



The City of Oklahoma City  
Planning 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  
8000 S Shields Blvd SPUD

Project Name

8000 S Shields, Oklahoma City, OK

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

Rezone with SPUD to keep base district of I1 but allow used auto sales

Summary Purpose Statement / Proposed Development

Staff Use Only	1611
Case No.: SPUD	
File Date:	2-15-24
Ward No.:	W4
Nbhd. Assoc.:	----
School District:	OKC
Extg Zoning:	I-1
Overlay:	

191,612 SF

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

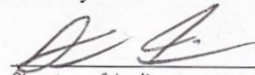
Name

Mailing Address

City, State, Zip Code

Phone

Email

  
Signature of Applicant

Garrett Fisher/ Fishers Investments

Applicant's Name (please print)

7820 S Shields Blvd

Applicant's Mailing Address

Oklahoma City, OK, 73149

City, State, Zip Code

405-361-8361

Phone

gfish1010@gmail.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.

INDIVIDUAL  
**WARRANTY DEED**  
(Oklahoma Statutory Form)

Doc # 2006098477  
Bk 10162  
Pg 451-454  
DATE 06/29/06 14:25:17  
Filing Fee \$19.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Coudill

KNOW ALL MEN BY THESE PRESENTS:

That **FLOYD H. FISHER and PATSY ANN FISHER, husband and wife, and FLOYD H. FISHER, II and DANIELLE FISHER, husband and wife**, parties of the first part, in consideration of the sum of Ten and No/100 dollars and other valuable consideration to them in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **FISHER' S INVESTMENTS, L.L.C., an Oklahoma limited liability company**, party of the second part, the following described real property and premises situate in **Oklahoma County, State of Oklahoma**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

"Exempt Documentary Stamp Tax O.S. Title 68, Article 32, Section 3201."

**MAIL TAX STATEMENT TO:**

Fisher' s Investments, L.L.C.  
7820 S. Shields Blvd.  
Oklahoma City, OK 73149-1626

together with 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 of the second part, its successors 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, subject to easements, rights of way and restrictive covenants of record and LESS AND EXCEPT any oil, gas and other minerals and all rights incident thereto, previously reserved or conveyed of record.

Return original to:

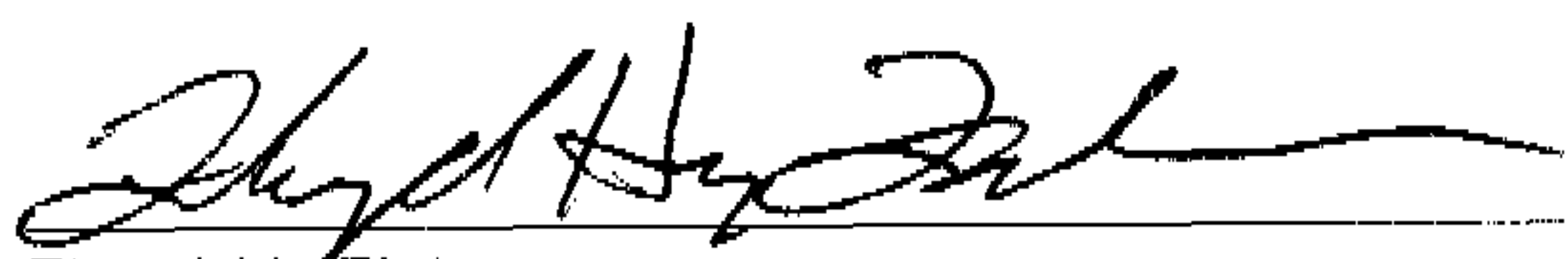
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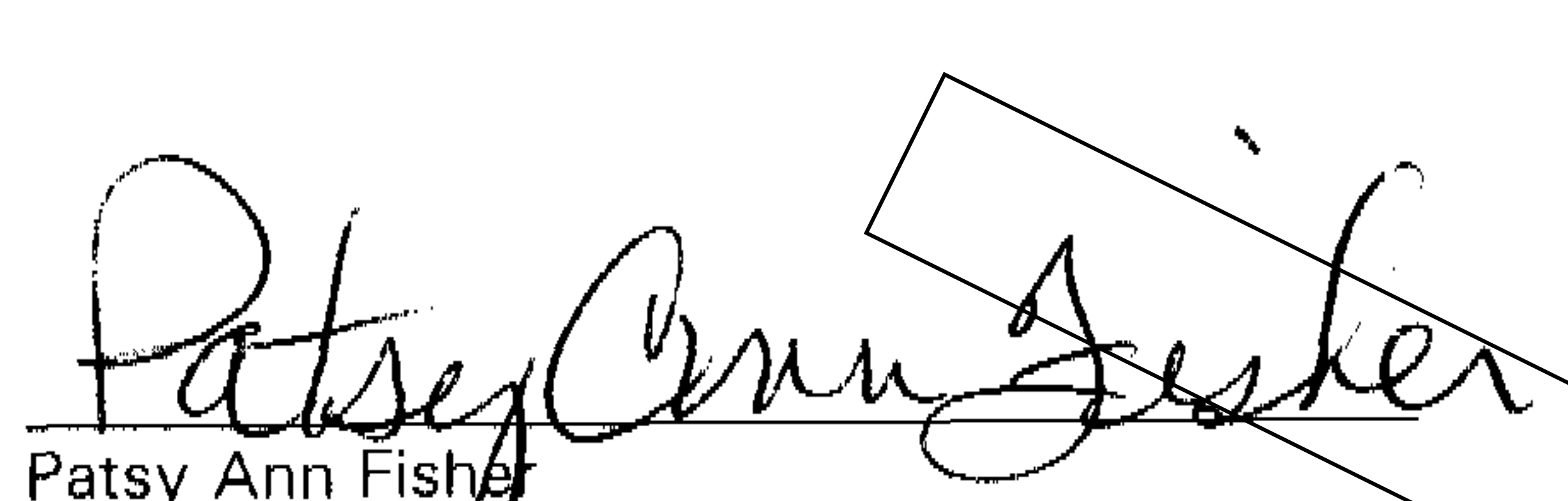
Betty J. Cummins  
First American Title & Trust  
P.O. Box 1234  
Oklahoma City, OK 73102

