



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 67th St. & N. Olie Ave.

Project Name

NW 67th St. & N. Olie Ave. 1016 NW 67TH STREET

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1602

File Date: 1-11-24

Ward No.: W2

Nbhd. Assoc.: ---

School District: OKC

Extg Zoning: R-4

Overlay:

.5 acre MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Kaitlyn Turner
Signature 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

esilberg@wbfbllaw.com; kturner@wbfbllaw.com; dmbox@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.

Exhibit A
Legal Description

NORTHWEST HEIGHTS 001 000 LOTS 1 THRU 6 PLUS E/2 OF 20FT ALLEY ADJ ON W

LETTER OF AUTHORIZATION

SFR WR, LLC, 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 applications with respect to the property with an address of 6781 N. Olie Oklahoma City, OK 73116 with a legal description of Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), in Block One (1), of Northwest Heights Addition, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Dated: 1-12-24

By: 

Rob McLaughlin, Manager



AFTER RECORDING RETURN TO:

6824 N Robinson
Oklahoma City, OK 73116

SPECIAL WARRANTY DEED

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA

That **North Western Associates, L.L.C.**, an Oklahoma limited liability company (“**Grantor**”) in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to **SFR-WR LLC**, an Oklahoma limited liability company (“**Grantee**”) the real property and premises situated in Oklahoma County, Oklahoma, and more particularly described on Exhibit “A” attached hereto and incorporated herein, together with all rights and appurtenances pertaining thereto, including Grantor’s right, title and interest in and to any adjacent streets, alleys, rights-of-way and easements, but **LESS AND EXCEPT** Grantor’s right, title and interest, if any, in and to all of the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit “A” and all rights, privileges and immunities relating thereto (it being Grantor’s intent to reserve and retain all of Grantor’s right, title and interest, if any, in and to all of the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit “A” and all rights, privileges and immunities relating thereto) (collectively, the “**Property**”), and warrants title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made by Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, 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 made by Grantor, but not otherwise; and Grantee takes subject to all current taxes and assessments, all matters of record, and all matters that would be revealed by an accurate ALTA survey or physical inspection of the Property. The Property shall be subject to the use restrictions described on Exhibit “B”.

IN WITNESS WHEREOF, Grantor and Grantee have signed this Special Warranty Deed effective as of the 11th day of December, 2023.

North Western Associates, L.L.C.

Chicago Title Oklahoma
1601 NW Expressway, Ste 1000
Oklahoma City, OK 73118
710702300878

