



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

17001 N. Western Ave.

Project Name

17001 N. Western Ave.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1644
Case No.: SPUD -	6-11-24
File Date:	W8
Ward No.:	Fenwick HOA
Nbhd. Assoc.:	Edmond
School District:	R-1
Extg Zoning:	
Overlay:	

2.4 acres MOL

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

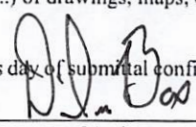
Name

Mailing Address

City, State, Zip Code

Phone

Email

  
Signature of Applicant

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

Applicant's Name (please print)  
522 Colcord Dr.

Applicant's Mailing Address  
Oklahoma City, OK 73102

City, State, Zip Code  
405-232-0080

Phone  
dmbbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

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

Return To:

UM CHAHAL LLC.

15208 Burning Springs

Edmond, OK 73013

Rec. & Ret. to:

American Eagle Title Group

421 NW 13th St, Suite 320

Oklahoma City, OK 73103

COURTESY FILING. NO

LIABILITY IS ASSUMED

WARRANTY DEED

(OKLAHOMA STATUTORY FORM)

File No.: 17-09-1114

Documentary Stamp: \$450.00



20180328010407480

03/28/2018 11:01:00 AM

Bk:RE13693 Pg:1089 Pgs:3 DEED

State of Oklahoma

County of Oklahoma

Oklahoma County Clerk

David B. Hooten

That **Randy Davidson, Trustee and President of Red River Presbytery Cumberland Presbyterian Church, Inc.**, party of the first part, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell and convey unto **UM CHAHAL LLC. an Oklahoma limited liability company**, party of the second part, the following described real property and premises situate in **Oklahoma County, State of Oklahoma**, to wit:

A piece, parcel, or tract of land lying in the SE/4 of Section 32, Township 14 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Northeast corner of the SE/4 of Section 32; Thence South 00°07'19" East along the East line of said SE/4 for a distance of 462.95 feet to the point of beginning; Thence continuing South 00°07'19" East along the East line of said SE/4 a distance of 262.05 feet; Thence South 89°52'41" West a distance of 360 feet; Thence North 03°38'36" West a distance of 325.61 feet; Thence South 77°55'03" East for a distance of 297.74 feet; Thence North 89°52'41" East a distance of 88.98 feet to a point on the East line of the said SE/4 and to the point of beginning.

Attached Exhibit "A" - Survey plat reflecting Lot Split Approval from Oklahoma City Planning Commisison.

Attached Exhibit "B" - Affidavit from Red River Presbytery of the Cumberland Presbyterian Church.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint tenants, and to the heirs, successors and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this date this **26th** day of **March, 2018**.

Red River Presbytery Cumberland Presbyterian Church

By: Randy Davidson, Trustee and President

#### ACKNOWLEDGMENT - OKLAHOMA FORM

State of: Oklahoma

)

)SS.

County Of: Oklahoma

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Before me, the undersigned, a Notary Public, in and for said County and State, on this **26th** day of **March, 2018** personally appeared **Randy Davidson, Trustee and President of Red River Presbytery Cumberland Presbyterian Church, Inc.**, to me known to be the identical person who executed the within and foregoing instrument 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

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



Janie Cotton, Notary Public

My Commission Expires: 8/23/2021  
Commission No.

1710-0378-20

31 \$17.00 -

①

# Exhibit "A"

## SURVEY PLAT

P.O.C.  
NORTHEAST CORNER OF SE/4  
SEC. 32, T14N-R3W, I.M.

