



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**  
 17516 N. Western Ave.

Project Name

17516 N. Western Ave.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1660
Case No.: SPUD -	_____
File Date:	7-9-24
Ward No.:	W8
Nbhd. Assoc.:	-----
School District:	Edmond
Extg Zoning:	SPUD-1333
Overlay:	_____

1.28 acres

ReZoning Area (Acres or Square Feet)

**REQUIREMENTS FOR SUBMITTAL:**

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

Property Owner Information (if other than Applicant):

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.

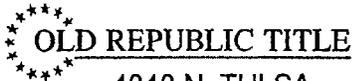
*Applicant's Mailing Address*  
 Oklahoma City, OK 73102

*City, State, Zip Code*  
 405-232-0080

*Phone*  
 dmbox@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.



4040 N. TULSA  
Oklahoma City, OK 73112

**WARRANTY DEED**  
(Statutory Form - Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That **CHISHOLM CREEK BAPTIST CHURCH INC**, a corporation, party of the first part, in consideration of the sum of TEN AND 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 **ASM ENTERPRISES, LLC**, party(IES) of the second part, the following described real property and premises situated in **Oklahoma County**, State of Oklahoma, to-wit:

"SEE ATTACHED EXHIBIT A"

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

TAXES TO:  
ASM ENTERPRISES, LLC  
16405 CORONADO DR.  
EDMOND, OK 73013

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

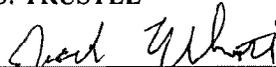
**TO HAVE AND TO HOLD** said described premises unto the said party(IES) of the second part, heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 15th day of November, 2021.

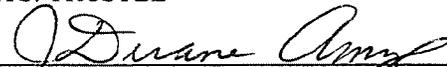
**CHISHOLM CREEK BAPTIST CHURCH, INC.**

  
\_\_\_\_\_

BY: **KEN BERRY**  
ITS: TRUSTEE

  
\_\_\_\_\_

BY: **JACK ELLIOTT**  
ITS: TRUSTEE

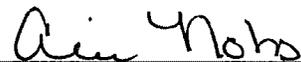
  
\_\_\_\_\_

BY: **DUANE AMYX**  
ITS: TRUSTEE

STATE OF OKLAHOMA     }  
  } ss  
COUNTY OF OKLAHOMA   }

Before me, a Notary Public in and for this state, on this 15th day of November, 2021, personally appeared **KEN BERRY, JACK ELLIOTT** and **DUANE AMYX** to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **TRUSTEE, TRUSTEE** and **TRUSTEE** of **CHISHOLM CREEK BAPTIST CHURCH INC**, and acknowledged to me that she executed the same as her free and voluntary act and deed, of such corporation, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)

  
\_\_\_\_\_  
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma  
File# 21266001  
Underwriter: American Guaranty Title Insurance Company



File No.: 21266001

EXHIBIT A

LEGAL DESCRIPTION

17517

TRACT "B"

A PARCEL OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33) TOWNSHIP FOURTEEN (14) NORTH RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 33; THENCE S 00°00'00" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 1153.82 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" W CONTINUING ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 168.80 FEET; THENCE S 89°39'48" E A DISTANCE OF 413.69 FEET; THENCE N 01°31'34" W. A DISTANCE OF 63.91 FEET; THENCE N 89°30'28" W A DISTANCE OF 19.58 FEET; THENCE N 82°51'52" W. A DISTANCE OF 30.81 FEET; THENCE N 71°11'42" W, A DISTANCE OF 24.16 FEET; THENCE N 58°25'26" W A DISTANCE OF 121.44 FEET; THENCE N 34°07'02" W A DISTANCE OF 45.30 FEET; THENCE N 89°57'42" W A DISTANCE OF 58.52 FEET; THENCE S 87°30'10" W A DISTANCE OF 8.35 FEET; THENCE S 76°07'24" W A DISTANCE OF 32.71 FEET; THENCE N 89°43'18" W A DISTANCE OF 44.59 FEET; THENCE N 84°21'42" W. A DISTANCE OF 24.68 FEET; THENCE N 90°00'00" W. A DISTANCE OF 42.31 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING THE POINT OF BEGINNING.

