna Lee & Katherine J Ziese 421830 E 1162 Rd. Eufaula, OK 74432</i>	<i>R123911450 WOODLAND HILLS VILLAGE SEC ONE 004 018</i>
<i>12112 Woodland Hills LLC 6915 N Classen Blvd., Ste C Oklahoma City, OK 73116</i>	<i>R123911430 WOODLAND HILLS VILLAGE SEC ONE 004 000 LOTS 16 & 17</i>
<i>Daniel L Austin 12101 Woodland Hills Dr. Oklahoma City, OK 73131</i>	<i>R123911230 WOODLAND HILLS VILLAGE SEC ONE 002 023</i>
<i>Tony & Tammy Pimental 12128 Woodland Hills Dr. Oklahoma City, OK 73131</i>	<i>R123911420 WOODLAND HILLS VILLAGE SEC ONE 004 000 S/2 OF LOT 14 & ALL LOT 15</i>
<i>Waleed Investments Inc. 4600 NE 120th St. Oklahoma City, OK 73131</i>	<i>R122701140 HOLLAND VILLAGE 002 000 LOTS 6 THRU 8 EX W310FT OF LOT 6</i>
<i>A & A Property Investments LLC 1015 Waterwood Parkway, Unit D Edmond, OK 73034</i>	<i>R123911380 WOODLAND HILLS VILLAGE SEC ONE 004 000 LOTS 11 & 12</i>
<i>Woodland Hills Village Homeowners Association 12208 Woodland Hills Dr. Oklahoma City, OK 731131</i>	<i>R123911480 WOODLAND HILLS VILLAGE SEC ONE 000 000 LOTS A B C D & WOODLAND HILLS DR</i>
<i>Alan K & Tawanna T Radle 12208 Woodland Hills Dr. Oklahoma City, OK 73131</i>	<i>R123911370 WOODLAND HILLS VILLAGE SEC ONE 004 010</i>
<i>John Holland 3713 Becketts Crown Ct. Mustang, OK 73064</i>	<i>R123911110 WOODLAND HILLS VILLAGE SEC ONE 002 011</i>
<i>Alan K & Tawanna T Radle & Alanna D Radle 12208 Woodland Hills Dr. Oklahoma City, OK 73131</i>	<i>R123911360 WOODLAND HILLS VILLAGE SEC ONE 004 009</i>

Ownership List

Order # 710512301611

Thru: July 6, 2023

Page No. 4

<i>Owner</i>	<i>Legal Description</i>
<i>Ray M Hardin Living Trust 3001 N Glenvalley Dr. Midwest City, OK 73110</i>	<i>R123911340 WOODLAND HILLS VILLAGE SEC ONE 004 007</i>
<i>Ray M Hardin Living Trust 3001 N Glenvalley Dr. Midwest City, OK 73110</i>	<i>R123911350 WOODLAND HILLS VILLAGE SEC ONE 004 008</i>
<i>Ishani Hotel LLC etal Sunny Hotels LLC 4625 NE 120th St. Oklahoma City, OK 73131</i>	<i>R122701030 HOLLAND VILLAGE 001 000 LOTS 3 THRU 6</i>
<i>Alan K & Tawanna T Radle 12208 Woodland Hills Dr. Oklahoma City, OK 73131</i>	<i>R123911300 WOODLAND HILLS VILLAGE SEC ONE 004 003</i>

Ownership List

A 300 foot radius of property owners surrounding the following described property to-wit:

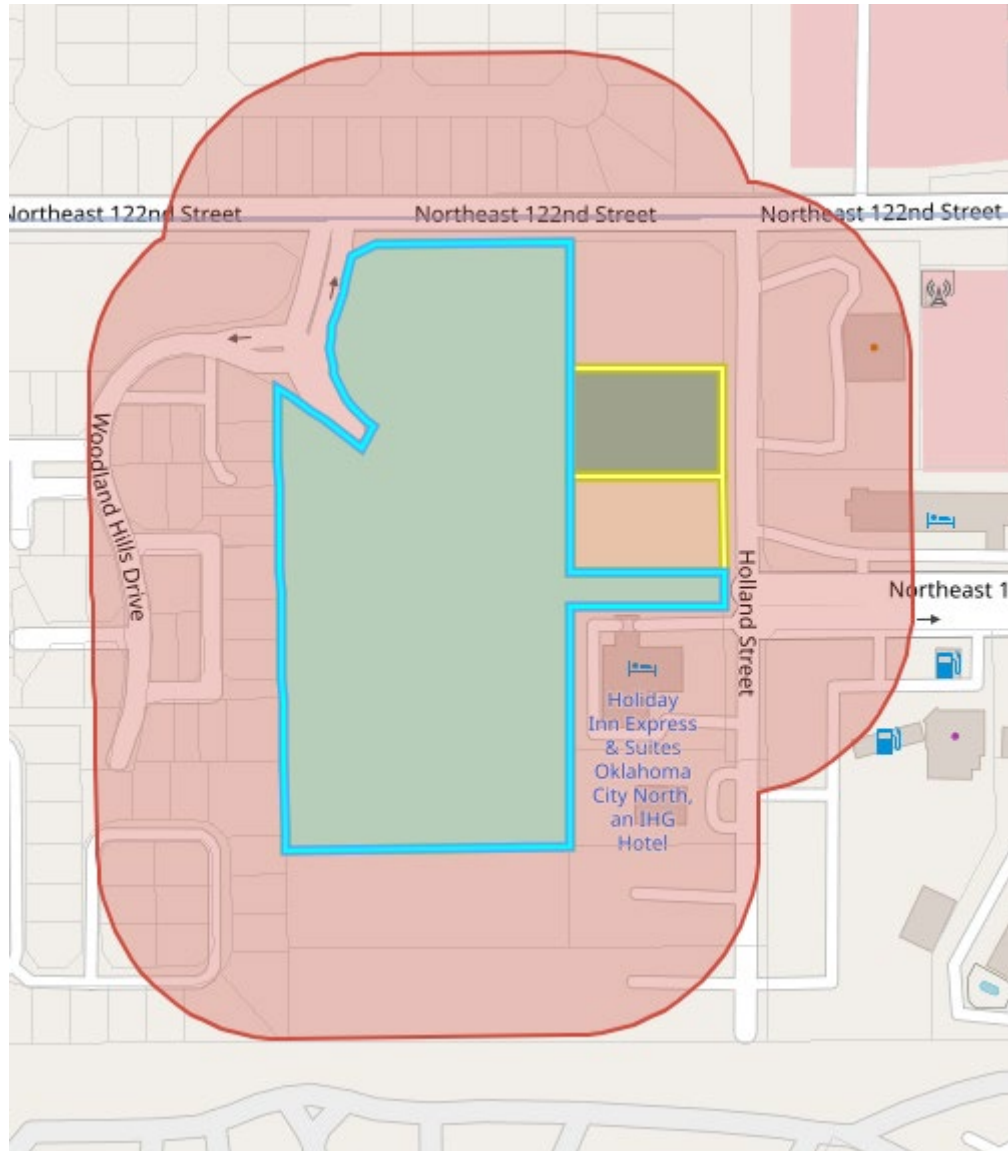
Exhibit A

For Tax Map ID(s): 122701080, 122701090 and 141564565

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1.
on a non-tangent curve to the left having a radius of 1,332.41 feet, a chord bearing of South 56°43'20" East, a chord length of 105.08 feet and an arc length of 105.11 feet;
2.
South 58°58'56" East, a distance of 49.11 feet;
3.
North 31°01'04" East, a distance of 40.00 feet;
4.
on a non-tangent curve to the right having a radius of 142.80 feet, a chord bearing of North 18°06'25" West, a chord length of 186.90 feet and an arc length of 203.75 feet;
5.
on a reverse curve to the left having a radius of 307.35 feet, a chord bearing of North 14°20'09" East, a chord length of 90.14 feet and an arc length of 90.47 feet;
6.
North 46°33'09" East, a distance of 36.08 feet (36.58 feet record) to a point on the South right-of-way line of N.E. 122nd Street, said point being 50.00 feet South of the North line of said Northwest Quarter (NW/4);
Thence North 89°31'38" East (North 89°31'08" East record), along and with the South right-of-way line of N.E. 122nd Street, a distance of 321.03 feet to the Point of Beginning.

Radius Map
300 feet



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

Oak Park Landing

May 11, 2023

PREPARED FOR:

Don Dillingham
121 NE 50th St.
Oklahoma City, OK 73105

PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Oak Park Landing, consisting of 9.87 acres, is located within the Northwest Quarter (NW/4) of Section 20, 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 of this property is Wilson Simons Revocable Trust. The developer of this property is Don Dillingham.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1787. Surrounding properties are zoned and used for:

North: R-1 District and is currently undeveloped.
East: SPUD-509, PUD-605, and C-3 District and used for commercial.
South: PUD-275 District and is currently undeveloped.
West: PUD-58A 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 5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0 CONCEPT

The concept for this PUD is to change the existing base zoning to an R-4 base zoning that will permit a residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NE 122nd St. The nearest street to the east is Holland. The nearest street to the south is NE 115th St. The nearest street to the west is Woodland Hills Dr.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Rd. It is approximately 3.4 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 Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL 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.

8.1USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-4 General Residential District shall govern this PUD, except as herein modified.

The following uses shall be permitted:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

9.0SPECIAL CONDITIONS

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

9.1FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2LANDSCAPING REGULATIONS

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

9.3LIGHTING REGULATIONS

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

9.4SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall not 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

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

There shall be two (2) access points from NE 122nd St. in this PUD.