Oklahoma City Planning Commission  
Deed Approval # 24780

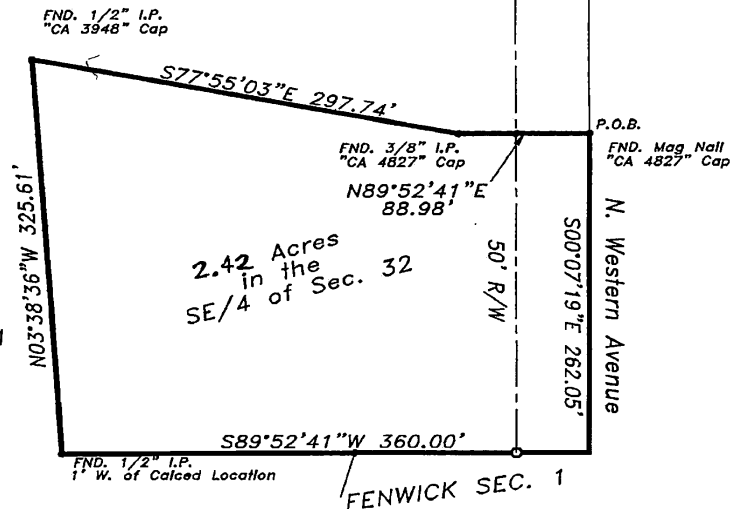
DEC 02 2016

Basis of Bearing  
East Line of the SE/4  
S0°07'19"E

Legend  
○ = Set 1/2" I.P.  
● = Found 3/8" I.P.  
Fence

SCALE: 1" = 100'  
FIELD DATE: 6/02/16

FENWICK SEC. 1

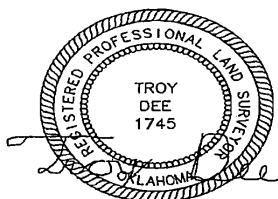


A piece, parcel, or tract of land lying in the Southeast Quarter (SE/4) of Section Thirty-Two (32), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northeast corner of the SE/4 of Section 32; Thence S00°07'19"E along the East line of said SE/4 for a distance of 462.95 feet to the POINT OF BEGINNING; Thence continuing S00°07'19"E along the East line of said SE/4 a distance of 262.05 feet; Thence S89°52'41"W a distance of 360.00 feet; Thence N3°38'36"W a distance of 325.61 feet; Thence S77°55'03"E for a distance of 297.74 feet; Thence N89°52'41"E a distance of 88.98 feet to a point on the East line of the said SE/4 and to the POINT OF BEGINNING. Containing 105,488.585 Sq. Ft. or 2.42 Acres, more or less.

I, Troy Dee, state herewith, that this Survey is a true and correct representation of a survey made on the ground, showing corners found, corners set, and measured dimensions of said survey.

This Plat of Survey meets the Oklahoma minimum standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors. Witness my signature and Surveyors seal this 6th day of June, 2016.



Coordinated By:  
Civil Design & Survey  
of Oklahoma, Inc.  
2201 Rambling Road  
Edmond, OK 73025  
PH: 405-550-0168  
FX: 866-347-8552  
MarkAaronRitchie@live.com

17101 N. Western Ave.  
Golden Land Surveying

C.A.# 7263 / Exp. Date -6/30/2016

Exhibit "B"



of the Cumberland Presbyterian Church

**AFFIDAVIT OF FACT REGARDING  
STONEGATE CUMBERLAND PRESBYTERIAN CHURCH  
LAND SALE**

1. My name is Vernon J. Sansom, Jr. I am the Stated Clerk of Red River Presbytery of the Cumberland Presbyterian Church, Inc. ("Red River Presbytery").
2. All the information contained within this Affidavit is within my personal knowledge and is true and correct.
3. The current **TRUSTEES** of **RED RIVER PRESBYTERY OF THE CUMBERLAND PRESBYTERIAN CHURCH, INC.** are: **RANDY DAVIDSON**, Ada, OK, **SHERI KUYKENDAL**, Midlothian, TX, **NEDRA LAMAR**, Burleson, TX, and **NORLAN SCRUDDER**, Park Hill, OK.
4. **RANDY DAVIDSON** in his capacity as **TRUSTEE** and **PRESIDENT** of **RED RIVER PRESBYTERY OF THE CUMBERLAND PRESBYTERIAN CHURCH, INC.** is authorized and empowered to negotiate and execute Contracts, sign Special Warranty Deeds, and any and all other Agreements and Documents required for and on behalf of the Corporation as he may deem appropriate and satisfactory, and to consent to and to take any and all actions necessary or appropriate to effectuate the sale a portion of the property of Stonegate Cumberland Presbyterian Church.

**RED RIVER PRESBYTERY of the Cumberland Presbyterian Church,  
Inc., a Texas non-profit Corporation**

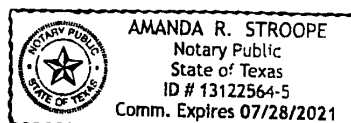
By: [Signature]  
Printed Name: Vernon J. Sansom, Jr.  
Title: Stated Clerk

20180328010407480  
Filing Fee: \$17.00  
Doc. Stamps: \$450.00  
03/28/2018 11:01:00 AM  
DEED

State of Texas  
County of Ellis



This instrument was acknowledged before me on 3/14/18 by Vernon J. Sansom, Jr., Stated Clerk of Red River Presbytery of the Cumberland Presbyterian Church, Inc., a Texas non-profit corporation, on behalf of said corporation.



