



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

4400 S. Western Avenue

Project Name

4400 S. Western Avenue

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

Parking lot/overnight parking of accessory vehicles.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1575

File Date: 9-28-23

Ward No.: W4

Nbhd. Assoc.: WESTERN HILLS NA

School District: OKC

Extg Zoning: C-3/R-1

Overlay:

1.3953 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 the 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

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

EXHIBIT "A"

Legal Description

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

BLOCKS FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), IN WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE, AND ALL THAT PORTION OF VACATED SOUTHWEST 41ST STREET FROM THE EAST LINE OF WESTERN AVENUE TO THE WEST LINE OF SOUTH OLIE AVENUE LYING BETWEEN THE ABOVE BLOCKS, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT THE FOLLOWING THREE TRACTS:

ALL OF LOTS NINE (9) THROUGH THIRTEEN (13) AND A PORTION OF LOT EIGHT (8), IN BLOCK FIFTEEN (15), AND A PORTION OF BLOCK SIXTEEN (16), IN WESTERN HILLS ADDITION, BLOCKS 9-18, A SUBDIVISION OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 32 OF PLATS, PAGE 72, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 16; THENCE SOUTH 89°51'30" WEST ALONG THE SOUTH LINE OF SAID BLOCK 16, A DISTANCE OF 301.80 FEET; THENCE NORTH 00°06'21" WEST, PARALLEL WITH THE WEST LINE OF SAID BLOCK 16, A DISTANCE OF 187.00 FEET; THENCE SOUTH 89°51'30" WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 16, A DISTANCE OF 341.22 FEET, TO A POINT ON THE WEST LINE OF SAID BLOCK 16; THENCE NORTH 00°06'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 183.40 FEET; THENCE NORTH 89°51'30" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 16, A DISTANCE OF 768.70 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF OLLIE AVENUE; THENCE SOUTH 00°00'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 345.41 FEET, TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.06 FEET (A CHORD BEARING OF SOUTH 44°55'45" WEST A CHORD LENGTH OF 35.39 FEET) AN ARC DISTANCE OF 39.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 44TH STREET; THENCE SOUTH 89°51'30" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND BEING PART OF BLOCK SEVENTEEN (17) AND ALL OF BLOCK EIGHTEEN (18), WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE, A SUBDIVISION OF THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, RECORDED IN BOOK 32 OF PLATS, PAGE 72, TOGETHER WITH THAT PORTION OF VACATED SOUTHWEST 41ST STREET LYING ADJACENT TO SAID BLOCKS AND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 17, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE NORTH 89°59'57" EAST, ALONG THE NORTH LINE OF SAID BLOCK 17 AND BLOCK 18, A DISTANCE OF 768.99 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 18, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF OLIE AVENUE; THENCE SOUTH 00°00'05" EAST, ALONG THE EAST LINE OF SAID BLOCK 18, PART OF THE VACATED S.W. 41ST STREET AND SAID WEST RIGHT OF WAY LINE OF OLIE AVENUE, A DISTANCE OF 465.69 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 495.84 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 93.70 FEET; THENCE NORTH 61°14'30" WEST A DISTANCE OF 107.08 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 36.13 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 266.38 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 143.13 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 17, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE NORTH 00°02'09" WEST, ALONG THE WEST LINE OF SAID BLOCK 17 AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 54.07 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND BEING PART OF BLOCK SIXTEEN (16), WESTERN HILLS ADDITION, BLOCKS 9-8, BOTH INCLUSIVE, A SUBDIVISION OF THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, RECORDED IN [BOOK 32 OF PLATS, PAGE 72](#) AND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 17 OF SAID WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE SOUTH 00°02'09" EAST, ALONG THE WEST LINE OF SAID BLOCKS 17 AND 16, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1152.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'32" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 16, A DISTANCE OF 341.22 FEET; THENCE SOUTH 00°05'17" EAST A DISTANCE OF 187.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 16, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 44TH STREET; THENCE SOUTH 89°52'32" WEST, ALONG SAID SOUTH LINE OF SAID BLOCK 16 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 316.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 24.95 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 45°04'49" WEST A DISTANCE OF 35.31 FEET) FOR AN ARC DISTANCE OF 39.23 FEET TO THE WEST LINE OF SAID BLOCK 16, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE NORTH 00°02'09" WEST, ALONG THE WEST LINE OF SAID BLOCK 16 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 162.01 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

TRACT 2 DESCRIPTION

A tract of land being part of Block Seventeen (17), WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE, a subdivision of the City of Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 32 of Plats, Page 72 and lying in the Southwest Quarter of Section 16, Township 11 North, Range 3 West of the Indian Meridian, being more particularly described as follows:

COMMENCING at the northwest corner of said Block 17, also being a point on the east right of way line of Western Avenue;

THENCE South $00^{\circ}02'09''$ East, along the west line of said Block 17 and said east right of way line, a distance of 54.07 feet to the POINT OF BEGINNING;

THENCE North $90^{\circ}00'00''$ East a distance of 143.13 feet;

THENCE South $00^{\circ}00'00''$ East a distance of 266.38 feet;

THENCE South $90^{\circ}00'00''$ West a distance of 142.97 feet to a point on the west line of said Block 17 and said east right of way line;

THENCE North $00^{\circ}02'09''$ West, along the west line of said Block 17 and said east right of way line, a distance of 266.38 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 38,105 square feet or 0.8748 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System North Zone, using the bearing of North $00^{\circ}02'09''$ West along the west line of Block 17, WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE.

TRACT 3 DESCRIPTION

A tract of land being all of Lots One (1) through Seven (7), part of Lot Eight (8), Block Fifteen (15), part of Blocks Sixteen (16) and Seventeen (17), WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE, a subdivision of the City of Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 32 of Plats, Page 72, together with that portion of vacated Southwest 41st Street lying adjacent to and within said Blocks and lying in the Southwest Quarter of Section 16, Township 11 North, Range 3 West of the Indian Meridian, being more particularly described as follows:

COMMENCING at the northwest corner of said Block 17, also being a point on the east right of way line of Western Avenue;

THENCE South 00°02'09" East, along the west line of said Block 17 and said east right of way line, a distance of 320.45 feet to the POINT OF BEGINNING;

THENCE North 90°00'00" East a distance of 179.10 feet;

Oklahoma City Planning Commission
Deed Approval # 26242

THENCE South 61°14'30" East a distance of 107.08 feet;

DEC 18 2020

THENCE South 00°00'00" East a distance of 93.70 feet;

THENCE North 90°00'00" East a distance of 495.84 feet to a point on the east line of said vacated S.W. 41st Street, also being a point on the west right of way line of Olie Avenue;

THENCE South 00°00'05" East, along said west right of way line and the east line of said Block 15, a distance of 501.97 feet;

THENCE South 89°52'32" West a distance of 768.40 feet to a point on the west line of said Block 16 and the east right of way line of Western Avenue;

THENCE North 00°02'09" West, along the west line of said Blocks 16 and 17, west line of said vacated S.W. 41st Street and the east right of way line of said Western Avenue, a distance of 648.86 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 423,654 square feet or 9.7258 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System North Zone, using the bearing of North 00°02'09" West along the west line of Blocks 16 and 17, WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE.

PROFESSIONAL

EXHIBIT "B"

Permitted Exceptions

1. Real property taxes and assessments, both general and special, which are a lien on the Property, but not yet due and payable;
2. Any and all covenants, conditions, reservations, restrictions and other matters of record
3. Zoning and building ordinances
4. Easements and rights of way, if any
5. Matters that would be disclosed by an accurate survey of the Property

LEGAL DESCRIPTION

4400 S. Western Avenue
Zoning Lot

September 7, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, and a portion of Tract 3 as described in the Special Warranty Deed recorded in Book 15470, Page 87 being more particularly described as follows:

Commencing at the Northwest (NW) Corner of Block 17 as shown on the Plat entitled WESTERN HILLS ADDITION BLOCKS 9-18, BOTH INCLUSIVE, recorded in Book 32 of Plats, Page 72;

THENCE South 00°02'09" East, along and with the West line of said Block 17, a distance of 320.45 feet to Northwest (NW) corner of said Tract 3;

THENCE along and with the boundary of said Tract 3 the following four (4) courses:

1. North 90°00'00" East, a distance of 179.10 feet;
2. South 61°14'30" East, a distance of 107.08 feet;
3. South 00°00'00" East, a distance of 93.70 feet;
4. North 90°00'00" East, a distance of 367.32 feet, to the POINT OF BEGINNING;

THENCE continuing along said boundary line, North 90°00'00" East, a distance of 128.52 feet to the Eastern-most Northeast (NE) corner of said Tract 3;