By: **W.R. Johnston & Co., its manager**

By: *Dana Reindl*
Dana Reindl, Vice President

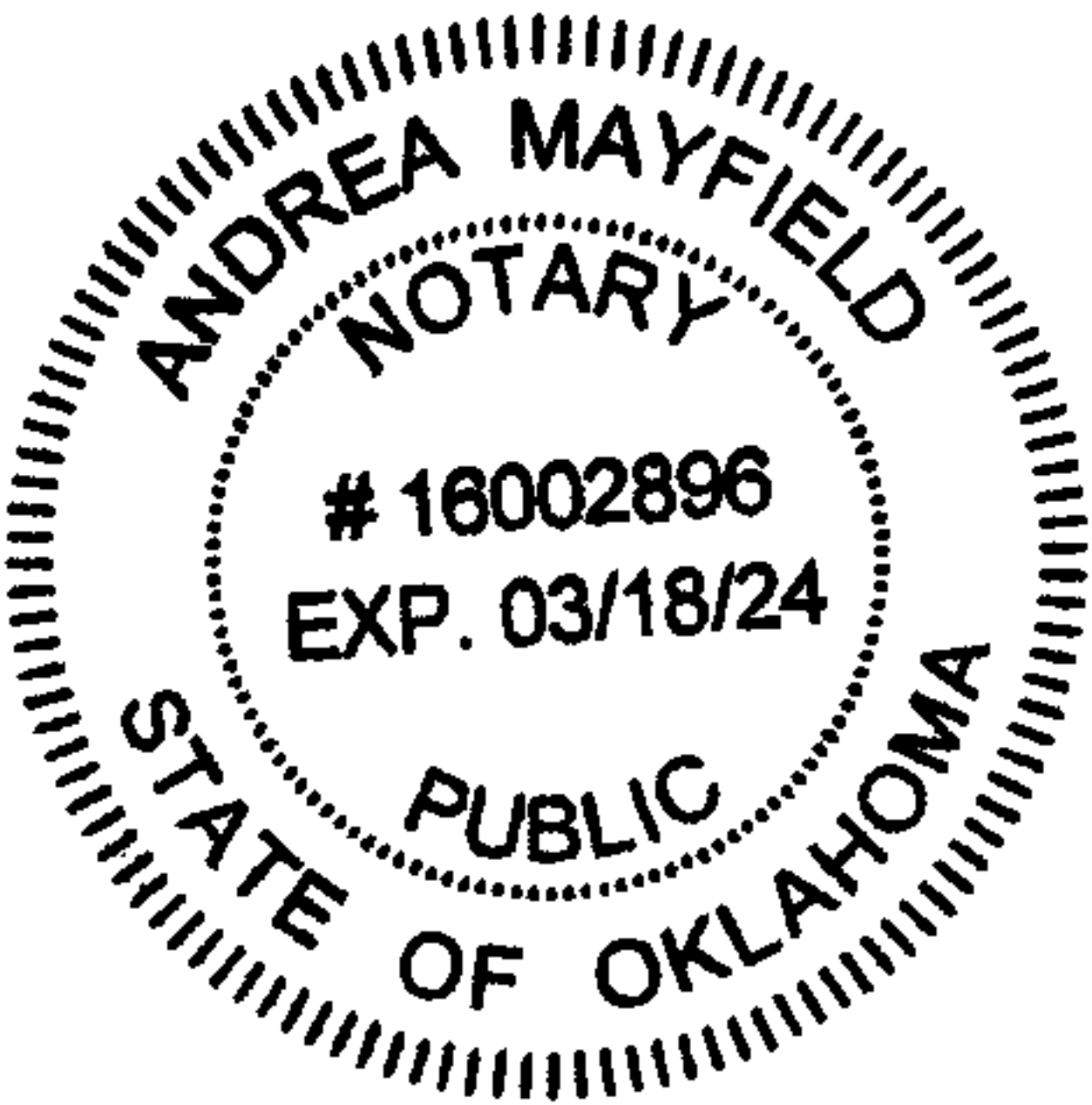
STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

This instrument was acknowledged before me on December 11, 2023, by Dana Reindl, as Vice President of W.R. Johnston & Co., Manager of North Western Associates, L.L.C., an Oklahoma limited liability company.

Commission No. 16002896
My Commission Expires: 3/18/24

Andrea Mayfield
Notary Public

(SEAL)



UNOFFICIAL COPY

EXHIBIT “A” TO SPECIAL WARRANTY DEED

Legal Description

For Tax Map ID(s): **074010280**

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), in Block One (1), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