[Signature]

Notary Public's Signature

Exhibit A  
LEGAL DESCRIPTION

A piece, parcel, or tract of land lying in the SE/4 of Section 32, Township 14 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Northeast corner of the SE/4 of Section 32; Thence South 00°07'19" East along the East line of said SE/4 for a distance of 462.95 feet to the point of beginning; Thence continuing South 00°07'19" East along the East line of said SE/4 a distance of 262.05 feet; Thence South 89°52'41" West a distance of 360 feet; Thence North 03°38'36" West a distance of 325.61 feet; Thence South 77°55'03" East for a distance of 297.74 feet; Thence North 89°52'41" East a distance of 88.98 feet to a point on the East line of the said SE/4 to the point of beginning.

## LETTER OF AUTHORIZATION

UM CHAHAL LLC., (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 and to do all things necessary for the advancement of such application with respect to the property at the following location \_\_\_\_

17001 N Western, OKC, OK 73012

By: Ukhal

Title: Manager

405 818 1791

Date: 4/18/2024

# CERTIFICATE OF BONDED ABTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

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) §:

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:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), 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: June 7, 2024 at 7:30 AM

## First American Title Insurance Company

By: Steve Bakowski

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2875911-OK99

## **LEGAL DESCRIPTION**

**A piece, parcel, or tract of land lying in the SE/4 of Section 32, Township 14 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Northeast corner of the SE/4 of Section 32; Thence South 00°07'19" East along the East line of said SE/4 for a distance of 462.95 feet to the point of beginning; Thence continuing South 00°07'19" East along the East line of said SE/4 a distance of 262.05 feet; Thence South 89°52'41" West a distance of 360 feet; Thence North 03°38'36" West a distance of 325.61 feet; Thence South 77°55'03" East for a distance of 297.74 feet; Thence North 89°52'41" East a distance of 88.98 feet to a point on the East line of the said SE/4 to the point of beginning.**