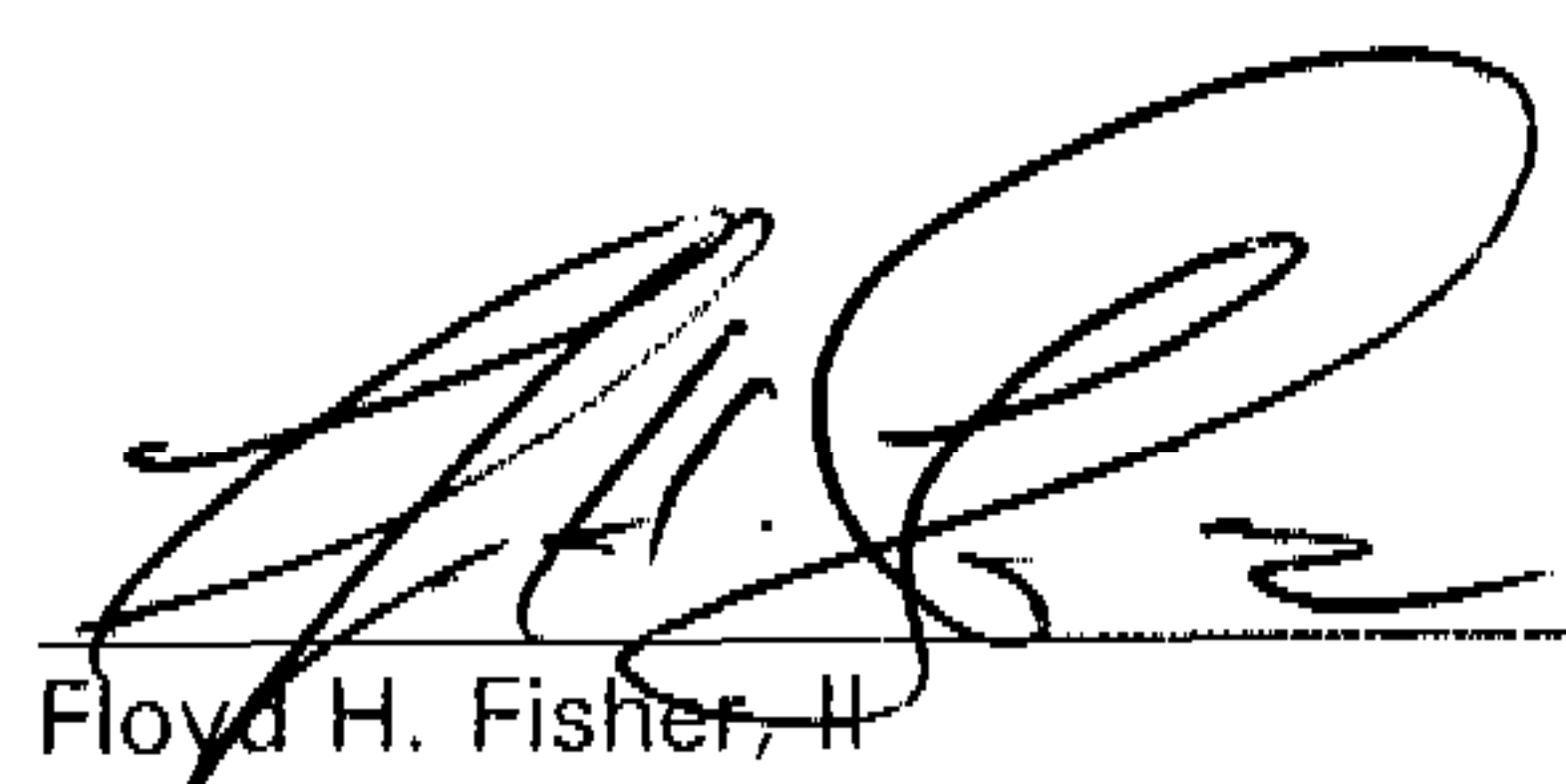
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