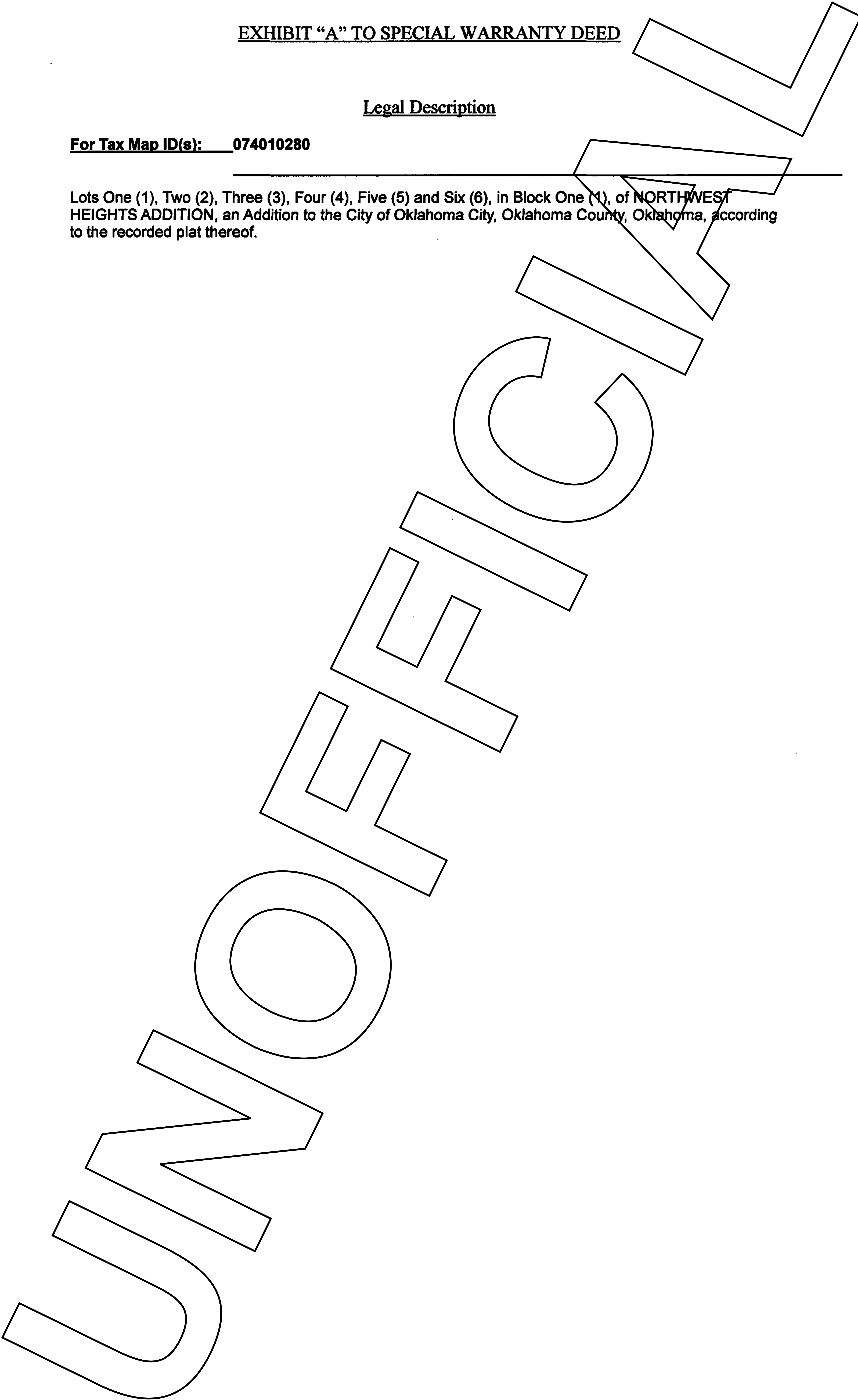


EXHIBIT “B” TO SPECIAL WARRANTY DEED

Use Restrictions

No portion of the Property shall be used for any of the purposes listed directly below:

1. A so called “breastaurant,” which includes any restaurant that is themed to feature scantily clad female wait staff, including, without limitation, restaurants presently operating under the trade names Hooters, Redneck Heaven, Tilted Kilt Pub & Eatery, Twin Peaks, Bone Daddy’s, Bombshells, Ojos Locos, Bikinis Sports Bar & Grill, Racks, Show-Me’s, Mugs & Jugs, and Heart Attack Grill, or similar concept.
2. A piercing pagoda or tattoo parlor or similar establishment.
3. An adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation: magazines, books, movies, videos, photographs or so called “sexual toys”) or providing adult type entertainment or activities (including, without limitation, any displays of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts. However, this clause shall not prohibit or limit the items typically sold by a general book store similar to “Barnes & Noble” or “Borders.”
4. A “so called” head shop or any business selling vapes, smoking products, marijuana, CBD or marijuana-related products, drugs of any type, or any type of drug rehab clinic or counseling service, including without limitation a methadone clinic. This prohibition includes prohibitions on any business selling marijuana or other types of drugs whether for medical use or otherwise.

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST
Exhibit to Deed

STATE OF OK
COUNTY OF OK

Escrow No.: 710702300878-DMB

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Rob McLaughlin (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an CEO / President (role, such as titled officer or trustee) of SFR-WR LLC, an Oklahoma Limited Liability Company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST
Exhibit to Deed
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SFR-WR LLC, an Oklahoma Limited Liability Company