OWNERSHIP REPORT  
ORDER 2875911-OK99

DATE PREPARED: JUNE 11, 2024  
EFFECTIVE DATE: JUNE 7, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4726	R184231995	UM CHAHAL LLC		15208 BURNING SPRING	EDMOND	OK	73013	UNPLTD PT SEC 32 14N 3W	000	000	UNPLTD PT SEC 32 14N 3W 000 000 PT SE4 SEC 32 14N 3W BEG 462.95FT S OF NE/C SE4 TH S262.05FT W360FT NLY325.61FT SELY297.74FT E88.98FT TO BEG CONT 2.418ACRS MORE OR LESS (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
4726	R129662140	FENWICK GATED HOMEOWNERS ASSOCIATION		16801 FENWICK BLVD	EDMOND	OK	73012- 7038	FENWICK SEC 1	000	000	FENWICK SEC 1 000 000 PRIVATE STREETS	UNKNOWN
4726	R129662130	FENWICK HOMEOWNERS ASSOCIATION		16801 FENWICK BLVD	EDMOND	OK	73012- 7038	FENWICK SEC 1	000	000	FENWICK SEC 1 000 000 COMMON AREAS A B C & D	0 UNKNOWN OKLAHOMA CITY
4726	R129661010	GRAGG SHELLY DIANE	GRAGG TOMMY BRUCE	16908 PARKHURST RD	EDMOND	OK	73012	FENWICK SEC 1	001	002	FENWICK SEC 1 001 002	16908 PARKHURST RD OKLAHOMA CITY
4726	R129661020	RANKIN JOHN B & SHERRY L		16916 PARKHURST RD	EDMOND	OK	73012- 6839	FENWICK SEC 1	001	003	FENWICK SEC 1 001 003	16916 PARKHURST RD OKLAHOMA CITY
4726	R129661030	STALLINGS MARK O & PAMELIA D		16924 PARKHURST RD	EDMOND	OK	73012- 6839	FENWICK SEC 1	001	004	FENWICK SEC 1 001 004	16924 PARKHURST RD OKLAHOMA CITY
4726	R129661040	DAWSON DEARL	DAWSON DOROTHY	16933 PARKHURST RD	EDMOND	OK	73012- 6839	FENWICK SEC 1	001	005	FENWICK SEC 1 001 005	16933 PARKHURST RD OKLAHOMA CITY
4726	R129661050	FARLEY ROBERT J JR & MARY YVONNE CO TRS	FARLEY FAMILY TRUST	16925 PARKHURST RD	EDMOND	OK	73012- 6839	FENWICK SEC 1	001	006	FENWICK SEC 1 001 006	16925 PARKHURST RD OKLAHOMA CITY
4726	R129661060	PHILIP NEENA S		16917 PARKHURST RD	EDMOND	OK	73012- 6839	FENWICK SEC 1	001	007	FENWICK SEC 1 001 007	16917 PARKHURST RD OKLAHOMA CITY
4726	R129661070	BUTLER WALLETTA G TRS	BUTLER LIVING TRUST	16909 PARKHURST RD	EDMOND	OK	73012- 6839	FENWICK SEC 1	001	008	FENWICK SEC 1 001 008	16909 PARKHURST RD OKLAHOMA CITY
4726	R204682540	FENWICK HOMEOWNERS ASSOCIATION		16801 FENWICK BLVD	EDMOND	OK	73012- 7038	FENWICK SEC 10	000	000	FENWICK SEC 10 000 000 COMMON AREA N	0 UNKNOWN OKLAHOMA CITY
4726	R204682300	HAQUE MD MAHBUBUL & FATEMA PARVEEN	2016 REVOCABLE TRUST	17224 SADDLECREEK WAY	EDMOND	OK	73012- 7416	FENWICK SEC 10	020	000	FENWICK SEC 10 020 000 LOTS 22 & 23	17224 SADDLECREEK WAY OKLAHOMA CITY
4726	R204682290	DILLON JOHN P & LISA K		17220 SADDLECREEK WAY	EDMOND	OK	73012- 7416	FENWICK SEC 10	020	021	FENWICK SEC 10 020 021 1	17220 SADDLECREEK WAY OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2875911-OK99

DATE PREPARED: JUNE 11, 2024  
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4726	R204682320	BENITO MAURICIO ANTONIO SUBIETA	ALCALA NANEIDA REGINA LAZARTE	17236 LADBROOKE PL	EDMOND	OK	73012	FENWICK SEC 10	020	024	FENWICK SEC 10 020 024	17236 LADBROOKE PL OKLAHOMA CITY
4726	R204682330	CHAFFIN ROSS N & MEGAN E		17240 LADBROOKE PL	EDMOND	OK	73012- 7418	FENWICK SEC 10	020	025	FENWICK SEC 10 020 025	17240 LADBROOKE PL OKLAHOMA CITY
4726	R200271070	FENWICK GATED HOMEOWNERS ASSOCIATION		16801 FENWICK BLVD	EDMOND	OK	73012- 7038	FENWICK SEC 2	000	000	FENWICK SEC 2 000 000 PRIVATE STREET	UNKNOWN
4726	R200271060	FENWICK HOMEOWNERS ASSOCIATION		16801 FENWICK BLVD	EDMOND	OK	73012- 7038	FENWICK SEC 2	000	000	FENWICK SEC 2 000 000 COMMON AREA E	0 UNKNOWN OKLAHOMA CITY
4726	R200271010	WILHELM ADAM & EMILY		16904 HALBROOKE CIR	EDMOND	OK	73012	FENWICK SEC 2	006	002	FENWICK SEC 2 006 002	16904 HALBROOKE CIR OKLAHOMA CITY
4726	R200271020	BRADFORD JAMES C & PAMELA A		16908 HALBROOKE CIR	EDMOND	OK	73012- 6864	FENWICK SEC 2	006	003	FENWICK SEC 2 006 003	16908 HALBROOKE CIR OKLAHOMA CITY
4726	R200271030	OCONNOR SHUAN MICHAEL & STACY LOUISE TRS	OCONNOR REV TRUST	16912 HALBROOKE CIR	EDMOND	OK	73012- 6864	FENWICK SEC 2	006	004	FENWICK SEC 2 006 004	16912 HALBROOKE CIR OKLAHOMA CITY
4726	R184232000	RED RIVER PRESBYTERY	CUMBERLAND PRESBYTERIAN CHURCH	PO BOX 880	ADA	OK	74821	UNPLTD PT SEC 32 14N 3W	000	000	UNPLTD PT SEC 32 14N 3W 000 000 PT SE4 SEC 32 14N 3W BEG NE/C OF SE4 TH S462.95FT W88.98FT NWLY297.74FT NWLY258.07FT NELY268.67FT E500FT TO BEG CONT 5.16ACRS MORE OR LESS	17101 N WESTERN AVE OKLAHOMA CITY
4731	R123551030	AHMAD ANUM	MIAN MUBASHIR & MUBASHRA	16905 APPLEBROOK DR	EDMOND	OK	73012	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOTS 3 & 4	16905 APPLEBROOK DR OKLAHOMA CITY
4731	R123551040	THOMPSON ELIZABETH D		16909 APPLEBROOK DR	EDMOND	OK	73012- 6816	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOTS 5 & 6	16909 APPLEBROOK DR OKLAHOMA CITY
4731	R123551060	KERN BOBBY L & LISA A		16913 APPLEBROOK DR	EDMOND	OK	73012- 6816	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOTS 7 & 8	16913 APPLEBROOK DR OKLAHOMA CITY
4731	R123551080	HICKS CRISTI	HICKS THOMAS	17001 APPLEBROOK DR	EDMOND	OK	73012- 6818	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOTS 9 & 10	17001 APPLEBROOK DR OKLAHOMA CITY
4731	R123551100	UGHANZE JOHNNY I & PRISCA C		17005 APPLEBROOK DR	EDMOND	OK	73012- 6818	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOTS 11 & 12	17005 APPLEBROOK DR OKLAHOMA CITY
4731	R123551120	CONKLIN GEORGE & ANDREA REV TRUST		17009 APPLEBROOK DR	EDMOND	OK	73012- 6818	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOT 13 & S20FT LOT 14	17009 APPLEBROOK DR OKLAHOMA CITY