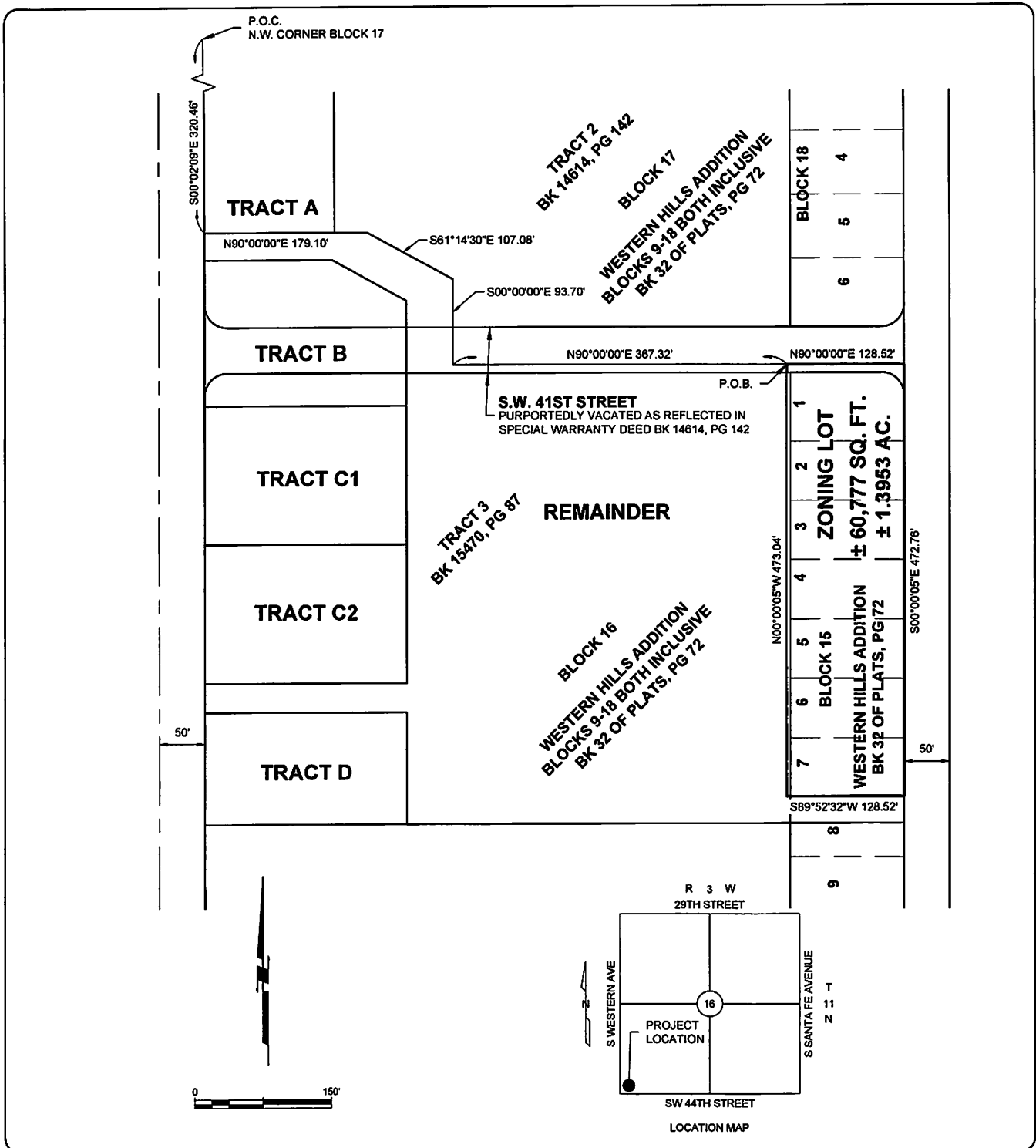
THENCE South 00°00'05" East, along and with the East line of said Tract 3, a distance of 472.76 feet to the Southeast (SE) corner of said Tract 3;

THENCE South 89°52'32" West, along and with the South line of said Tract 3, a distance of 128.52 feet;

THENCE North 00°00'05" West, departing said South line, a distance of 473.04 feet to the POINT OF BEGINNING.

Containing 60,777 square feet or 1.3953 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System North Zone, using the bearing of North 00°02'09" West along the West line of Block 17, WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE.



ACAD FILE: S:\Civi 3D proj\5622\Working Folder\5622-Exhibit.dwg, 9/13/2023 3:37 PM, Jesse Patten
XREFS LOADED: 5622-bdy.dwg 12518 SURVEY-email 12-14-17.dwg

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Proj. No.: 5622
Date: 9/7/2023
Scale: 1"=150'

4400 S. WESTERN AVENUE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ZONING LOT EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaok.com
Certificate of Authorization #1484 Exp. Date 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

Deed presented for filing by:

Graham Conatser
Madden, Jiganti, Moore & Sinars LLP
190 South LaSalle Street #1700
Chicago, Illinois 60603

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, as of this __ day of May 2023, **SERITAGE SRC FINANCE LLC**, a Delaware limited liability company (herein "Grantor"), in consideration of Ten and No/100 Dollars and other valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto LSCD of Western Hills OKC, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 777 Lake Zurich Road, Suite 200, Barrington, IL 60010, the following described real property situated in Oklahoma County, Oklahoma, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise, and

together with all right, title, interest and estate in and to oil, gas and other minerals in and under the land, if any, not previously reserved or conveyed of record.