Oklahoma City Planning Commission  
Deed Approval # 21266001

NOV 08 2021



Exhibit A  
Legal Description

A PARCEL OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33) TOWNSHIP FOURTEEN (14) NORTH RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 33; THENCE S 00°00'00" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW /4) A DISTANCE OF 1153.82 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" W CONTINUING ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 168.80 FEET; THENCE S 89°39'48" E A DISTANCE OF 413.69 FEET; THENCE N 01°31'34" W A DISTANCE OF 63.91 FEET; THENCE N 89°30'28" W A DISTANCE OF 19.58 FEET; THENCE N 82°51'52" W A DISTANCE OF 30.81 FEET; THENCE N 71°11'42" W, A DISTANCE OF 24.16 FEET; THENCE N 58°25'26" W A DISTANCE OF 121.44 FEET; THENCE N 34°07'02" W A DISTANCE OF 45.30 FEET; THENCE N 89°57'42" W A DISTANCE OF 58.52 FEET; THENCE S 87°30'10"W A DISTANCE OF 8.35 FEET; THENCE S 76°07'24" W A DISTANCE OF 32.71 FEET; THENCE N 89°43'18" W A DISTANCE OF 44.59 FEET; THENCE N 84°21 '42" W A DISTANCE OF 24.68 FEET; THENCE N 90°00'00" W A DISTANCE OF 42.31 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING THE POINT OF BEGINNING.

## LETTER OF AUTHORIZATION

ASM ENTERPRISES, 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 \_\_\_\_\_  
17516 N Western Ave, Oklahoma City, OK 73012  
\_\_\_\_\_.

DocuSigned by:  
By: Steven Metcalf  
93EB6EC06ABE4EC...  
Steven Metcalf

Title: Owner

Date: 6/20/2024 | 14:31 PDT



## EXHIBIT A

A PARCEL OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33) TOWNSHIP FOURTEEN (14) NORTH RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 33; THENCE S 00°00'00" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW /4) A DISTANCE OF 1153.82 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" W CONTINUING ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 168.80 FEET; THENCE S 89°39'48" E A DISTANCE OF 413.69 FEET; THENCE N 01°31'34" W A DISTANCE OF 63.91 FEET; THENCE N 89°30'28" W A DISTANCE OF 19.58 FEET; THENCE N 82°51'52" W A DISTANCE OF 30.81 FEET; THENCE N 71°11'42" W, A DISTANCE OF 24.16 FEET; THENCE N 58°25'26" W A DISTANCE OF 121.44 FEET; THENCE N 34°07'02" W A DISTANCE OF 45.30 FEET; THENCE N 89°57'42" W A DISTANCE OF 58.52 FEET; THENCE S 87°30'10" W A DISTANCE OF 8.35 FEET; THENCE S 76°07'24" W A DISTANCE OF 32.71 FEET; THENCE N 89°43'18" W A DISTANCE OF 44.59 FEET; THENCE N 84°21 '42" W A DISTANCE OF 24.68 FEET; THENCE N 90°00'00" W A DISTANCE OF 42.31 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING THE POINT OF BEGINNING.