OWNERSHIP REPORT  
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4731	R123551140	MEASE JAMIE C & ANITA R		17013 APPLEBROOK DR	EDMOND	OK	73012- 6818	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 N20FT LOT 14 & ALL LOT 15	17013 APPLEBROOK DR OKLAHOMA CITY
4731	R123551150	STEWART DEBORAH LYNN	GARNER RAYMOND	17015 APPLEBROOK DR	EDMOND	OK	73012- 6818	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOTS 16 & 17	17015 APPLEBROOK DR OKLAHOMA CITY
4731	R123551170	PARK MICHAEL & LEIGH		1017 NW 170TH ST	EDMOND	OK	73012- 6814	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOTS 18 & 19	1017 NW 170TH ST OKLAHOMA CITY
4731	R123551190	BROWN MITCHELL D	BROWN KATLYN N	1011 NW 170TH ST	EDMOND	OK	73012	THE VALLEY SEC III	001	000	THE VALLEY SEC III 001 000 LOTS 20 & 21	1011 NW 170TH ST OKLAHOMA CITY
4731	R123551320	NELSON LAWNS INC		PO BOX 5636	EDMOND	OK	73083	THE VALLEY SEC III	002	000	THE VALLEY SEC III 002 000 LOTS 7 & 8	16912 APPLEBROOK DR OKLAHOMA CITY
4731	R123551340	JAMES DIANNE R	JONES JILL ANN	17000 APPLEBROOK DR	EDMOND	OK	73012- 6817	THE VALLEY SEC III	002	000	THE VALLEY SEC III 002 000 LOTS 9 & 10	17000 APPLEBROOK DR OKLAHOMA CITY
4731	R123551360	MAASSEN CHRISTIAN & MARGOT	MAASSEN BRENDAN TAYLOR	17004 APPLEBROOK DR	EDMOND	OK	73003	THE VALLEY SEC III	002	000	THE VALLEY SEC III 002 000 LOTS 11 & 12	17004 APPLEBROOK DR OKLAHOMA CITY
4731	R123551380	KWAN HENDRIKUS	WIJONO CAROLINE	17008 APPLEBROOK DR	EDMOND	OK	73012	THE VALLEY SEC III	002	013	THE VALLEY SEC III 002 013	17008 APPLEBROOK DR OKLAHOMA CITY
4731	R123551390	BANKS DEVIN		17010 APPLEBROOK DR	EDMOND	OK	73012	THE VALLEY SEC III	002	014	THE VALLEY SEC III 002 014	17010 APPLEBROOK DR OKLAHOMA CITY
4731	R123551400	EMERALD THREE LLC SERIES 17012 APPLEBROOK		128 SW 83RD ST	OKLAHOMA CITY	OK	73139	THE VALLEY SEC III	002	015	THE VALLEY SEC III 002 015	17012 APPLEBROOK DR OKLAHOMA CITY
4731	R123551410	PEREZ JESUS G		17014 APPLEBROOK DR	EDMOND	OK	73012- 6817	THE VALLEY SEC III	002	016	THE VALLEY SEC III 002 016	17014 APPLEBROOK DR OKLAHOMA CITY
4731	R203051130	VALHALLA HOMEOWNERS ASSOC INC		1016 OLDE WATERFRONT	EDMOND	OK	73034- 4962	VALHALLA	000	000	VALHALLA 000 000 PRIVATE STREETS	0 UNKNOWN OKLAHOMA CITY
4731	R203051100	INAD LLC		917 SANDIA CIR	EDMOND	OK	73012	VALHALLA	002	001	VALHALLA 002 001	17119 CEDAR DR OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**17001 N. Western Ave.**