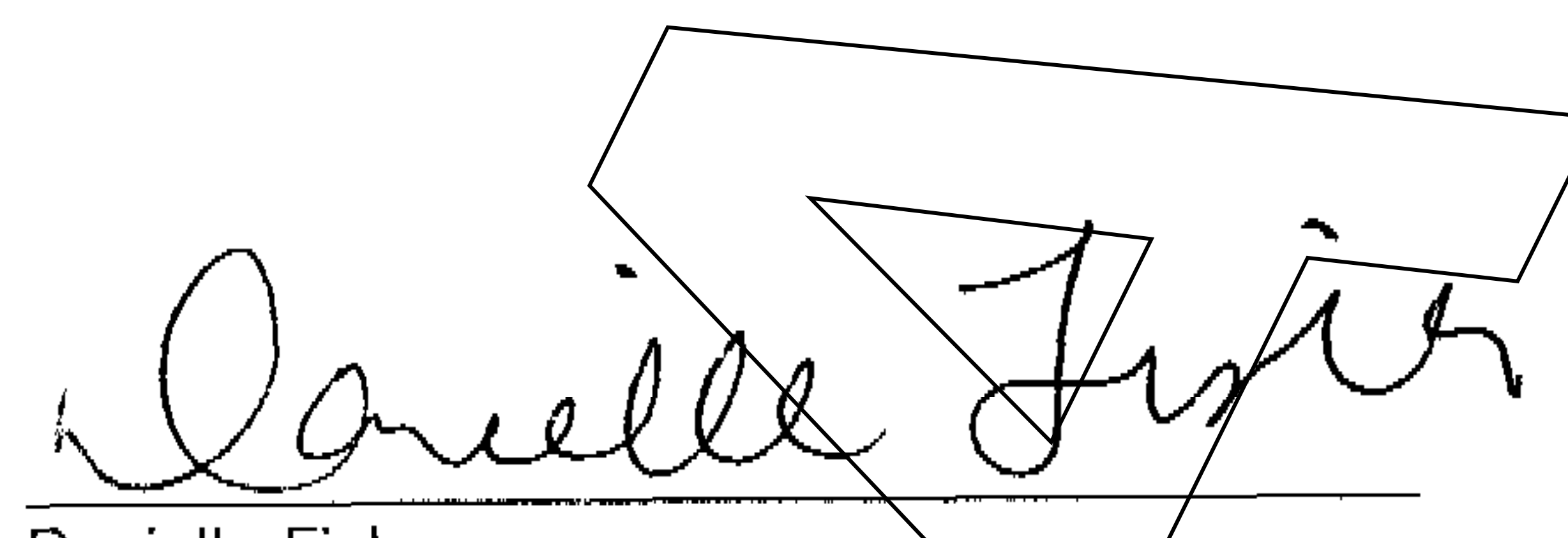