OWNERSHIP REPORT  
ORDER 2879503-OK99

DATE PREPARED: JUNE 24, 2024  
EFFECTIVE DATE: JUNE 12, 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
4732	R186813035	ASM ENTERPRISES LLC		16405 CORONADO DR	EDMOND	OK	73013	UNPLTD PT SEC 33 14N 3W	000	000	UNPLTD PT NW4 SEC 33 14N 3W BEG 1153.82FT S OF NW/C NW4 TH S168.80FT E413.69FT N63.91FT W19.58FT NW30.81FT NW24.16FT NW121.44FT NW45.30FT W58.52FT SW8.35FT SW32.71FT W44.59FT NW24.68FT W42.31FT TO BEG (SUBJECT PROPERTY)	
4725	R124311020	REESER BRAD L & JULIE M		10 E CAMPBELL ST	EDMOND	OK	73034-3712	DURBIN HILLS 1ST	001	003	DURBIN HILLS 1ST 001 003	17408 DURBIN PARK RD OKLAHOMA CITY
4725	R124311030	CHOO KET FUI & ESTHER LING		17412 DURBIN PARK RD	EDMOND	OK	73012-6912	DURBIN HILLS 1ST	001	004	DURBIN HILLS 1ST 001 004	17412 DURBIN PARK RD OKLAHOMA CITY
4725	R124311040	METHVIN LANDON ZANE		17500 DURBIN PARK RD	EDMOND	OK	73012	DURBIN HILLS 1ST	001	005	DURBIN HILLS 1ST 001 005	17500 DURBIN PARK RD OKLAHOMA CITY
4725	R124311050	FERGUSON DERRY L & LOUISE S TRS	FERGUSON DERRY L & LOUISE S REV TRUST	17504 DURBIN PARK RD	EDMOND	OK	73012-6914	DURBIN HILLS 1ST	001	006	DURBIN HILLS 1ST 001 006	17504 DURBIN PARK RD OKLAHOMA CITY
4725	R124311060	COACHMAN TAFV		17508 DURBIN PARK RD	EDMOND	OK	73012	DURBIN HILLS 1ST	001	007	DURBIN HILLS 1ST 001 007	17508 DURBIN PARK RD OKLAHOMA CITY
4725	R124311070	FIVE ARROWS REV TRUST		17512 DURBIN PARK RD	EDMOND	OK	73012-6914	DURBIN HILLS 1ST	001	008	DURBIN HILLS 1ST 001 008	17512 DURBIN PARK RD OKLAHOMA CITY
4725	R124311080	FITZGERALD STANLEY D	NORTON JEWEL FAYE	17516 DURBIN PARK RD	EDMOND	OK	73012-6914	DURBIN HILLS 1ST	001	009	DURBIN HILLS 1ST 001 009	17516 DURBIN PARK RD OKLAHOMA CITY
4725	R124311090	ROMAN ERIC T	COCKRELL MELANIE R	17600 DURBIN PARK RD	EDMOND	OK	73012-6916	DURBIN HILLS 1ST	001	010	DURBIN HILLS 1ST 001 010	17600 DURBIN PARK RD OKLAHOMA CITY
4725	R124311100	ELDER ALEXANDER STERLING		17604 DURBIN PARK RD	EDMOND	OK	73013	DURBIN HILLS 1ST	001	011	DURBIN HILLS 1ST 001 011	17604 DURBIN PARK RD OKLAHOMA CITY
4725	R124311110	BROWN AISHA Y		17608 DURBIN PARK RD	EDMOND	OK	73012-6916	DURBIN HILLS 1ST	001	012	DURBIN HILLS 1ST 001 012	17608 DURBIN PARK RD OKLAHOMA CITY
4725	R124311120	STEPHENS LARADIUS K ALLEN & ANDREW		17612 DURBIN PARK RD	EDMOND	OK	73012	DURBIN HILLS 1ST	001	013	DURBIN HILLS 1ST 001 013	17612 DURBIN PARK RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2879503-OK99

