



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
NW 178th St. & Portland Ave.

Project Name 3223 NW 178TH STREET

Oklahoma County - R143685005

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

Commercial development.

Summary Purpose Statement / Proposed Development

SPUD Use Only

Case No.: SPUD - 1705

File Date: _____

Ward No.: _____

Nbhd. Assoc.: _____

School District: _____

Extg Zoning: _____

Overlay: _____

2.5539 acres, more or less.

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

Kaitlyn Turner
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@wbfbllaw.com; kturner@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.


LETTER OF AUTHORIZATION

I, Eric Thornhill (Integrity First Developers, LLC) or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

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

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: 
Signature

Title: C/Manager
Manager / Proprietor

Date: 12/03/24
MM/DD/YYYY

20170206010168580
DEED 02/06/2017
12:27:32 PM Book:13353
Page:18 PageCount:5
Filing Fee:\$21.00
Doc. Tax:\$1393.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

When recorded, mail to:
Integrity First Developers, LLC
2952 Via Esperanza Drive
Edmond, Oklahoma 73013

Return to:
Stewart Title of Oklahoma, Inc.
701 N. Broadway, Ste. 300
Oklahoma City, OK 73102
LF 01043-41866

SPECIAL WARRANTY DEED WITH RESTRICTIONS

THE STATE OF OKLAHOMA §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF OKLAHOMA §

CALIBER DEVELOPMENT COMPANY LLC, a Delaware limited liability company, which has a mailing address of 14301 Caliber Drive, Suite 300, Oklahoma City, Oklahoma 73134 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and such other good and valuable consideration paid by **INTEGRITY FIRST DEVELOPERS, LLC**, an Oklahoma limited liability company, and/or its permitted assigns or designees ("**Grantee**"), with a mailing address of 2952 Via Esperanza Drive, Edmond, Oklahoma 73013, the receipt and sufficiency of which consideration are hereby acknowledged by Grantor and Grantee, has GRANTED, BARGAINED, SOLD, ALIENED, REMISED, RELEASED, CONFIRMED and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONFIRM and CONVEY unto Grantee in fee simple all of that certain real property located in Oklahoma County, Oklahoma, located on the North side of N.W. 178th Street between North Portland Avenue and North May Avenue, in the City of Oklahoma City, Oklahoma, being a portion of the Southeast One-Quarter (SE/4) of Section Twenty-Five (S25), Township Fourteen North (T14N), Range Four West of the Indian Meridian (R4W.I.M.), as more particularly described in Exhibit "A" which is attached hereto and by this reference made an integral part hereof for all purposes (the "**Land**"), together with any improvements thereon and any and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, including, without limitation, any of the right, title and interest of Grantor in and to any and all adjacent streets, roads, alleys, or rights-of-way (said Land, together with any such improvements and such rights, interests, benefits, privileges, easements, tenements, hereditaments and appurtenances are hereinafter collectively referred to as the "**Property**"), specifically excepting, excluding and reserving from the Property all oil, gas, coal and other mineral rights and other interests that are not currently outstanding in other parties with respect to the Land, i.e., the Mineral Reservation.

This Special Warranty Deed is made and accepted expressly subject to the Declaration of Covenants and Restrictions Affecting Land entered into by Grantor and Grantee that is being filed of record as to the Land this same date ("**Restrictive Covenants**"), and those exceptions (the "**Permitted Exceptions**") set forth in Exhibit "B" which is attached hereto and by this reference made an integral part hereof for all purposes.

TO HAVE AND TO HOLD the Property, subject to the Restrictive Covenants and the Permitted Exceptions as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND

all and singular the Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

This Special Warranty Deed is being made, executed and delivered by Grantor to Grantee pursuant to and in fulfillment of the terms and conditions of that certain Contract for Sale and Purchase of Unimproved Real Property by and between Grantor and Grantee with the Effective Date of June 20, 2016 ("Contract"), to which reference is hereby made. A form of this Special Warranty Deed is attached to the Contract as **Exhibit B** thereto. All capitalized terms used in this Special Warranty Deed shall have the same meanings ascribed to those terms in the Contract unless otherwise expressly defined herein.