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors and assigns forever. SUBJECT TO only those matters listed on **EXHIBIT "B"** attached hereto.

[The remainder of this page is intentionally left blank; signature page follows.]

EXECUTED AND DELIVERED as of the date first set forth above.

GRANTOR:

SERITAGE SRC FINANCE LLC,
a Delaware limited liability company

By: _____

Name: Eric Dinenberg

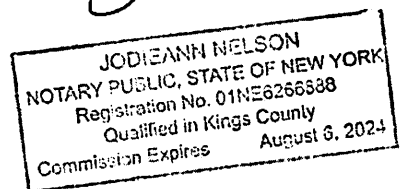
Title: Vice President

State of NEW YORK

County of New York


Subscribed and sworn to (or affirmed) before me on this 18th day of May, 2023,
by Eric Dinenberg personally known to me or proved to me on the basis of satisfactory evidence to
be the person who appeared before me.

J. Nelson
(Notary Public)



LETTER OF AUTHORIZATION

LSCD OF WESTERN HILLS, OKC, (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 4400 S. Western Avenue, (Tracts 2 and 3), Oklahoma City, Oklahoma 73109.

By: _____

Title: Manager

Date: July 12, 2023

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: September 15, 2023 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2835692-OK99

LEGAL DESCRIPTION

4400 S. Western Avenue
Zoning Lot

September 7, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, and a portion of Tract 3 as described in the Special Warranty Deed recorded in Book 15470, Page 87 being more particularly described as follows:

Commencing at the Northwest (NW) Corner of Block 17 as shown on the Plat entitled WESTERN HILLS ADDITION BLOCKS 9-18, BOTH INCLUSIVE, recorded in Book 32 of Plats, Page 72;

THENCE South 00°02'09" East, along and with the West line of said Block 17, a distance of 320.45 feet to Northwest (NW) corner of said Tract 3;

THENCE along and with the boundary of said Tract 3 the following four (4) courses:

1. North 90°00'00" East, a distance of 179.10 feet;
2. South 61°14'30" East, a distance of 107.08 feet;
3. South 00°00'00" East, a distance of 93.70 feet;
4. North 90°00'00" East, a distance of 367.32 feet, to the POINT OF BEGINNING;

THENCE continuing along said boundary line, North 90°00'00" East, a distance of 128.52 feet to the Eastern-most Northeast (NE) corner of said Tract 3;

THENCE South 00°00'05" East, along and with the East line of said Tract 3, a distance of 472.76 feet to the Southeast (SE) corner of said Tract 3;

THENCE South 89°52'32" West, along and with the South line of said Tract 3, a distance of 128.52 feet;

THENCE North 00°00'05" West, departing said South line, a distance of 473.04 feet to the POINT OF BEGINNING.

Containing 60,777 square feet or 1.3953 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System North Zone, using the bearing of North 00°02'09" West along the West line of Block 17, WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE.

Prepared by Matthew Johnson P.L.S. 1807

Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-25)

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OWNERSHIP REPORT
ORDER 2835692-OK99