DATE PREPARED: JUNE 24, 2024  
EFFECTIVE DATE: JUNE 12, 2024 AT 7:30 AM

4725	R124311130	SRMZ 3 LLC		5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	DURBIN HILLS 1ST	001	014	DURBIN HILLS 1ST 001 014	17616 DURBIN PARK RD OKLAHOMA CITY
4725	R124311140	COBBLE LONNY JOE & TERRI SUE		14325 MEADOW RIDGE LN	EDMOND	OK	73025- 2794	DURBIN HILLS 1ST	001	015	DURBIN HILLS 1ST 001 015	17620 DURBIN PARK RD OKLAHOMA CITY
4725	R124311330	ORTEGA SARAH MARIE		17613 DURBIN PARK RD	EDMOND	OK	73012	DURBIN HILLS 1ST	003	003	DURBIN HILLS 1ST 003 003	17613 DURBIN PARK RD OKLAHOMA CITY
4725	R124311340	LOPEZ MARCELINO R		17609 DURBIN PARK RD	EDMOND	OK	73012- 6917	DURBIN HILLS 1ST	003	004	DURBIN HILLS 1ST 003 004	17609 DURBIN PARK RD OKLAHOMA CITY
4725	R124311350	ALLEN THOMAS R		17605 DURBIN PARK RD	EDMOND	OK	73012	DURBIN HILLS 1ST	003	005	DURBIN HILLS 1ST 003 005	17605 DURBIN PARK RD OKLAHOMA CITY
4725	R124311360	SANFORD CHRISTOPHER M	SANFORD CHRISTIAN M	17601 DURBIN PARK RD	EDMOND	OK	73012- 6917	DURBIN HILLS 1ST	003	006	DURBIN HILLS 1ST 003 006	17601 DURBIN PARK RD OKLAHOMA CITY
4725	R124311370	WILSON JENNY		17521 DURBIN PARK RD	EDMOND	OK	73012	DURBIN HILLS 1ST	003	007	DURBIN HILLS 1ST 003 007	17521 DURBIN PARK RD OKLAHOMA CITY
4725	R124311380	SCHULZ BRANDYN ALVIN	SCHULZ MEGAN GRACE	17517 DURBIN PARK RD	EDMOND	OK	73012	DURBIN HILLS 1ST	003	008	DURBIN HILLS 1ST 003 008	17517 DURBIN PARK RD OKLAHOMA CITY
4725	R124311390	ARLEDGE KEVIN PATRICK & CARRIE J CO TRS	KPCJ FAMILY TRUST	2505 MEADOW VIEW RD	EDMOND	OK	73013- 7853	DURBIN HILLS 1ST	003	009	DURBIN HILLS 1ST 003 009	17513 DURBIN PARK RD OKLAHOMA CITY
4725	R124311400	FARMAHINI INVESTMENT LLC		17509 DURBIN PARK RD	EDMOND	OK	73012- 6915	DURBIN HILLS 1ST	003	010	DURBIN HILLS 1ST 003 010	17509 DURBIN PARK RD OKLAHOMA CITY
4732	R186813075	CARDINAL EDUCATION REAL	ESTATE HOLDINGS LLC	17440 N WESTERN AVE	EDMOND	OK	73012	UNPLTD PT SEC 33 14N 3W	000	000	UNPLTD PT SEC 33 14N 3W 000 000 PT NW4 SEC 33 14N 3W BEG 721.57FT N OF SW/C NW4 TH N385.19FT E375.80FT SWLY145.55FT SWLY 211.94FT SWLY145.58FT W50FT TO BEG EX A TR BEG 721.57FT N & 50FT E OF SW/C NW4 TH N133.5FT E104.41FT SWLY168.96FT TO BEG	17440 N WESTERN AVE OKLAHOMA CITY

4732	R186813065	JAMES KAREN JOHNS TRS	JAMES KAREN JOHNS REV TRUST	17200 N WESTERN AVE	EDMOND	OK	73012- 6701	UNPLTD PT SEC 33 14N 3W	000	000	UNPLTD PT SEC 33 14N 3W 000 000 PT NW4 SEC 33 14N 3W BEING S115FT OF N325FT E370FT W750FT SW4 NW4 & SELY DIAGONAL 1/2 OF S115FT OF N325FT E100FT W380FT SW4 NW4 & S160FT OF N485FT E470FT W750FT SW4 NW4 & S75FT OF N560FT E460FT W750FT SW4 NW4 & S115FT OF N600FT E150FT W290FT SW4 NW4 & SELY DIAGONAL 1/2 OF S115FT OF N600FT E90FT W140FT SW4 NW4 & S190FT OF N790FT W290FT SW4 NW4 & NWLY DIAGONAL 1/2 OF S230FT OF N790FT E460FT W750FT SW4 NW4 & A TR BEG 471.57FT N OF SW/C NW4 TH N60FT E290FT NE512.99FT N350FT W370FT NW94.10FT NE137.86FT E664.48FT S450FT SW892.15FT W300FT TO BEG & A TR BEG 721.57FT N & 50FT E & 145.58FT NE OF SW/C NW4 TH NE211.94FT S160FT W140FT TO BEG EX A TR BEG 721.57FT N & 50FT E OF SW/C NW4 TH NELY145.58FT S95.40FT SWLY98.66FT W15FT N45FT TO BEG	17200 N WESTERN AVE OKLAHOMA CITY
4732	R186813090	CARDINAL EDUCATION REAL	ESTATE HOLDINGS LLC	17440 N WESTERN AVE	EDMOND	OK	73012	UNPLTD PT SEC 33 14N 3W	000	000	UNPLTD PT SEC 33 14N 3W 000 000 PT NW4 SEC 33 14N 3W BEG 1106.76FT N OF SW/C NW4 TH N214.81FT E435.52FT SWLY137.86FT SELY 94.10FT SW6.37FT W375.80FT TO BEG SUBJ TO ESMTS OF RECORD	17460 N WESTERN AVE OKLAHOMA CITY
4732	R186813052	CRAWFORD MARCUS ANDREW & KRISTIN DEON TRS	CRAWFORD FAMILY REV TRUST	17610 N WESTERN AVE	EDMOND	OK	73012- 6737	UNPLTD PT SEC 33 14N 3W	000	000	UNPLTD PT SEC 33 14N 3W 000 000 PT NW4 SEC 33 14N 3W BEG 692.25FT S & 636FT E & 200FT S OF NW/C NW4 TH E425FT SELY417.69FT SWLY234.49FT W363.16FT N204.99FT W265FT N225FT TO BEG	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
 ORDER 2879503-OK99