Grantee, by its acceptance of this Special Warranty Deed, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2017, and subsequent years, there having been a proper proration of ad valorem taxes for the calendar year 2017 between Grantor and Grantee.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 6th day of February, 2017.

SELLER:

CALIBER DEVELOPMENT COMPANY LLC

a Delaware limited liability company

By: 

Name: Matthew Austin

Title: President

Date: February 6, 2017

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

§
§
§

SS:

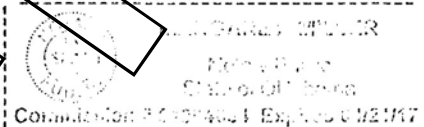
Before me, the undersigned notary public, on this 6th day of February, 2017, personally appeared Matthew Austin, to me known to be the identical person who executed the name of the maker thereof to the within and foregoing instrument, as President of **CALIBER DEVELOPMENT COMPANY LLC**, a Delaware limited liability company, and acknowledged to me that he executed the same as the free and voluntary act and deed of and on behalf of said limited liability company for the uses and purposes therein set forth.

[Seal]


NOTARY PUBLIC, STATE OF OKLAHOMA

Notary's Commission No.: _____

My Commission Expires: _____



UNOFFICIAL

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description Of The Real Property

A tract of land being a part of the South Half (S/2) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section Twenty-five (25), said point being the Point of Beginning; thence South 89°46'07" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 195.53 feet; thence North 00°13'53" West, departing the South line of said Southwest Quarter (SW/4), a distance of 50.00 feet to a point on the North right-of-way line of Northwest 178th Street; thence North 17°49'53" East, departing said North right-of-way line, a distance of 311.54 feet; thence North 65°23'24" West a distance of 163.72 feet; thence North 24°36'37" East a distance of 78.34 feet; thence North 00°02'38" West a distance of 81.66 feet; thence North 24°30'08" East a distance of 131.34 feet; thence South 66°44'29" East a distance of 156.00 feet; thence South 71°54'33" East a distance of 355.68 feet to a point on the Southwesterly line of a 100' Pipeline Easement as shown on the Plat THE GROVE SOUTH PHASE 2, recorded in Book 69 of Plats, Page 33, hereinafter "Pipeline Esmt"; thence South 39°35'49" East, along and with the Southwesterly line of said Pipeline Esmt, a distance of 663.54 feet to a point on the South line of the Southeast Quarter (SE/4) of said Section Twenty-five (25); thence South 89°46'02" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 742.20 feet to the Point of Beginning.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

Listed below are the Permitted Exceptions to the warranty of title being granted by Grantor to Grantee in the above and foregoing Special Warranty Deed.

1. Ad valorem taxes for 2017, the amount of which is not ascertainable, due or payable.
2. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto that are not currently outstanding in other parties are being expressly retained and reserved by the Grantor, and are not being conveyed to Grantee.
3. The Declaration of Covenants and Restrictions Affecting Land entered into between Grantor and Grantee and being filed of record against the Land this same date in the Office of the County Clerk, Oklahoma County, State of Oklahoma.
4. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable.
5. Easement in favor of Southwestern Bell Telephone Company recorded at Book 3941, Page 875.
6. Permanent Easement in favor of the City of Oklahoma City recorded at Book 9911, Page 622.
7. Permanent Easement in favor of the City of Oklahoma City recorded at Book 12358, Page 463.



CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
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:

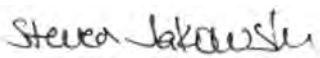
See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (6), 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: December 3, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2906928-OK99

LEGAL DESCRIPTION

Cottages at The Grove
Commercial Tract

December 10, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 89°46'02" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 116.00 feet to the POINT OF BEGINNING;

THENCE North 00°13'58" West, departing said South line, a distance of 65.08 feet;

THENCE North 17°49'53" East, a distance of 142.31 feet;

THENCE North 86°09'36" East, a distance of 397.95 feet;

THENCE South 39°35'49" East, a distance of 291.55 feet to a point on the South line of said Southeast Quarter (SE/4);

THENCE South 89°46'02" West, along and with said South line, a distance of 626.20 feet to the POINT OF BEGINNING.