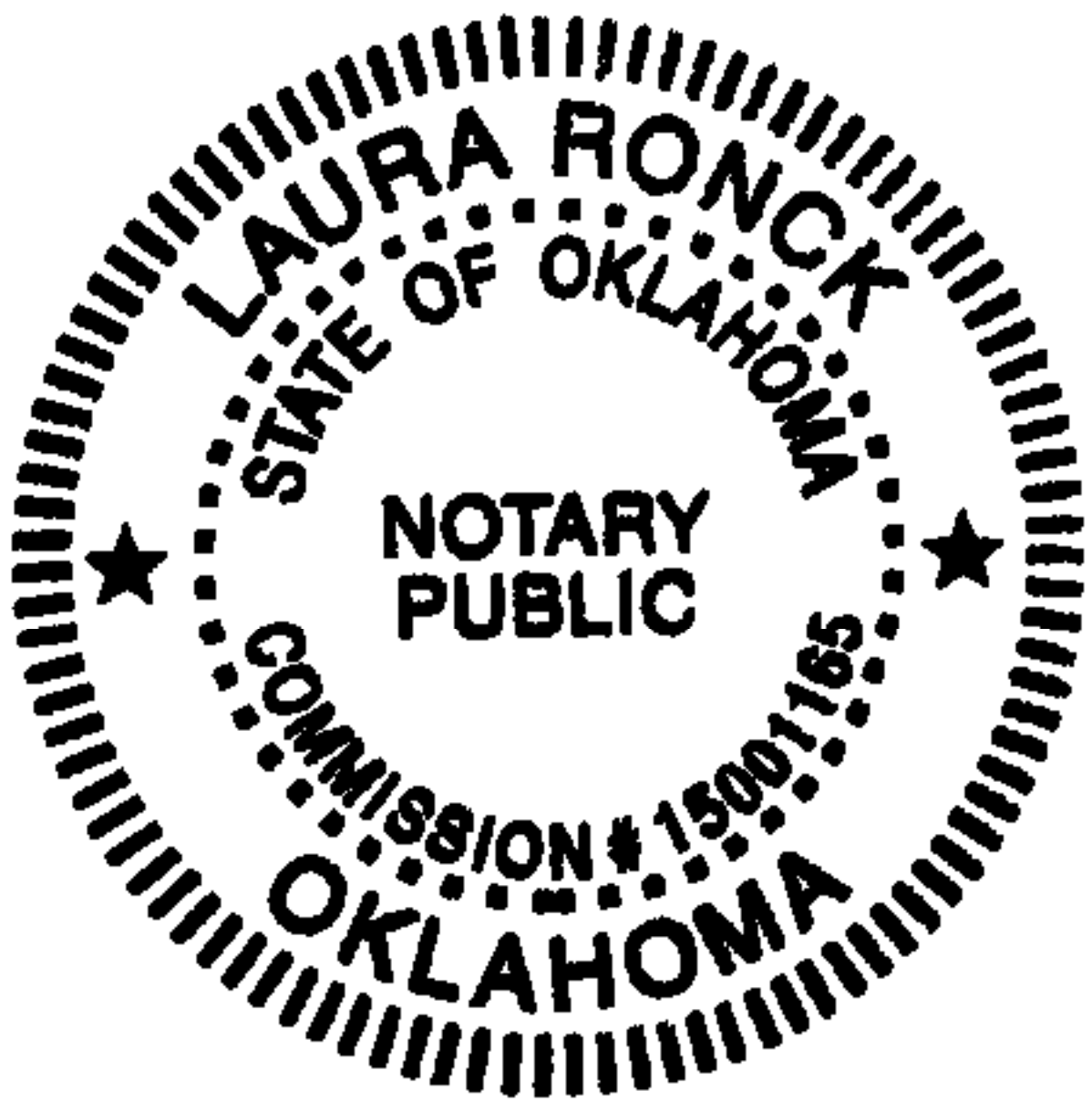
By: 
Rob McLaughlin
CEO / President

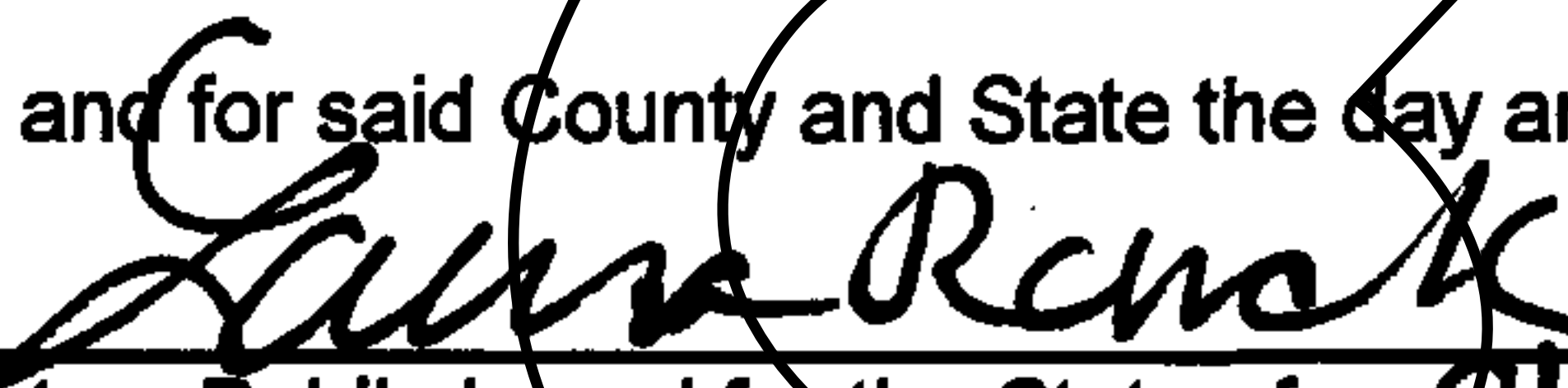
12/13/23
Date

ACKNOWLEDGEMENT

The State of OKLAHOMA
County of: Oklahoma

Subscribed and sworn before me, a Notary Public in and for said County and State the day and year last above written.




Notary Public in and for the State of Oklahoma
Notary's Printed Name: Laura Ronck
Notary's Commission Expires: 2-3-27

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:

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County Oklahoma, according to the recorded plat thereof.
AND

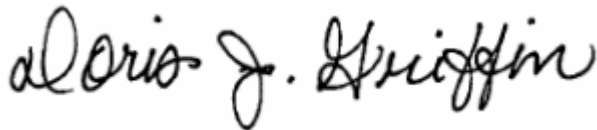
A tract of land being a part of the Southwest Quarter (SW/4) of Section 4, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of the platted 20' alley in Block One (1) as shown on the plat of NORTHWEST HEIGHTS ADDITION recorded in Book 9 of Plats, Page 43 being more particularly described as follows: The East Half (E/2) of said 20' alley lying west of and adjacent to Lots One (1) through Six (6) of said Block One (1).

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), 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 29, 2023 at 7:30 AM

First American Title Insurance Company



By:
Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2851121-OK99

**OWNERSHIP REPORT
FILE NUMBER 2851121**

**EFFECTIVE DATE: DECEMBER 20, 2023 AT 7:30 A.M.
DATE PREPARED: JANUARY 10, 2024**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2615	R074010280	SFR WR LLC	6824 N ROBINSON	OKLAHOMA CITY	OK	73116	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 1 THRU 6 PLUS E/2 OF 20FT ALLEY ADJ ON W (SUBJECT PROPERTY)	UNKNOWN