**June 11, 2024**

**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@wbflaw.com](mailto:dmbox@wbflaw.com)

## **SPUD- 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 **O-2 General Office 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:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: parking Lots, as a Principal Use
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8200.2	Dwelling Units and Mixed Uses

8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8250.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

**2. Maximum Building Height:**

The maximum building height shall be two (2) stories.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

Building setback lines shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Freestanding Accessory Signs**

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

## **8.2 Attached Signs**

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

## **8.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

## **8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

## **9. Access:**

Access shall be taken off of N. Western Ave.

## **10. Sidewalks**

The existing sidewalk shall be permitted to remain and deemed to conform to applicable regulations.

# **II. Other Development Regulations:**

## **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

## **2. Open Space:**

N/A.

## **3. Street Improvements:**

N/A.

## **4. Site Lighting:**

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

## **5. Dumpsters:**

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 SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

## **6. Parking:**

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

**7. Maintenance:**

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.

**8. Drainage:**

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

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



Exhibit A  
LEGAL DESCRIPTION

A piece, parcel, or tract of land lying in the SE/4 of Section 32, Township 14 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Northeast corner of the SE/4 of Section 32; Thence South 00°07'19" East along the East line of said SE/4 for a distance of 462.95 feet to the point of beginning; Thence continuing South 00°07'19" East along the East line of said SE/4 a distance of 262.05 feet; Thence South 89°52'41" West a distance of 360 feet; Thence North 03°38'36" West a distance of 325.61 feet; Thence South 77°55'03" East for a distance of 297.74 feet; Thence North 89°52'41" East a distance of 88.98 feet to a point on the East line of the said SE/4 to the point of beginning.