Containing 111,248 square feet or 2.5539 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

OWNERSHIP REPORT
ORDER 2906928-OK99

DATE PREPARED: DECEMBER 11, 2024
EFFECTIVE DATE: DECEMBER 3, 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
4898	R143685005	INTEGRITY FIRST DEVELOPERS LLC		2952 VIA ESPERANZA	EDMOND	OK	73013-8934	UNPLTD PT SEC 25 14N 4W	0	0	UNPLTD PT SEC 25 14N 4W 000 000 PT SE4 & SW4 SEC 25 14N 4W BEG SE/C SW4 TH W195.53FT N50FT NE311.54FT NW163.72FT NE78.34FT N81.66FT NE131.34FT SE156FT SE355.68FT SE663.54FT W742.20FT TO BEG CONT 9.32ACRS MORE OR LESS (SUBJECT PROPERTY WITHIN)	UNKNOWN
4898	R214311390	DUGGER AUSTIN WAYNE	DUGGER ELLEN E	18125 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH VIII	24	1	THE GROVE PH VIII 024 001	18125 AUTUMN GROVE DR OKLAHOMA CITY
4898	R214311400	HULSEY JULIE A TRS	HULSEY JULIE A LIV TRUST	18121 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH VIII	24	2	THE GROVE PH VIII 024 002	18121 AUTUMN GROVE DR OKLAHOMA CITY
4898	R214311410	BRECHEEN MICHAEL & LUCINDA D		18013 HASLEMERE LN	OKLAHOMA CITY	OK	73012	THE GROVE PH VIII	24	3	THE GROVE PH VIII 024 003	18013 HASLEMERE LN OKLAHOMA CITY
4898	R214311420	OBRIEN JOHN B & SHAUNA D		18009 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	24	4	THE GROVE PH VIII 024 004	18009 HASLEMERE LN OKLAHOMA CITY
4898	R214311430	LMM REV TRUST		18005 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	24	5	THE GROVE PH VIII 024 005	18005 HASLEMERE LN OKLAHOMA CITY
4898	R214311440	GARBACZ SHARA L		18001 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	24	6	THE GROVE PH VIII 024 006	18001 HASLEMERE LN OKLAHOMA CITY
4898	R214311450	KNAPP JUSTIN T & AMBER D		17917 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	24	7	THE GROVE PH VIII 024 007	17917 HASLEMERE LN OKLAHOMA CITY

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4898	R214311460	SARUSSI RAFAEL & LIRAZ LEA ABRAHA M TRS	SARUSSI FAMILY TRUST	11908 EAGLES GLEN DR	AUSTIN	TX	78732	THE GROVE PH VIII	24	8	THE GROVE PH VIII 024 008	17913 HASLEMERE LN OKLAHOMA CITY
4898	R214311470	VOIGT JONATHAN W		17909 HASLEMERE LN	EDMOND	OK	73012- 4574	THE GROVE PH VIII	24	9	THE GROVE PH VIII 024 009	17909 HASLEMERE LN OKLAHOMA CITY
4898	R214311480	HAIL YEAH INVESTMENTS LLC		36 NE 52ND ST	OKLAHOMA CITY	OK	73105	THE GROVE PH VIII	24	10	THE GROVE PH VIII 024 010	17905 HASLEMERE LN OKLAHOMA CITY
4898	R214311490	GRAMING JEFFREY L & CECILIA		17901 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	24	11	THE GROVE PH VIII 024 011	17901 HASLEMERE LN OKLAHOMA CITY
4898	R214311500	CMR ENTERPRISES LLC		PO BOX 888	OKLAHOMA CITY	OK	73101	THE GROVE PH VIII	24	12	THE GROVE PH VIII 024 012	17900 HASLEMERE LN OKLAHOMA CITY
4898	R214311510	YU JIQING		17904 HASLEMERE LN	EDMOND	OK	73012- 4575	THE GROVE PH VIII	24	13	THE GROVE PH VIII 024 013	17904 HASLEMERE LN OKLAHOMA CITY
4898	R214311520	EDISON LAUREL J & SOLOMON R CO TRS	EDISON LAUREL J REV TRUST	17908 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	24	14	THE GROVE PH VIII 024 014	17908 HASLEMERE LN OKLAHOMA CITY
4898	R214311530	EMERSON ROBERT D & CONNIE K		17912 HASLEMERE LN	EDMOND	OK	73012- 4575	THE GROVE PH VIII	24	15	THE GROVE PH VIII 024 015	17912 HASLEMERE LN OKLAHOMA CITY
4898	R214311540	MAPLES CHRISTOPHER	MAPLES AMANDA	17916 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	24	16	THE GROVE PH VIII 024 016	17916 HASLEMERE LN OKLAHOMA CITY
4898	R214311550	JOHNNY YI CONSTRUCTION INC		21485 S SAWTOOTH CIR	EDMOND	OK	73012	THE GROVE PH VIII	24	17	THE GROVE PH VIII 024 017	18113 AUTUMN GROVE DR OKLAHOMA CITY