2615	R073858200	B D EDDIE ENTERPRISES LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116- 7205	BURTONS SUB BLK 136	004	000	BURTONS SUB BLK 136 004 000 LOTS 7 THRU 15	6801 N CLASSEN BLVD OKLAHOMA CITY
2615	R073859200	EXPAT HOLDINGS OKC LLC	1804 N 1ST ST	BROKEN ARROW	OK	74012	BURTONS SUB BLK 136	004	000	BURTONS SUB BLK 136 004 000 LOTS 20 & 21	0 UNKNOWN OKLAHOMA CITY
2615	R073859000	WRIGHT GARY N, COKELEY NORMA	7913 NICHOLS GATE CIR	OKLAHOMA CITY	OK	73116	BURTONS SUB BLK 136	004	000	BURTONS SUB BLK 136 004 000 LOTS 18 & 19	1025 NW 67TH ST OKLAHOMA CITY
2615	R073858800	ELCA HOLDINGS LLC	202 E SHERIDAN AVE	OKLAHOMA CITY	OK	73104	BURTONS SUB BLK 136	004	000	BURTONS SUB BLK 136 004 000 LOTS 16 & 17	1021 NW 67TH ST OKLAHOMA CITY
2615	R073857800	PTEM LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116- 7205	BURTONS SUB BLK 136	004	000	BURTONS SUB BLK 136 004 000 LOTS 1 THRU 6 & LOTS 29 THRU 31 PLUS BEG NW/C LOT 1 BLK 4 TH S150FT W5FT N11.73FT W80FT N5.51FT E75FT N134FT E10FT TO BEG	6805 N CLASSEN BLVD OKLAHOMA CITY
2615	R073859400	WEST68 LLC	301 NW 13TH ST, Unit 203D	OKLAHOMA CITY	OK	73103	BURTONS SUB BLK 136	004	000	BURTONS SUB BLK 136 004 000 LOTS 22 THRU 28.	1010 NW 68TH ST OKLAHOMA CITY
2615	R073932240	EXPAT HOLDINGS OKC LLC	1804 N 1ST ST	BROKEN ARROW	OK	74012	LAKEVIEW HEIGHTS ADD	005	000	LAKEVIEW HEIGHTS ADD 005 000 ALL LOTS 14 THRU 21 W13FT LOT 22 PLUS S/2 VAC ALLEY ON N	6800 N WESTERN AVE OKLAHOMA CITY