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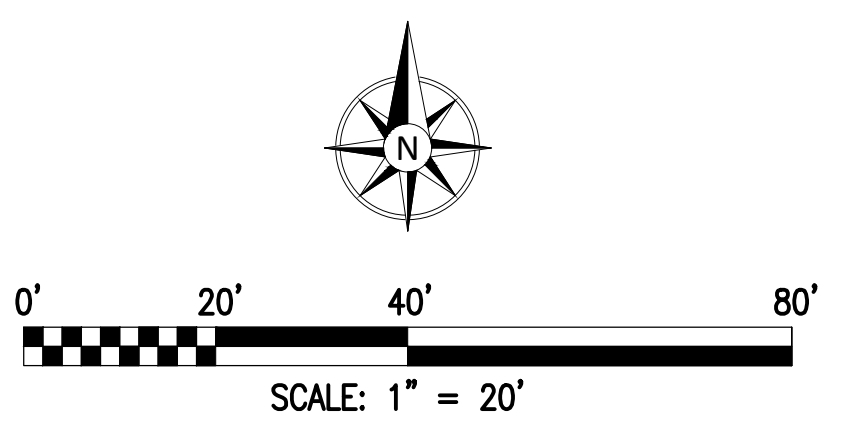
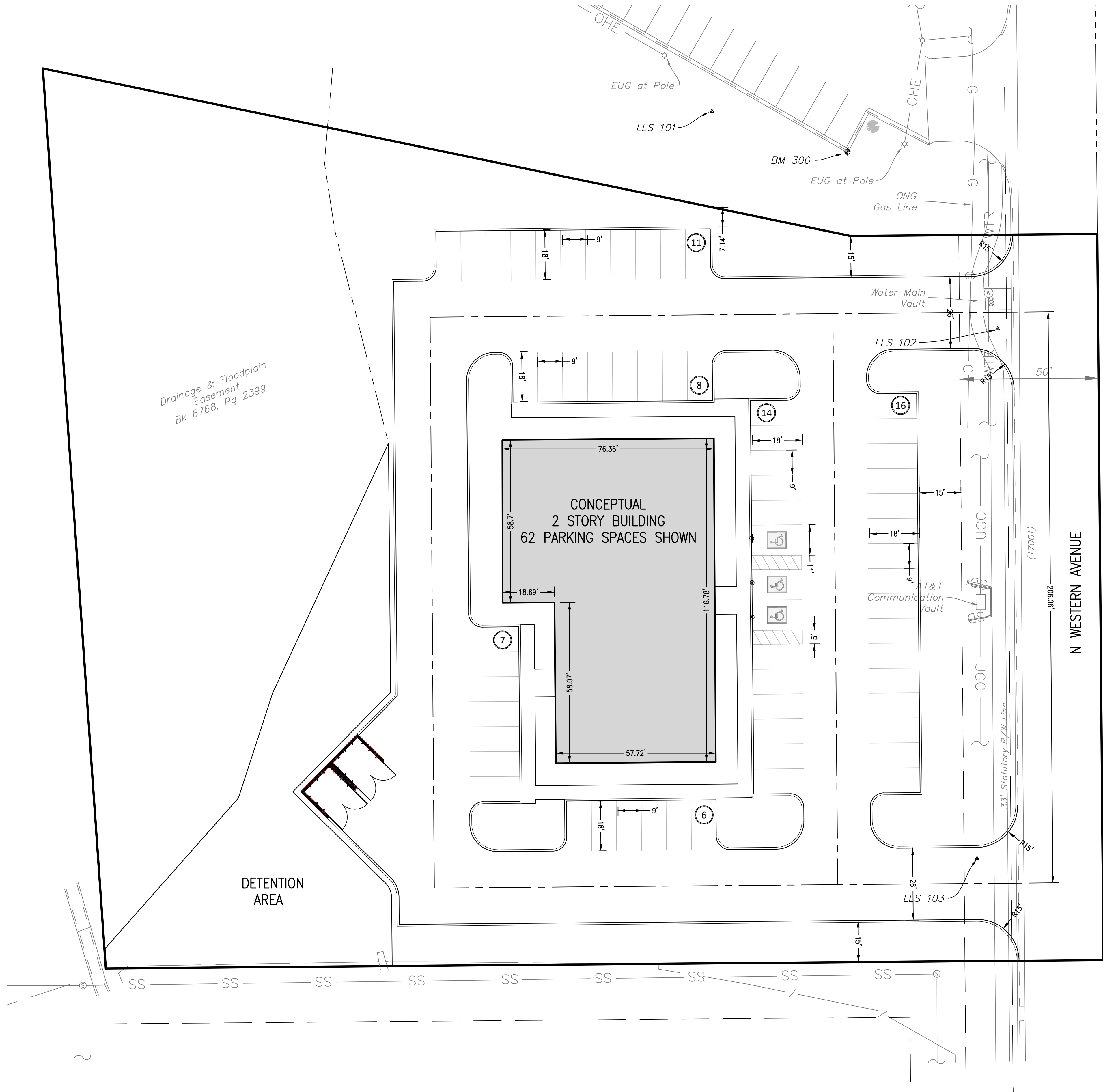


Exhibit B

# Parkhill

Parkhill, Inc.  
14101 Wireless Way, Suite 350  
Oklahoma City, OK 73134  
405.832.9900  
CA 4935

Parkhill.com

CONCEPTUAL SITE  
DEVELOPMENT OPTION  
17001 N WESTERN AVENUE

CLIENT		
Umi Chahal 15208 Burning Springs Edmond, OK 73013 Oklahoma County		
PROJECT NO.		
43344.24		
#	DATE	DESCRIPTION

SPUD  
CONCEPTUAL  
PLAN  
C9-101