Signed and delivered this 15 day of June, 2006.

  
Floyd H. Fisher

  
Patsy Ann Fisher

  
Floyd H. Fisher, II

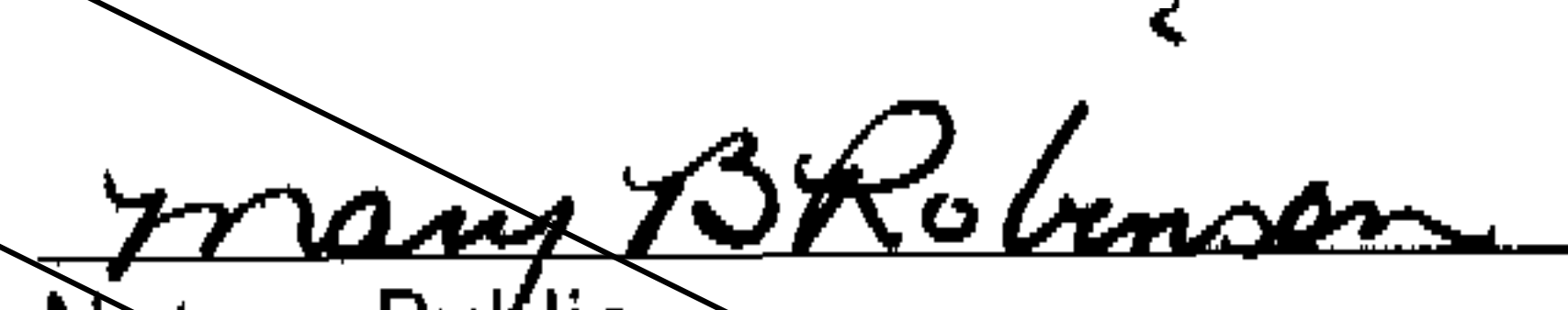
  
Danielle Fisher

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on June 15, 2006, by Floyd H. Fisher and Patsy Ann Fisher, husband and wife.

My commission Expires: 07-26-2007  
Notary Public in and for  
State of Oklahoma  
Commission No.: 0008989

  
Notary Public

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on June 15, 2006, by Floyd H. Fisher, II and Danielle Fisher, husband and wife.

My commission Expires: 07-26-2007  
Notary Public in and for  
State of Oklahoma  
Commission No.: 0008989

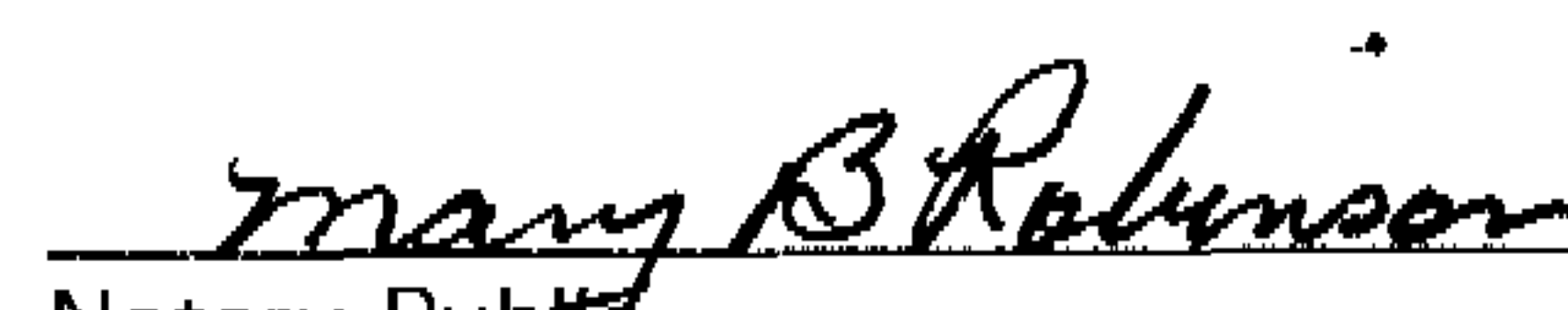
  
Notary Public

Exhibit "A"

The South 152.15 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N 1/2) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian being more particularly described as follows:

Beginning at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner;

Thence West on said Quarter Section line 2619.30 feet to the East boundary line of the East strip of Road granted to the public Feb. 17, 1912, as shown of record in Book 150 of Deeds, page 140, Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 724.08 feet, said point being the Point or Place of Beginning;

Thence East parallel with North Line of said Section 629.64 feet;

Thence Northwesterly parallel with the East boundary line of said public road 152.15 feet;

Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road;

Thence Southeasterly along the East boundary line of said public road 152.15 feet to the Point of Beginning.

AND

The North 152.16 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N 1/2) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian being more particularly described as follows:

Beginning at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner;

Thence West on said Quarter Section line 2619.30 feet to the East boundary line of the East strip of Road granted to the public Feb. 17, 1912, as shown of record in Book 150 of Deeds, page 140, Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 876.23 feet, said point being the Point or Place of Beginning;

Thence East parallel with North Line of said Section 629.64 feet;

Thence Northwesterly parallel with the East boundary line of said public road 152.16 feet;

Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road;

Thence Southeasterly along the east boundary line of said public road 152.16 feet to the Point of Beginning.

Exhibit "A" Continued

AND

Tract No. Forty-six (46) of the unrecorded plat of the North Half of Section Thirty-four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point on a line 1310 feet South and 2600 feet West of the Northeast corner of said Section;

Thence North parallel with the East line of said section, 250 feet;

Thence West parallel with the North line of said Section, 523.41 feet;

Thence Southeasterly along the East side of the East strip of road granted to the public February 17, 1912, recorded in Book 150 Deeds, Page 140, in Oklahoma County, a distance of 262.35 feet;

Thence East parallel with the North line of said Section 443.65 feet to the Point of Beginning.