DATE PREPARED: SEPTEMBER 25, 2023
EFFECTIVE DATE: SEPTEMBER 15, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1663	R109903195	LSCD OF WESTERN HILLS OKC LLC		777 LAKE ZURICH RD, Unit 200	BARRINGTON	IL	60010-3118	WESTERN HILLS	000	000	WESTERN HILLS BLK 15 LOTS 1 THRU 7 & PT OF LOT 8 PLUS PT OF BLK 15 16 & 17 PLUS PT OF VAC SW 41ST STREET ADJ TO & WITHIN SD BLKS DESC BEG 320.45FT S OF NW/C BLK 17 TH E179.10FT SE107.08FT S93.70FT E495.84FT S501.97FT W768.40FT N648.86FT TO BEG (SUBJECT PROPERTY WITHIN)	UNKNOWN
1663	R109904200	WAL MART REAL ESTATE BUSINESS TRUST	ATTN PROPERTY TAX DEPT	PO BOX 8050 MS 0555	BENTONVILLE	AR	72716-0555	WESTERN HILLS	000	000	WESTERN HILLS ALL OF LOTS 9 THRU 13 & PT OF LOT 8 IN BLK 15 & PT OF BLK 16 DESC AS BEG SE/C BLK 16 TH W301.80FT N187FT W341.22FT N183.40FT E768.70FT S345.41FT RIGHT ON CURVE SW39.30FT TO R/W LINE SW 44TH ST W100FT TO BEG	4420 S WESTERN AVE OKLAHOMA CITY
1663	R109904205	SW BUCKINGHAM LLC		9595 WILSHIRE BLVD, Unit 700	BEVERLY HILLS	CA	90212	WESTERN HILLS	000	000	WESTERN HILLS PT OF BLK 17 ALL OF BLK 18 PLUS PT OF VAC SW 41ST STREET ADJ TO SD BLKS BEG NW/C BLK 17 TH E769.99FT S465.69FT W495.84FT N93.70FT NW107.08FT W36.13FT N266.38FT W143.13FT N54.07FT TO BEG	4106 S WESTERN AVE OKLAHOMA CITY
1663	R109902325	ORE HOLDINGS LLC		PO BOX 732	PIEDMONT	OK	73078	WESTERN HILLS	010	000	WESTERN HILLS 010 000 W5FT LOT 9 & ALL LOT 10	728 SW 40TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2835692-OK99

DATE PREPARED: SEPTEMBER 25, 2023
EFFECTIVE DATE: SEPTEMBER 15, 2023 AT 7:30 AM

1663	R109902315	RODRIGUEZ RIGOBERTO		724 SW 40TH ST	OKLAHOMA CITY	OK	73109	WESTERN HILLS	010	000	WESTERN HILLS 010 000 W25FT LOT 8 & E65FT LOT 9	724 SW 40TH ST OKLAHOMA CITY
1663	R109902295	GUZMAN YOVANI MARTINEZ		716 SW 40TH ST	OKLAHOMA CITY	OK	73109- 3504	WESTERN HILLS	010	000	WESTERN HILLS 010 000 W45FT LOT 7 & E45FT LOT 8	716 SW 40TH ST OKLAHOMA CITY
1663	R109902335	LUGO MARIA ELENA	PERALES JOSE MARIA	4110 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	010	011	WESTERN HILLS 010 011	4110 S OLIE AVE OKLAHOMA CITY
1663	R109902345	MONTOKA JUAN M MACIAS		713 SW 41ST ST	OKLAHOMA CITY	OK	73109- 3509	WESTERN HILLS	010	012	WESTERN HILLS 010 012	713 SW 41ST ST OKLAHOMA CITY
1663	R109902355	HOPMANN MARY V & STEPHEN L		709 SW 41ST ST	OKLAHOMA CITY	OK	73109- 3509	WESTERN HILLS	010	013	WESTERN HILLS 010 013	709 SW 41ST ST OKLAHOMA CITY
1663	R109902365	PEREZ SALVADOR & MARIA N		705 SW 41ST ST	OKLAHOMA CITY	OK	73109- 3509	WESTERN HILLS	010	014	WESTERN HILLS 010 014	705 SW 41ST ST OKLAHOMA CITY
1663	R109902735	EVANS VEDA G		648 SW 41ST ST	OKLAHOMA CITY	OK	73109- 3508	WESTERN HILLS	012	000	WESTERN HILLS 012 000 NWLY 7FT LOT 11 & SELY 63FT LOT 12	648 SW 41ST ST OKLAHOMA CITY
1663	R109902745	GRIDER JAMES		700 SW 41ST ST	OKLAHOMA CITY	OK	73109- 3510	WESTERN HILLS	012	000	WESTERN HILLS 012 000 NWLY 7FT LOT 12 & ALL LOT 13	700 SW 41ST ST OKLAHOMA CITY
1663	R109902755	HUDSON DENNIS K		712 SW 41ST ST	OKLAHOMA CITY	OK	73109	WESTERN HILLS	012	014	WESTERN HILLS 012 014	708 SW 41ST ST OKLAHOMA CITY
1663	R109902765	HUDSON DENNIS		712 SW 41ST ST	OKLAHOMA CITY	OK	73109- 3510	WESTERN HILLS	012	015	WESTERN HILLS 012 015	712 SW 41ST ST OKLAHOMA CITY
1663	R109902775	HUDSON LORAIN B	HUDSON CARL D III	716 SW 41ST ST	OKLAHOMA CITY	OK	73109- 3510	WESTERN HILLS	012	016	WESTERN HILLS 012 016	716 SW 41ST ST OKLAHOMA CITY
1663	R109902785	MORALES RENE	FUENTES MORALES OLIVIA	4300 S SHARTEL AVE	OKLAHOMA CITY	OK	73109- 3529	WESTERN HILLS	012	017	WESTERN HILLS 012 017	4300 S SHARTEL AVE OKLAHOMA CITY