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4898	R214311560	MOORE PARWIN A TRS	MOORE PARWIN A 2008 REV TRUST	18109 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH VIII	24	18	THE GROVE PH VIII 024 018	18109 AUTUMN GROVE DR OKLAHOMA CITY
4898	R216711580	GROVE SOUTH PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	44	1	THE GROVE PH XI BLK 044 LOT 001	18133 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216712090	THE GROVE MASTER HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	THE GROVE PH XI	0	0	THE GROVE PH XI BLK 000 LOT 000 COMMON AREA DD EE FF GG	UNKNOWN OKLAHOMA COUNTY
4899	R218492130	THE GROVE MASTER HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	THE GROVE PH XV	0	0	THE GROVE PH XV COMMON AREA PP & QQ	UNKNOWN
4941	R209011070	SMITH JESSE JAMES JR	SMITH AMBER	3201 NW 177TH ST	EDMOND	OK	73012- 9056	ROSE CREEK BLKS 26-29 TALL GRASS	27	517	ROSE CREEK BLKS 26-29 TALL GRASS 027 517	3201 NW 177TH ST OKLAHOMA CITY
4941	R209011080	TAYLOR DONNY & BARBIE		3205 NW 177TH ST	EDMOND	OK	73012- 9056	ROSE CREEK BLKS 26-29 TALL GRASS	27	518	ROSE CREEK BLKS 26-29 TALL GRASS 027 518	3205 NW 177TH ST OKLAHOMA CITY
4941	R209011090	TOBYNE KRISTI R		3209 NW 177TH ST	EDMOND	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	27	519	ROSE CREEK BLKS 26-29 TALL GRASS 027 519	3209 NW 177TH ST OKLAHOMA CITY
4941	R209011100	HERNDON EDWARD D & SHARILYN A		3213 NW 177TH ST	EDMOND	OK	73012- 9056	ROSE CREEK BLKS 26-29 TALL GRASS	27	520	ROSE CREEK BLKS 26-29 TALL GRASS 027 520	3213 NW 177TH ST OKLAHOMA CITY
4941	R209011110	DEVORE REBECCA A 2009 IRREV TRUST	C/O ROBERT A DEVORE	5709 NW 132ND ST	OKLAHOMA CITY	OK	73142	ROSE CREEK BLKS 26-29 TALL GRASS	27	521	ROSE CREEK BLKS 26-29 TALL GRASS 027 521	3217 NW 177TH ST OKLAHOMA CITY
4941	R209011120	MIG LLC		14825 AUREA LN	OKLAHOMA CITY	OK	73142	ROSE CREEK BLKS 26-29 TALL GRASS	27	522	ROSE CREEK BLKS 26-29 TALL GRASS 027 522	3221 NW 177TH ST OKLAHOMA CITY
4941	R209011130	WALKER CHEVELL P		3225 NW 177TH ST	EDMOND	OK	73012- 9056	ROSE CREEK BLKS 26-29 TALL GRASS	27	523	ROSE CREEK BLKS 26-29 TALL GRASS 027 523	3225 NW 177TH ST OKLAHOMA CITY