## LETTER OF AUTHORIZATION

I, Fishers Investments LLC or,  
Property Owner of Record  
Floyd Fisher ± partner authorize,  
Agent of the Property Owner of Record and Title

Designated Representative Dakota Desai, SRB LLC

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

8000 S. Shields OKC, OK 73149  
Address and/or County Assessor account number and County Name

By:   
Signature  
Title: partner  
Manager / Proprietor  
Date: 12-21-23.  
MM/DD/YYYY

PUD-XXXX Exhibit A – Legal Description

The South 152.15 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2619.30 feet to the East boundary line of the East trip of Road granted to the public February 17, 1912, as shown of record in Book 150 of Deeds, Page 140 , Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 724.08 feet, said point being the Point or Place of Beginning; Thence East parallel with North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.15 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.15 feet to the Point of Beginning. **AND** The North 152.16 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty- Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2,619.30 feet to the East boundary line of the East strip of Road granted to the public Feb. 17, 1912, as shown in the record in Book 150 of Deeds, page 140, Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 876.23 feet, said point being the Point or Place of Beginning; Thence East parallel with North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.16 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.16 feet to the Point of Beginning. **AND** Tract No. Forty-Six (46) of the unrecorded plat of the North Half of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on a line 1310 feet South and 2600 feet West of the Northeast corner of said Section; Thence North parallel with the East line of said Section, 250 feet; Thence West parallel with the North line of said Section, 523.41 feet; Thence Southeasterly along the East side of the East strip of road granted to the public February 17, 1912, recorded in Book 150 Deeds, Page 140, in Oklahoma County, a distance of 262.35 feet; Thence East parallel with the North line of said Section 443.65 feet to the Point of Beginning.

**AFFIRMATION**

STATE OF OKLAHOMA       )  
  ) §  
COUNTY OF OKLAHOMA    )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 15<sup>th</sup> day of February, 20 24

Rakita Desai, AICP  
Applicant Signature      Client Rep.

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 15<sup>th</sup> day of February, 20 24.

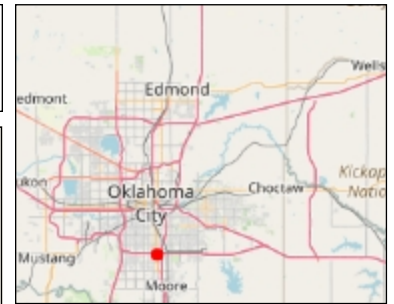
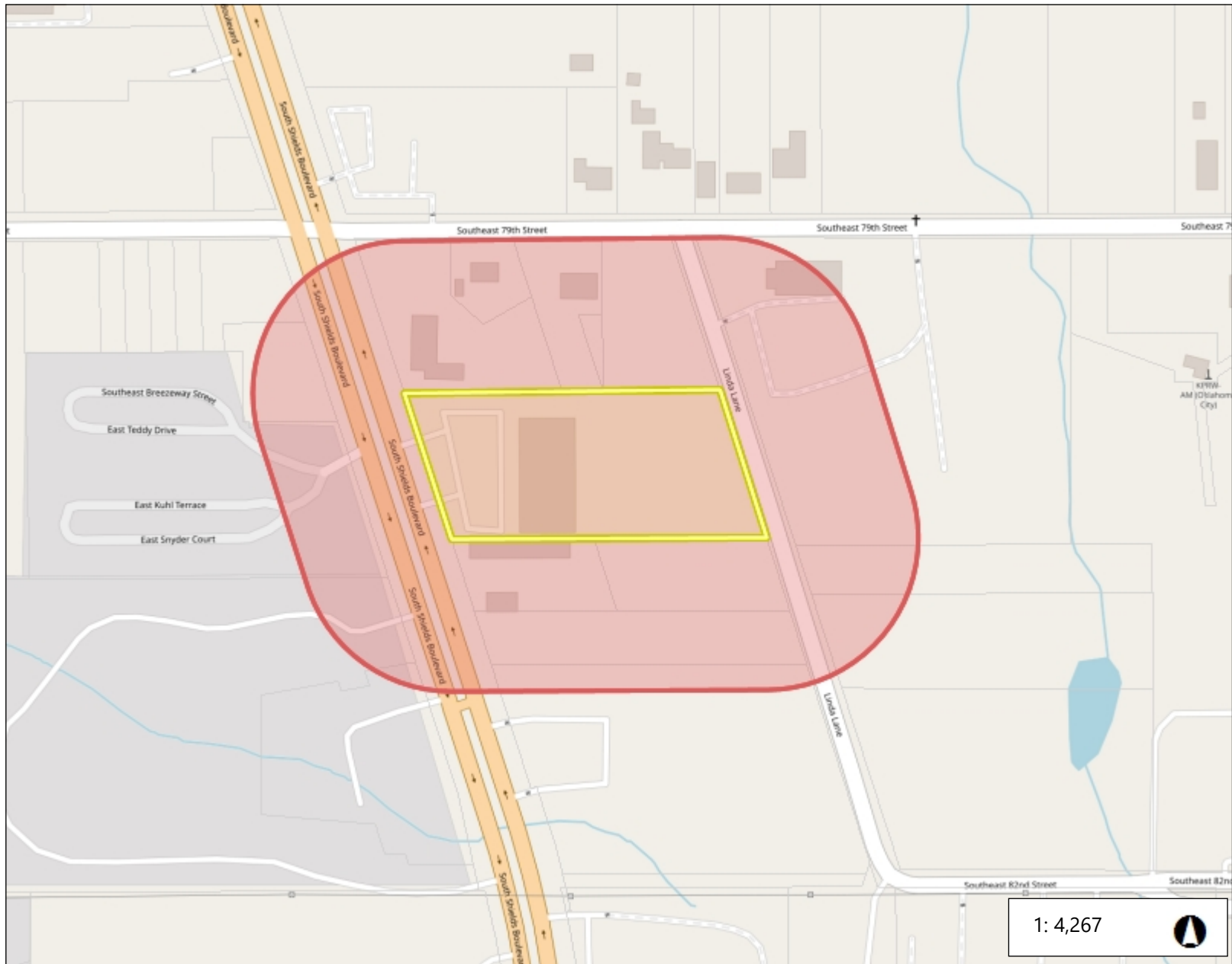
My Commission Expires:

4/1/26

Krista L Weber  
Notary Public  
Commission # 22004604







### Legend

- Sections (>1:40,000)
- Parcels
- OK County Boundary

1: 4,267



0.1 0 0.07 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© OpenStreetMap contributors

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

Enter Map Description

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R132300250	C & J REV TRUST	ATTN JOHN BUSHMAN	700 N GRANT AVE STE 60	ODESSA	TX	79761-4554	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT OF NE4 SEC 34 11N 3W BEG 2640FT S & 1989.66FT W OF NE4 THNW461.26FT W629.64FT SELY 461.26FT E TO BEG OR S41.5FT OF TRS 43 & 86 ALL TR 42UNREC PLAT OF N 1/2 OF SEC EX	8200 S SHIELDS BLVD OKLAHOMA CITY
R132308130	MAYHILL INVESTMENTS LLC		300 REGENCY CT	DENTON	TX	76210	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT NW4 SEC 34 11N 3W BEG 2497.6FT E & 51.83FT NLY ON A CURVE FROM SW/C NW4 TH W124.71FT NW21.02FT W40.12FT NW61.62FT NWLY220.17FT NLY231.02FT NE153.42FT SE19.50FT NE56.55FT NW30.08T NE90FT TH S	8101 S SHIELDS BLVD OKLAHOMA CITY
R132300375	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOM	OK	73114-6316	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT NE4 SEC 34 11N 3W BEG 2640FT S 2619.3FT W & 461.26F NWLYALONG RD OF NE/C TH E629.64FT NWLY 112.82FT W629.64FT SELY 112.82FT TO BEG	8104 S SHIELDS BLVD OKLAHOMA CITY
R132304275	SHERMAN CAROLE COLLIER	SHERMAN BRYAN SCOTT	8040 SE LINDA LN	OKLAHOM	OK	73149-2920	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT NE4 SEC 34 11N 3W S/2 OF TR 84 & S45FT OF N/2 TR 84 GARDEN ACRES UNREC	8040 SE LINDA LN OKLAHOMA CITY
R132308140	PATEL PRADEEP V & ASHA P		10604 TURNBERRY LN	OKLAHOM	OK	73170-3224	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1374FT E OF SW/C NW4 TH N320FT E65FT N32FT E71FT N268FT E800.71FT SE176.84FT SW90FT SE30.08FT SW56.55FT NW19.50FT SW153.42FT SLY231.02FT SELY22	8081 S SHIELDS BLVD OKLAHOMA CITY
R132304250	SHERMAN JAMES S & CAROL J	BURKE REGINA R	8112 SE LINDA LN	OKLAHOM	OK	73149-2921	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT OF NE4 SEC 34 11N 3W N95FT OF FOLL DESC BEG 1960FT S & 1450FT W OF NE/C OF NE4 S280FT W614.76FT NWLY 293.86FT E704.08FT TO BEG OR PT TR 84 UNREC PLAT	8112 SE LINDA LN OKLAHOMA CITY