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2615	R073933080	EXPAT HOLDINGS OKC LLC	1804 N 1ST ST	BROKEN ARROW	OK	74012	LAKEVIEW HEIGHTS ADD	005	000	LAKEVIEW HEIGHTS ADD 005 000 E12FT OF LOT 22 & ALL OF LOTS 23 THRU 26	1033 NW 67TH ST OKLAHOMA CITY
2615	R073931960	SWEET SWEETIE LLC	111 S ELGIN AVE	TULSA	OK	74120	LAKEVIEW HEIGHTS ADD	005	000	LAKEVIEW HEIGHTS ADD 005 000 LOTS 9 THRU 13	6816 N WESTERN AVE OKLAHOMA CITY
2615	R073930840	SWEET SWEETIE LLC	111 S ELGIN AVE	TULSA	OK	74120	LAKEVIEW HEIGHTS ADD	005	000	LAKEVIEW HEIGHTS ADD 005 000 LOTS 5 THRU 8	1040 NW 68TH ST OKLAHOMA CITY
2615	R073930280	WEST68 LLC	301 NW 13TH ST, Unit 203D	OKLAHOMA CITY	OK	73103	LAKEVIEW HEIGHTS ADD	005	000	LAKEVIEW HEIGHTS ADD 005 000 LOTS 1 THRU 4	1036 NW 68TH ST OKLAHOMA CITY
2615	R085596878	DUALSTAR MANAGERS LLC, OLIE NORTH L.L.C., STRATFORD PROPERTY COMPANY, TEAM HEINLEN HOLDINGS LLC, COGAR HOLDINGS	9211 LAKE HEFNER PARKWAY STE 110	OKLAHOMA CITY	OK	73120	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 W230FT S125FT LOT 2	6600 N OLIE AVE, Unit A OKLAHOMA CITY
2615	R085596876	CASTON CLASSEN LLC	6701 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7311	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 E170FT OF THE N125FT OF LOT 2 SUBJ TO ESMTS OF RECORD	6701 N CLASSEN BLVD OKLAHOMA CITY
2615	R085596750	GOLDEN GOOSE REAITY 6709 LLC	6709 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 E160FT OF LOT 1 EX S5FT	6709 N CLASSEN BLVD OKLAHOMA CITY

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2615	R085596775	RG OLIE LLC	6305 WATERFORD BLVD STE 480	OKLAHOMA CITY	OK	73118	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 W160FT OF LOT 1	6728 N OLIE AVE OKLAHOMA CITY
2615	R085596870	WHITE JOHN H JR & BEVERLY	6616 N OLIE AVE	OKLAHOMA CITY	OK	73116- 7318	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 N126.40FT OF W230FT OF LOT 2	6616 N OLIE AVE OKLAHOMA CITY
2615	R085596825	STEPH PAPA LLC	19609 MEADOW BEND AVE	EDMOND	OK	73012	NORTH OKLA CITY ADD	135	001	NORTH OKLA CITY ADD 135 001 W80FT OF E240FT EX S5FT	1020 NW 67TH ST OKLAHOMA CITY
2615	R074012520	B D EDDIE ENTERPRISES	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116- 7205	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 21 THRU 28	6600 N WESTERN AVE OKLAHOMA CITY
2615	R074011960	NORTH WESTERN ASSOCIATES LLC C/O DANA KANADY	PO BOX 54390	OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 12 THRU 20	0 UNKNOWN OKLAHOMA CITY
2615	R074010840	NORTH WESTERN ASSOCIATES LLC C/O DANA KANADY	PO BOX 54390	OKLAHOMA CITY	OK	73154- 1390	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
2615	R074013110	NORTH WESTERN ASSOCIATES LLC C/O DANA KANADY	PO BOX 54390	OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 29 THRU 34	6616 N WESTERN AVE OKLAHOMA CITY