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 prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

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, pool, pool house, dog park, playground, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

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:

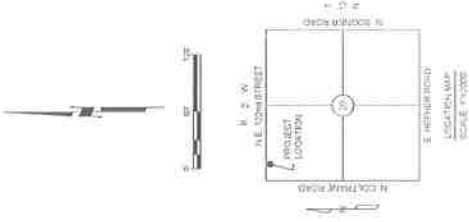
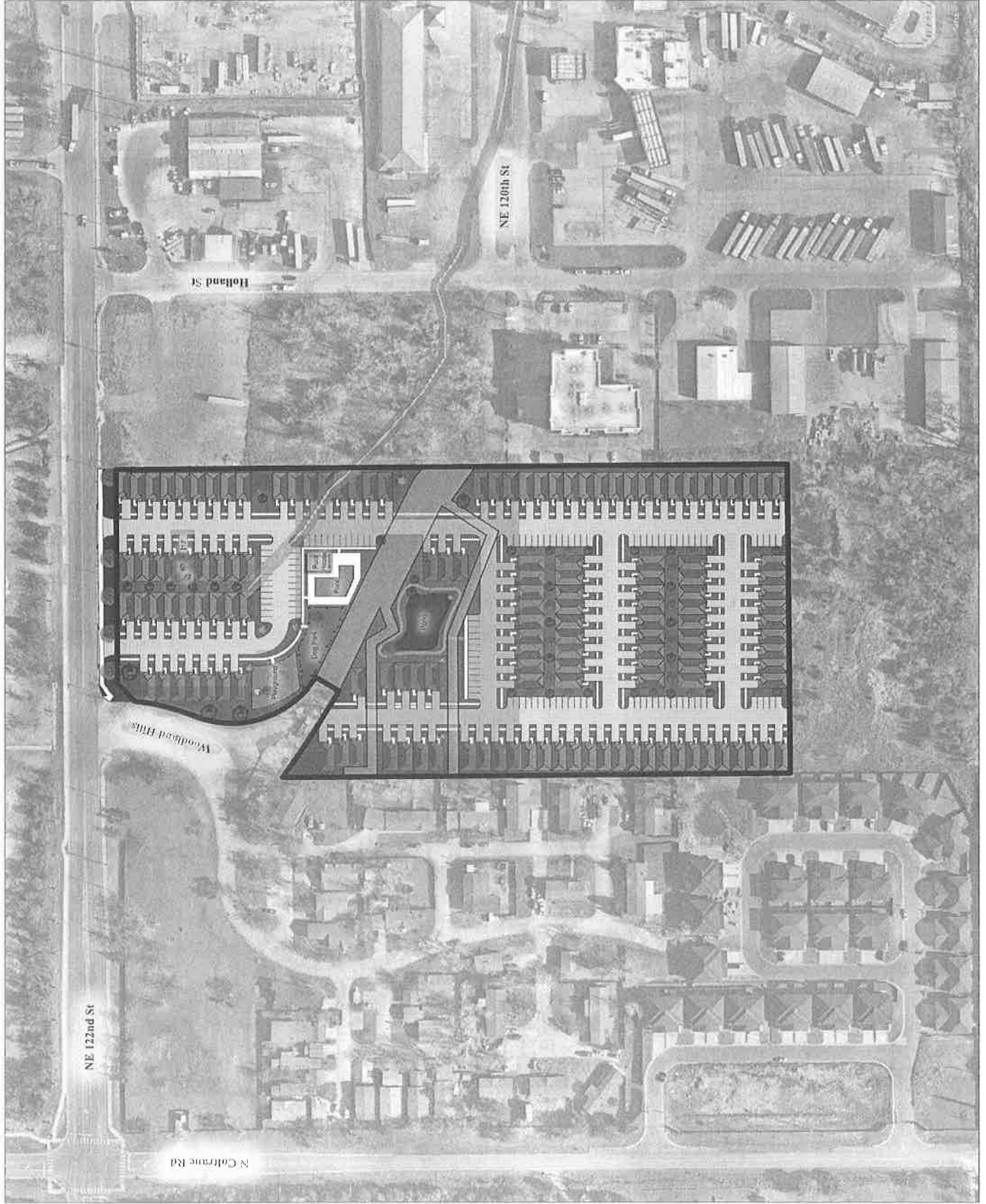
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- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

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Oak Park Landing

Conceptual Site Plan

+/- 9.87 Acres

Proposed Parking: 117 Spaces

Proposed Units: 145



Johnson & Associates
11111 N. 122nd Ave.
Suite 100
Tulsa, Oklahoma 74134

Architect: J.A. Jones & Associates, Inc.
Engineer: J.A. Jones & Associates, Inc.
Landscape Architect: J.A. Jones & Associates, Inc.