R132300380	SAI SHYAM LLC		8100 S SHIELDS BLVD	OKLAHOM	OK	73149-1721	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT SEC 34 11N 3W BEG 2640FT S & 2619.3FT W & 724.8FT NWLY FROM NE/C OF SD SEC E275FT SELY 150FT WTLY 275FT NWLY 150FT TO BEG BEING A PT OF TR 43 GARDEN ACRES UNREC	8100 S SHIELDS BLVD OKLAHOMA CITY
R132300385	PORTILLO CIANI ANTONIA TRS	PORTILLO CIANI ANTONIA REV TRUST	8041 SE LINDA LN	OKLAHOM	OK	73149-2924	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT SEC 34 11N 3W N150FT OF FOL DESC PT OF N 1/2 OF SEC BEG 2640FT S & 2619.3FT W & 461.26FT NWLY FROM NE/C TH E629.64FT NWLY 262.82FT W629.64FT SELY 262.82FT TO BEG EX	8041 SE LINDA LN OKLAHOMA CITY
R132300500	FISHERS INVESTMENTS LLC		7820 S SHIELDS BLVD	OKLAHOM	OK	73149-1626	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT OF SEC 34 11N 3W 2.1ACR BEG 2640FT S & 2619.3FT W OF NE/C OF NE4 TH NW876.23FT FOR BEG TH E629.64FT NW152.16FT W629.64FT SE152.16FT TO BEG OR N152.16F OF TRS 44 & 87	8000 S SHIELDS BLVD OKLAHOMA CITY
R132307500	HAND UP MINISTRIES INC		PO BOX 2896	OKLAHOM	OK	73101-2896	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1692FT E & 1800FT SELY NW/C NW4 THW176.73FT S12FT W10FT N12FT W10FT N135FT W435.6FT S440FT E726.45FT NWLY 317.42FT TO BEG	8041 S SHIELDS BLVD OKLAHOMA CITY
R132307125	YEAGER R MARCUS & TERRY SUE		1400 SW 64TH ST	OKLAHOM	OK	73159-3102	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1692FT E & 1800.20FT SELY FROM NW/C NW4 TH W176.73FT S12FT W10FT N12FT W10FT N135FT E150.46FT SELY142.30FT TO BEG PLUS S55FT OF LOT 1 & E10FT O	8015 S SHIELDS BLVD OKLAHOMA CITY
R090131000	LEGGETT SUSAN WEBSTER TRS	LEGGETT SUSAN WEBSTER TRUST	1252 S 94TH ST W	MUSKOGEE	OK	74401	PETTY SUB GARDEN ACR	028	000	PETTY SUB GARDEN ACR 028 000 LOT 1 EX S55FT & EX E15FT & LOT 2 EX E10FT OF S55FT	8001 S SHIELDS BLVD OKLAHOMA CITY
R132308800	LETT FAMILY	LIMITED PARTNERSHIP	7916 S SHIELDS BLVD	OKLAHOM	OK	73149-1725	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT OF TR 45 OF N 1/2 SEC 34 BEG 1360FT S & 3027.7FT W OF NE/C OF NE4 BEING NW/C OF TR 45 TH E193.82FT SELY113FT SE83.20FT NE100.40FT SE191.83FT W314.82FT NW314.83FT TO	7430 S SHIELDS BLVD OKLAHOMA CITY
R132308755	LETT DOROTHY R TRS	LETT DOROTHY R LIVING TRUST	518 SE 79TH ST	OKLAHOM	OK	73149-2907	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W PT OF TR 45 UNREC PLAT OF N 1/2 SEC 34BEG 1360FT S & 2834.18FT W OF NE/C OF SEC 34 E121FT S113FT SE83.20FT NE100.40FT NWLY123FT TO BEG	518 SE 79TH ST OKLAHOMA CITY