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2615	R074010600	NORTH WESTERN ASSOCIATES LLC C/O DANA KANADY	PO BOX 54390	OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
2615	R074013920	NORTH WESTERN ASSOCIATES LLC C/O DANA KANADY	PO BOX 54390	OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 ALL OF LOTS 35 THRU 40	6714 N WESTERN AVE OKLAHOMA CITY
2615	R074011400	NORTH WESTERN ASSOCIATES LLC C/O DANA KANADY	PO BOX 54390	OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	011	NORTHWEST HEIGHTS 001 011	0 UNKNOWN OKLAHOMA CITY
2618	R215221230	CUMBERLAND DRIVE LLC	5637 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118- 4015	CUMBERLAND COURT	000	000	CUMBERLAND COURT 000 000 COMMON AREAS A & D	A COMMON AREA
2618	R215221100	ALLEN KORY, HUFFAKER LAUREN	1101 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	001	011	CUMBERLAND COURT 001 011	1103 CUMBERLAND CT NICHOLS HILLS
2618	R215221110	ALLEN KORY, HUFFAKER LAUREN	1101 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	001	012	CUMBERLAND COURT 001 012	1101 CUMBERLAND CT NICHOLS HILLS
2618	R215221220	CUMBERLAND DRIVE LLC	5637 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118- 4015	CUMBERLAND COURT	002	011	CUMBERLAND COURT 002 011	1100 CUMBERLAND CT NICHOLS HILLS
2618	R169570390	MICHAEL GEORGE PAUL JR	8320 S WESTERN AVE	OKLAHOMA CITY	OK	73139- 9214	NICHOLS HILLS ADD	005	001	NICHOLS HILLS ADD 005 001	1100 FENWICK PL NICHOLS HILLS

OWNERSHIP REPORT
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2618	R169570400	SANDERS CHARLES & MILDRED TRS, SANDERS LIVING TRUST	2628 BOBWHITE TRL	EDMOND	OK	73025- 2371	NICHOLS HILLS ADD	005	002	NICHOLS HILLS ADD 005 002	1102 FENWICK PL NICHOLS HILLS
2618	R169570660	MICHAEL PAUL	8320 S WESTERN AVE	OKLAHOMA CITY	OK	73139- 9214	NICHOLS HILLS ADD	006	028	NICHOLS HILLS ADD 006 028	1101 FENWICK PL NICHOLS HILLS

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

NW 67th St. & N. Olie Ave.

January 11, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbfbllaw.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-4 General Residential 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
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Uses
8250.13	Light Public Protection and Utility: Restricted
8200.4	Live/Work Units
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential (there shall be a maximum of 45 units)
8300.60	Personal Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

2. Maximum Building Height:

The maximum building height shall be a maximum of 60' from grade.

3. Maximum Building Size:

The maximum building size shall be 40,000 square feet.

4. Maximum Number of Buildings:

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

5. Building Setback Lines

North: 0 feet

South: In accordance with the base zoning district

East: 0 feet

West: 0 feet

6. Sight-Proof Screening:

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

7. Landscaping:

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

8. Signs:

8.1 Freestanding Accessory Signs

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

8.2 Attached Signs

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

8.3 Non-Accessory Signs

Non-accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

Access shall be taken from N. Olie Ave. and NW 67th 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:

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 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. There shall be a maximum of 35 parking spaces within this SPUD.

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

NORTHWEST HEIGHTS 001 000 LOTS 1 THRU 6 PLUS E/2 OF 20FT ALLEY ADJ ON W