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1663	R109902795	CHAVEZ PEREZ GABRIEL	CHAVEZ SANJUANA	4304 S SHARTEL AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	012	018	WESTERN HILLS 012 018	4304 S SHARTEL AVE OKLAHOMA CITY
1663	R109902805	LOPEZ FRANCISCO G & ESTHELA		4308 S SHARTEL AVE	OKLAHOMA CITY	OK	73109- 3529	WESTERN HILLS	012	019	WESTERN HILLS 012 019	4308 S SHARTEL AVE OKLAHOMA CITY
1663	R109902815	MARQUEZ ISRAEL	VIEZCAS GRACIELA	4312 S SHARTEL AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	012	020	WESTERN HILLS 012 020	4312 S SHARTEL AVE OKLAHOMA CITY
1663	R109903194	SIEGFRIED BARRY J		4300 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	14	0	WESTERN HILLS 014 000 PT LOTS 1 & 2 BEG 10FT W OF SW/C LOT 2 TH N124.98FT RIGHT ALONG CURVE 53.88FT SWLY120.76FT W21.48FT TO BEG	4304 S OLIE AVE
1663	R109903193	HOLLAND STEVE		4306 S OLIE AVE	OKLAHOMA CITY	OK	73109- 3438	WESTERN HILLS	14	0	WESTERN HILLS 014 000 PT LOTS 2 & 3 BEG 11.48FT E OF SW/C LOT 2 TH NE120.76FT SELY ALONG CURVE RIGHT 49.62FT SW108.69FT W25.52FT TO BEG	4306 S OLIE AVE
1663	R109903170	JOHNSON VICKI LAHOMA	BIALOCK JESSICA D	4316 S OLIE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	14	0	WESTERN HILLS 014 000 PT OF LOT 4 BEG AT NW/C LT 4 TH NE119.15FT SE44.17FT SW133.77FT NW33.17FT TO BEG	4316 S OLLIE AVE
1663	R109903180	HUTCHINGS TEMPIE L SOLE TRS	HUTCHINGS TEMPIE LIVING TRUST	4318 S OLIE	OKLAHOMA CITY	OK	73109- 3438	WESTERN HILLS	14	0	WESTERN HILLS 014 000 PT OF LOTS 4 & 5 BEG AT SW/C LOT 4 TH NW28FT NE133.77FT SE18.09FT TO SE/C LT 4 TH SELY ON A CURVE 28.42FT SW145.26FT TOBEG	4318 S OLIE AVE

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1663	R109903290	RODRIGUEZ MARIA M		4424 S OLIE AVE	OKLAHOMA CITY	OK	73109-3440	WESTERN HILLS	014	000	WESTERN HILLS 014 000 E35FT OF W130FT LOTS 11 & 12	4424 S OLIE AVE OKLAHOMA CITY
1663	R109903270	DALE JOANN TRS	DALE JO ANN LIV TRUST	11461 203RD ST	BLANCHARD	OK	73010	WESTERN HILLS	014	000	WESTERN HILLS 014 000 E35FT OF W95FT OF LOTS 11 & 12	4426 S OLIE AVE OKLAHOMA CITY
1663	R109903210	DAVIS JAMES N	DAVIS HEIKE	4430 S OLIE AVE	OKLAHOMA CITY	OK	73109-3440	WESTERN HILLS	014	000	WESTERN HILLS 014 000 W60FT OF LOTS 11 & 12	4430 S OLIE AVE OKLAHOMA CITY
1663	R109903215	WALKER WILLIAM TODD	WALKER MICHAEL E	12077 WILLWOOD DR	WOODBIDGE	VA	22192	WESTERN HILLS	014	000	WESTERN HILLS 014 000 S37FT OF LOT 13	4409 S OLIE AVE OKLAHOMA CITY
1663	R109903245	VIDALES ELSA		4408 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	014	000	WESTERN HILLS 014 000 S47FT LOT 8	4408 S OLIE AVE OKLAHOMA CITY
1663	R109903225	TENPENNY LARRY WILLIAM		4407 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	014	000	WESTERN HILLS 014 000 N23FT LOT 13 & S12FT LOT 14	4407 S OLIE AVE OKLAHOMA CITY
1663	R109903280	CHAVEZ FRANK X JR PERS REP	EST OF FRANK J CHAVEZ SR	4406 S OLIE AVE	OKLAHOMA CITY	OK	73109-3440	WESTERN HILLS	014	000	WESTERN HILLS 014 000 S22FT LOT 7 & N13FT LOT 8	4406 S OLIE AVE OKLAHOMA CITY
1663	R109903230	SHANKS LOIS N	JOHNSON VICKI	4403 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	014	000	WESTERN HILLS 014 000 S35FT OF N48FT LOT 14	4403 S OLIE AVE OKLAHOMA CITY
1663	R109903305	HANNA MARSHALL	REED SANDRA HANNA HOWARD KIMBERLY L	4402 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	014	000	WESTERN HILLS 014 000 S35FT OF N38FT LOT 7	4402 S OLIE AVE OKLAHOMA CITY