Prepared by: J.A. Jones & Associates, Inc.
Date: 10/20/2010
Project No.: 10-001

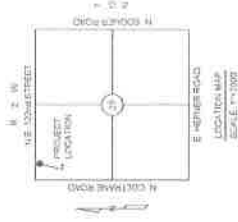
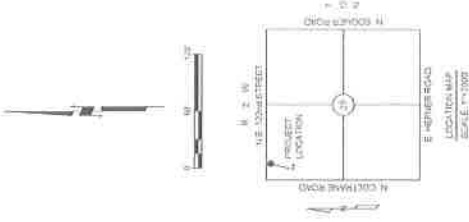
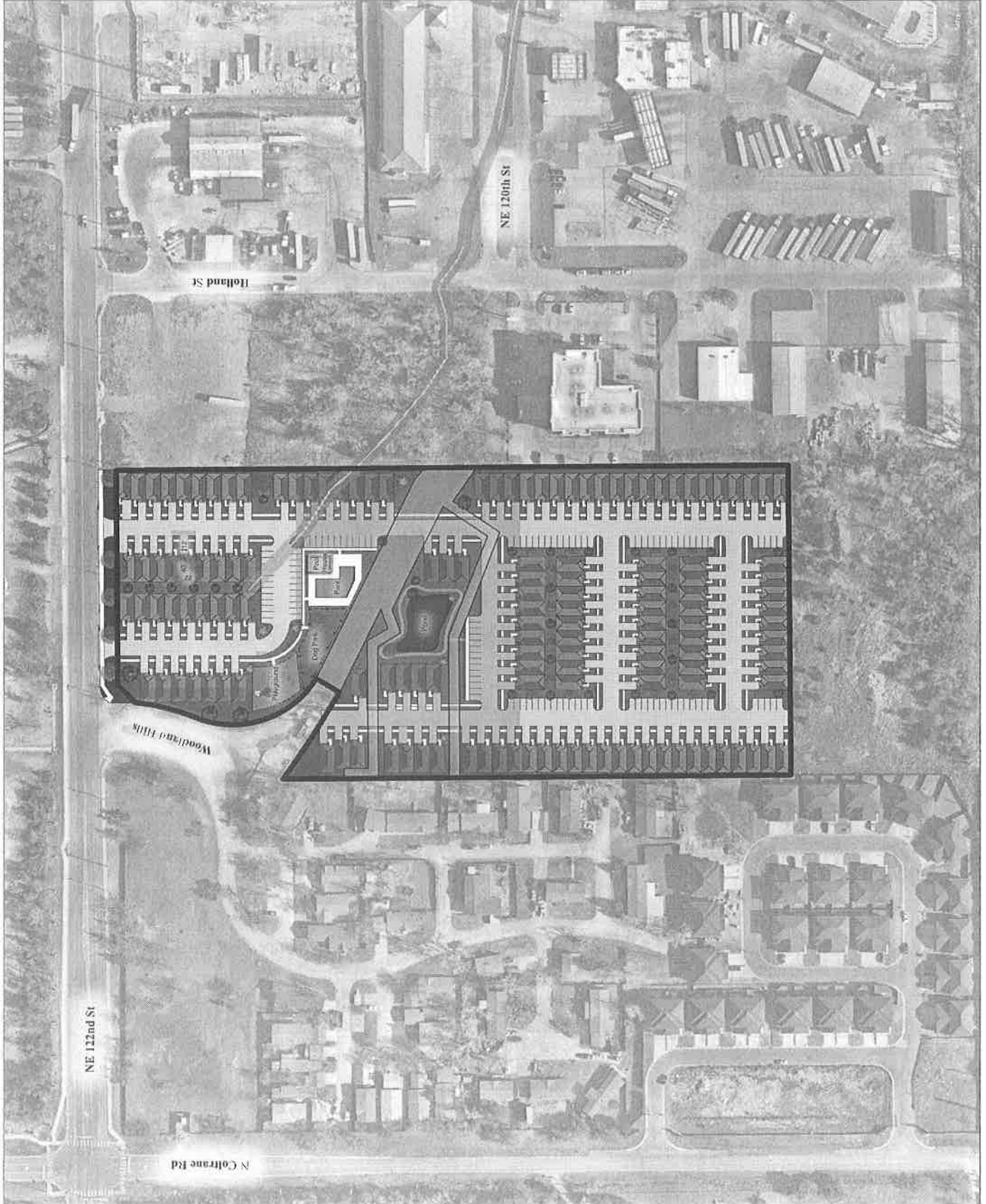


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Conceptual Site Plan
+/- 9.87 Acres

Proposed Parking: 117 Spaces
Proposed Units: 145



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Checked by: J.A. Jones & Associates, Inc.
Reviewed by: J.A. Jones & Associates, Inc.