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4941	R209011140	HODGSON TED J & SALLY S		3229 NW 177TH ST	EDMOND	OK	73012-9056	ROSE CREEK BLKS 26-29 TALL GRASS	27	524	ROSE CREEK BLKS 26-29 TALL GRASS 027 524	3229 NW 177TH ST OKLAHOMA CITY
4941	R209011150	GARRISON ABBO AMBER		3233 NW 177TH ST	EDMOND	OK	73012-9056	ROSE CREEK BLKS 26-29 TALL GRASS	27	525	ROSE CREEK BLKS 26-29 TALL GRASS 027 525	3233 NW 177TH ST OKLAHOMA CITY
4941	R209011160	HOLLOWAY WILLIS JR & SABA AKHTAR		3237 NW 177TH ST	EDMOND	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	27	526	ROSE CREEK BLKS 26-29 TALL GRASS 027 526	3237 NW 177TH ST OKLAHOMA CITY
4941	R209011170	MARTIN MATT B & RHONDA K		17725 PTARMIGAN LN	EDMOND	OK	73012-6544	ROSE CREEK BLKS 26-29 TALL GRASS	27	527	ROSE CREEK BLKS 26-29 TALL GRASS 027 527	17725 PTARMIGAN LN OKLAHOMA CITY
4941	R209011230	LEWIS FAMILY TRUST	LEWIS DAVID A & JODI K TRS	3228 NW 177TH ST	EDMOND	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	28	533	ROSE CREEK BLKS 26-29 TALL GRASS 028 533	3228 NW 177TH ST OKLAHOMA CITY
4941	R209011240	JRM FAMILY TRUST		3205 NW 176TH PL	EDMOND	OK	73012-9054	ROSE CREEK BLKS 26-29 TALL GRASS	28	534	ROSE CREEK BLKS 26-29 TALL GRASS 028 534	3224 NW 177TH ST OKLAHOMA CITY
4941	R209011250	MCDONALD CLARENCE E III & REBECCA A		3220 NW 177TH ST	EDMOND	OK	73012-9054	ROSE CREEK BLKS 26-29 TALL GRASS	28	535	ROSE CREEK BLKS 26-29 TALL GRASS 028 535	3220 NW 177TH ST OKLAHOMA CITY
4941	R209011260	HEDRICK RAFAEL H & MELISSA S TRS	HEDRICK RAFAEL REV TRUST	3216 NW 177TH ST	OKLAHOMA CITY	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	28	536	ROSE CREEK BLKS 26-29 TALL GRASS 028 536	3216 NW 177TH ST OKLAHOMA CITY
4941	R209011270	COMBS BRENT R	COMBS ALEXIS C	3200 NW 177TH ST	EDMOND	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	28	537	ROSE CREEK BLKS 26-29 TALL GRASS 028 537	3200 NW 177TH ST OKLAHOMA CITY
4941	R209011350	ROSE CREEK PROPERTY OWNERS	ASSOCIATION INC	1326 FRETZ DR	EDMOND	OK	73003	ROSE CREEK BLKS 26-29 TALL GRASS	0	0	ROSE CREEK BLKS 26-29 TALL GRASS COMMON AREAS A B C D & PRIVATE STREETS EX BEG 178.68FT NW SE/C COMMON AREA B TH NW227.73FT TH N10.92FT TH E232.76FT TH RIGHT ON A CURV SE85.95FT TH SW107.92FT TO BEG	0 UNKNOWN OKLAHOMA CITY