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1663	R109903295	ROYAL ELLENOR D		1414 S DAIRY ASHFD RD APT 706	HOUSTON	TX	77077- 2356	WESTERN HILLS	014	000	WESTERN HILLS 014 000 N13FT LOT 14 & S22FT LOT 15	4401 S OLIE AVE OKLAHOMA CITY
1663	R109903285	HENRY JERRY W & PHYLLIS D		4400 S OLIE AVE	OKLAHOMA CITY	OK	73109- 3440	WESTERN HILLS	014	000	WESTERN HILLS 014 000 S32FT OF LOT 6 & N3FT OF LOT 7	4400 S OLIE AVE OKLAHOMA CITY
1663	R109903265	BOWMAN JERRY C & CYNTHIA A		801 NW 16TH ST	NEWCASTLE	OK	73065- 6250	WESTERN HILLS	014	000	WESTERN HILLS 014 000 S35FT OF N38FT LOT 15	4321 S OLIE AVE OKLAHOMA CITY
1663	R109903255	SULLINS MARTA M TR	SULLINS MARTA M REV LIV TRUST	4324 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	014	000	WESTERN HILLS 014 000 S7FT LOT 5 & N28FT LOT 6	4324 S OLIE AVE OKLAHOMA CITY
1663	R109903300	SMITH DONALD		4319 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	014	000	WESTERN HILLS 014 000 N3FT OF LOT 15 & S32FT OF LOT 16	4319 S OLIE AVE OKLAHOMA CITY
1663	R109903200	AMADOR SERGIO S		4315 S OLIE AVE	OKLAHOMA CITY	OK	73109	WESTERN HILLS	014	000	WESTERN HILLS 014 000 N28FT LOT 16 & S7FT LOT 17	4315 S OLIE AVE OKLAHOMA CITY
1663	R109903250	JIMMY DOYLE PROPERTIES LLC		1301 SW 59TH ST	OKLAHOMA CITY	OK	73119	WESTERN HILLS	014	000	WESTERN HILLS 014 000 PT LOT 5 BEG NW/C LOT 5 TH NELY 145.26FT SELY 44.46FT S30.06FT W137.48FT NWLY 12.31FT TO BEG	4322 S OLIE AVE OKLAHOMA CITY
1663	R109903220	HECTOR ENTERPRISES LLP		1613 SW 113TH PL	OKLAHOMA CITY	OK	73170	WESTERN HILLS	014	000	WESTERN HILLS 014 000 N53FT OF LOT 17	4313 S OLIE AVE OKLAHOMA CITY

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1663	R109903190	DALE JOANN TRS	DALE JO ANN LIV TRUST	11461 203RD ST	BLANCHARD	OK	73010	WESTERN HILLS	014	000	WESTERN HILLS 014 000 LOTS 2 & 3 EX BEG SW/C LOT 2 TH E36FT NELY108.69FT TO NLY LINE LOT 3 TH NWLY94.85FT S120.76FT TO BEG PLUS PT OF LOT 4 BEING A TRI TR IN NE/C	4310 S OLIE AVE OKLAHOMA CITY
1663	R109903260	SIEGFRIED BARRY J		4300 S OLIE AVE	OKLAHOMA CITY	OK	73109- 3438	WESTERN HILLS	014	000	WESTERN HILLS 014 000 W50FT LOT 1	4300 S OLIE AVE OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

4400 S. Western

September 28, 2023

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

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 **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all R-1 uses, the following use(s) will be the only use(s) permitted on this site:

8300.13 Automotive: Parking Lots, as a Principal Use
8300.21 Automotive and Equipment: Storage

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:

The 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:

Signage shall not be permitted within this SPUD.