DATE PREPARED: JUNE 24, 2024  
 EFFECTIVE DATE: JUNE 12, 2024 AT 7:30 AM

4732	R186813045	CHISHOLM CREEK BAPTIST CHURCH INC		2208 W HEFNER RD	OKLAHOMA CITY	OK	73120- 7618	UNPLTD PT SEC 33 14N 3W	000	000	UNPLTD PT NW4 SEC 33 14N 3W BEG 692.25FT S OF NW/C NW4 TH E636FT S425FT E265FT S204.99FT W900.92FT N630.38FT TO BEG CONT 10.44ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD EX A TR BEG 1153.82FT S OF NW/C NW4 TH S168.80FT E413.69FT N63.91FT W19.58FT NW30.81FT NW24.16FT NW121.44FT NW45.30FT W58.52FT SW8.35FT SW32.71FT W44.59FT NW24.68FT W42.31FT TO BEG	0 UNKNOWN OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**17516 N. Western Ave.**

**July 9, 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 **C-3 Community Commercial 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
8300.5	Alcoholic Beverage Retail sales
8300.8	Animal Sales and Services: Grooming
8300.10	Animal Sales and Services: Kennel and Veterinary, General
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
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
8350.3	Custom Manufacturing
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
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.48	Laundry Services
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
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor [limited to a golf training facility]
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living

**2. Maximum Building Height:**

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

**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 from N. Western Ave.

**10. Sidewalks**

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.

**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, architectural metal, 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 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, except that there shall be a minimum of 20 parking spaces, inclusive of the required ADA space(s).

**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 PARCEL OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33) TOWNSHIP FOURTEEN (14) NORTH RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 33; THENCE S 00°00'00" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW /4) A DISTANCE OF 1153.82 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" W CONTINUING ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 168.80 FEET; THENCE S 89°39'48" E A DISTANCE OF 413.69 FEET; THENCE N 01°31'34" W A DISTANCE OF 63.91 FEET; THENCE N 89°30'28" W A DISTANCE OF 19.58 FEET; THENCE N 82°51'52" W A DISTANCE OF 30.81 FEET; THENCE N 71°11'42" W, A DISTANCE OF 24.16 FEET; THENCE N 58°25'26" W A DISTANCE OF 121.44 FEET; THENCE N 34°07'02" W A DISTANCE OF 45.30 FEET; THENCE N 89°57'42" W A DISTANCE OF 58.52 FEET; THENCE S 87°30'10"W A DISTANCE OF 8.35 FEET; THENCE S 76°07'24" W A DISTANCE OF 32.71 FEET; THENCE N 89°43'18" W A DISTANCE OF 44.59 FEET; THENCE N 84°21 '42" W A DISTANCE OF 24.68 FEET; THENCE N 90°00'00" W A DISTANCE OF 42.31 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING THE POINT OF BEGINNING.