R132304380	CROSS DARRELL & JOANN		11521 MACKEL DR	OKLAHOM	OK	73170-5658	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT NE4 SEC 34 11N 3W BEG 1360FT S & 2399.86FT W OF NE/C NE4 TH W139.94FT S150.38FT E235.58FT NW314.83FT TO BEG	8001 S LINDA LN OKLAHOMA CITY
R132303500	8000 LINDA LANE LLC		8009 S I 35 SERVICE RD	OKLAHOM	OK	73149-2906	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT SEC 34 11N 3W 000 000 PT OF NE4 SEC 34 11N 3W BEG 1360FT S & 1600FT W OF NE/C OF NE4 TH S600FT W554.08FT TH NW629.65FT E745.59FT TO BEG OR TRS 71 & 72 UNREC PLAT OF N 1/2 OF SEC	600 SE 79TH ST OKLAHOMA CITY
R132304378	GRAY MIKIE ROGER		525 HAILEE AVE	TWIN FALL	ID	83301-7822	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT NE4 SEC 34 11N 3W BEG 1360FT S & 2539.8FT W & 150.38FT S OF NE/C NE4 TH W47.32FT SE156.90FT N149.40FT TO BEG CONT .08ACRS MORE OR LESS	
R132304375	GARCIA JOSE F	GUTIERREZ MARIA GUADALUPE	3008 SW 68TH ST	OKLAHOM	OK	73159	UNPLTD PT SEC 34 11N 3W	000	000	UNPLTD PT NE4 SEC 34 11N 3W BEG 1360FT S & 2539.81FT W OF NE/C NE4 TH SLY150.38FT W47.32FT SELY157FT W77.82FT NWLY314.82FT E173.07FT TO BEG CONT .78ACRS MORE OR LESS AKA PT TR 88 GARDEN ACRES UNREC	520 SE 79TH ST OKLAHOMA CITY



To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
8000 S Shields Boulevard, Oklahoma City, Oklahoma

SPUD-(number)

MASTER DESIGN STATEMENT

(Revision Date)  
(Revision Date)

**PREPARED BY:**

Smith Roberts Baldischwiler, LLC  
*Dakota Desai, AICP*  
*100 NE 5<sup>th</sup> St*  
*Oklahoma City, OK, 73104*  
*(405) 640-2292*  
*Dakota.desai@srbok.com*

# **SPUD-(number) 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 **I1- Light Industrial 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:

All uses allowed in I1- Light Industrial as well as:

8300.18 Automotive and Equipment: Automobile dealerships and malls

8300.14 Automotive and Equipment: Cleaning and Repairs, Light equipment

**1.1 Minimum Lot Size:** in accordance with the base zone

**1.2 Minimum Lot Width:** in accordance with the base zone

2. **Maximum Building Height:** 1 story, 20 feet.
3. **Maximum Building Size:** in accordance with the base zone.
4. **Maximum Number of Buildings:** in accordance with the base zone.
5. **Building Setback Lines**
  - Front Yard: 25 feet
  - Rear Yard: none
  - Side Yard: 15 feet and a landscaped buffer of 5 feet.
6. **Sight-proof Screening:** No less than a 6-foot and no greater than an eight-foot-high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood, metal, or any combination thereof and shall be solid and opaque.
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City Landscaping Ordinance in place at the time of development.
8. **Signs:**
  - 8.1 **Free standing accessory signs:** shall be in accordance with the base zoning district.
  - 8.2 **Attached signs:** shall be in accordance with the base zoning district.
  - 8.3 **Non-Accessory Signs:** non-accessory signs shall not be permitted.
  - 8.4 **Electronic Message Display signs:** Electronic message display signs shall not be permitted.
9. **Access:** Access shall be permitted from the existing driveways as indicated in Exhibit B.
10. **Sidewalks:** Sidewalks will not be required under this SPUD.



## **II. Other Development Regulations:**

### **1. Architecture:**

Exterior building wall finish on all structures shall conform with the base zoning district.

### **2. Open Space:** Yard requirements in this SPUD shall be the same as the base zoning district.

### **3. Street Improvements:** No street improvements will be required under this SPUD.

### **4. Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma Municipal Code, 2020, as amended.

### **5. Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters shall be located within an area no closer than 50 feet from all property lines adjacent to residential use.

### **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:** N/A

### **8. Drainage:** Drainage improvements, if required, will be in accordance with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

### **9. Other:** N/A

## **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

## Exhibit A – Legal Description

The South 152.15 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2619.30 feet to the East boundary line of the East trip of Road granted to the public February 17, 1912, as shown of record in Book 150 of Deeds, Page 140 , Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 724.08 feet, said point being the Point or Place of Beginning; Thence East parallel with North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.15 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.15 feet to the Point of Beginning. **AND** The North 152.16 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty- Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2,619.30 feet to the East boundary line of the East strip of Road granted to the public Feb. 17, 1912, as shown in the record in Book 150 of Deeds, page 140, Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 876.23 feet, said point being the Point or Place of Beginning; Thence East parallel with North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.16 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.16 feet to the Point of Beginning. **AND** Tract No. Forty-Six (46) of the unrecorded plat of the North Half of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on a line 1310 feet South and 2600 feet West of the Northeast corner of said Section; Thence North parallel with the East line of said Section, 250 feet; Thence West parallel with the North line of said Section, 523.41 feet; Thence Southeasterly along the East side of the East strip of road granted to the public February 17, 1912, recorded in Book 150 Deeds, Page 140, in Oklahoma County, a distance of 262.35 feet; Thence East parallel with the North line of said Section 443.65 feet to the Point of Beginning.