9. Access:

Access shall be taken from S. 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, architectural metal, 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:

Open space shall not be required within this SPUD.

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

4400 S. Western Avenue
Zoning Lot

September 7, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, and a portion of Tract 3 as described in the Special Warranty Deed recorded in Book 15470, Page 87 being more particularly described as follows:

Commencing at the Northwest (NW) Corner of Block 17 as shown on the Plat entitled WESTERN HILLS ADDITION BLOCKS 9-18, BOTH INCLUSIVE, recorded in Book 32 of Plats, Page 72;

THENCE South 00°02'09" East, along and with the West line of said Block 17, a distance of 320.45 feet to Northwest (NW) corner of said Tract 3;

THENCE along and with the boundary of said Tract 3 the following four (4) courses:

1. North 90°00'00" East, a distance of 179.10 feet;
2. South 61°14'30" East, a distance of 107.08 feet;
3. South 00°00'00" East, a distance of 93.70 feet;
4. North 90°00'00" East, a distance of 367.32 feet, to the POINT OF BEGINNING;

THENCE continuing along said boundary line, North 90°00'00" East, a distance of 128.52 feet to the Eastern-most Northeast (NE) corner of said Tract 3;

THENCE South 00°00'05" East, along and with the East line of said Tract 3, a distance of 472.76 feet to the Southeast (SE) corner of said Tract 3;

THENCE South 89°52'32" West, along and with the South line of said Tract 3, a distance of 128.52 feet;

THENCE North 00°00'05" West, departing said South line, a distance of 473.04 feet to the POINT OF BEGINNING.

Containing 60,777 square feet or 1.3953 acres, more or less.

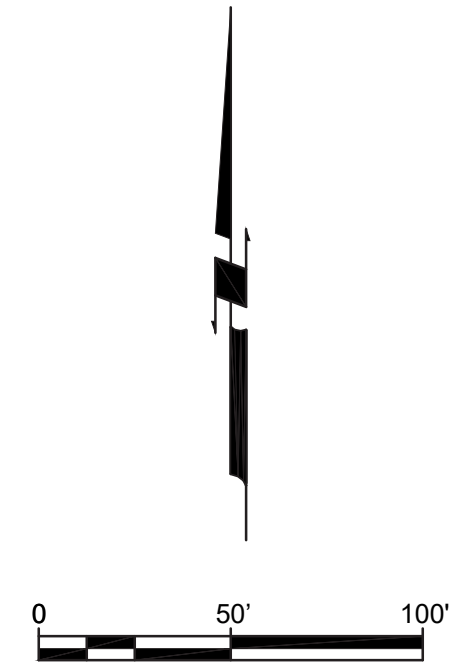
Basis of Bearing: Oklahoma State Plane Coordinate System North Zone, using the bearing of North 00°02'09" West along the West line of Block 17, WESTERN HILLS ADDITION, BLOCKS 9-18, BOTH INCLUSIVE.

Prepared by Matthew Johnson P.L.S. 1807

Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-25)

/private/var/folders/6y/kkzv0x2551l85vqdm032f7lw0000gp/T/com.microsoft.Word/TemporaryItems/AcrFolder/643B9301-5F62-4B45-854C-579419BCD2D8-1516-0000019682F4DC96/29C60317EEF5E6678F9AF611481D92B3.docx



SPUD-____
SW 44th Street &
S Western Avenue

Exhibit B
Site Plan

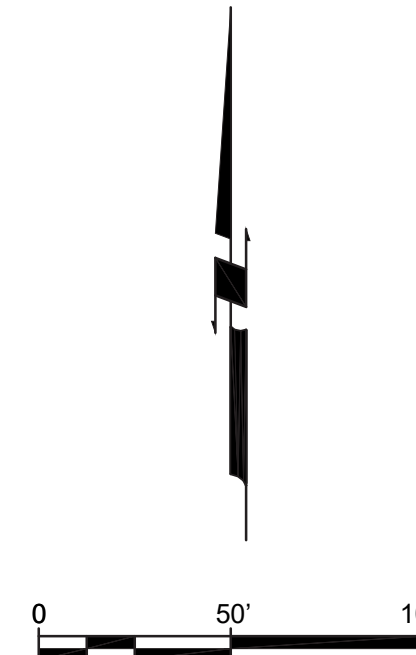


Johnson & Associates
1 E. Sheridan Ave., Suite 200
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(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

9/27/23

Conceptual site plan showing feasible option
permitted under proposed rezoning



SPUD-____
SW 44th Street &
S Western Avenue

Exhibit B
Site Plan



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1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
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