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4941	R211251000	ROSE CREEK HOMEOWNERS	ASSOCIATION	1326 FRETZ DR	EDMOND	OK	73003	ROSE CREEK BLK 30	30	0	ROSE CREEK BLK 30 030 000 COMMON AREAS A & PT OF LOT 545 DESC BEG NW/C COMMON AREA A TH E175.63FT S54.63FT SE36.53FT RIGHT ON CURVE SE45.98FT SE31.14FT SE31.81FT SW73.21FT NW99.17FT NW160.62FT TO BEG	UNKNOWN
4941	R211251005	AMBAW SAMSON M	GEREMEW SEBLE	17813 PRAIRIE SKY WAY	EDMOND	OK	73012-6628	ROSE CREEK BLK 30	30	0	ROSE CREEK BLK 30 030 000 PT OF LOT 545 BEG NE/C SD LOT TH S162.25FT LEFT ON CURVE SW29.68FT SW30.90FT NW31.81FT NW31.14FT LEFT ON CURVE NW45.98FT NW36.53FT N54.63FT E135FT TO BEG	17813 PRAIRIE SKY WAY OKLAHOMA CITY
4944	R215301160	DOVE HOLLOW PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	3	2	THE CHATEAUS AT ROSE LAKE 003 002	3309 NW 178TH TER OKLAHOMA CITY
4944	R215301170	DOVE HOLLOW PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	3	3	THE CHATEAUS AT ROSE LAKE 003 003	3305 NW 178TH TER OKLAHOMA CITY
4944	R215301180	DOVE HOLLOW PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	3	4	THE CHATEAUS AT ROSE LAKE 003 004	3301 NW 178TH TER OKLAHOMA CITY
4944	R215301260	RICKARDS NANCY LUCY TRS	HAYWARD FAMILY TRUST	17817 MORNING SKY CT	EDMOND	OK	73012-8230	THE CHATEAUS AT ROSE LAKE	4	8	THE CHATEAUS AT ROSE LAKE 004 008	17817 MORNING SKY CT OKLAHOMA CITY
4944	R215301310	DOVE HOLLOW PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	5	1	THE CHATEAUS AT ROSE LAKE 005 001	17828 MORNING SKY CT OKLAHOMA CITY
4944	R215301320	WILLIAMS TIFFANY		17824 MORNING SKY CT	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	5	2	THE CHATEAUS AT ROSE LAKE 005 002	17824 MORNING SKY CT OKLAHOMA CITY
4944	R215301330	INFINITY INVESTMENT PROPERTIES LLC		1225 E 33RD ST	EDMOND	OK	73013	THE CHATEAUS AT ROSE LAKE	5	3	THE CHATEAUS AT ROSE LAKE 005 003	17820 MORNING SKY CT OKLAHOMA CITY

4944	R215301340	COLABELLO JASON & LINDSEY M		17816 MORNING SKY CT	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	5	4	THE CHATEAUS AT ROSE LAKE 005 004	17816 MORNING SKY CT OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

NW 178th St. & Portland Ave.

December 12, 2024

PREPARED BY:

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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
8300.5	Alcoholic Beverage and Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
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
8200.2	Dwelling Units and Mixed Uses
8300.33	Eating Establishments: Sitdown, Alcohol Permitted

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
8300.41	Food and Beverage Retail Sales
8300.48	Laundry Services
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
8250.16	Murals
8300.55	Participant Recreation and Entertainment: Indoor
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

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 On-Premise 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 Off-Premise Signs

Non-accessory signs will be prohibited.

8.4 Electronic Message Display Signs

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

9. Access:

Access may be taken from NW 178th St.

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, 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

Cottages at The Grove
Commercial Tract

December 10, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 89°46'02" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 116.00 feet to the POINT OF BEGINNING;

THENCE North 00°13'58" West, departing said South line, a distance of 65.08 feet;

THENCE North 17°49'53" East, a distance of 142.31 feet;

THENCE North 86°09'36" East, a distance of 397.95 feet;

THENCE South 39°35'49" East, a distance of 291.55 feet to a point on the South line of said Southeast Quarter (SE/4);

THENCE South 89°46'02" West, along and with said South line, a distance of 626.20 feet to the POINT OF BEGINNING.

Containing 111,248 square feet or 2.5539 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.



Exhibit B

The Cottages at The Grove

Conceptual Site Plan

88 Parking Spaces



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ENGINEERS SURVEYORS PLANNERS
11/20/24