



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
Brakes Plus

Project Name

3331

~~XXXX~~ SW 104TH Street, Oklahoma City, OK 73173 (Cleveland Co)

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

C-3 Light Automotive- Rezoning property left within PUD-831 Tract 1 (West 85' of proposed development site)

Summary Purpose Statement / Proposed Development

Staff Use Only	1652
Case No.: SPUD	6-14-24
File Date:	W5
Ward No.:	
Nbhd. Assoc.:	-----
School District:	Moore
Extg Zoning:	PUD-831
Overlay:	AE-1

1.42

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):

JOHN R. BATES / KIP RYAN

Name

14105 N. EASTERN AVE

Mailing Address

EDMOND OK 73013

City, State, Zip Code

405-36-5467

Phone

kip@edkdevelopment.com

Email

Signature of Applicant

SCOTT DARR

Applicant's Name (please print)

16000 BROADWAY EXT.

Applicant's Mailing Address

OKC, OK 73114

City, State, Zip Code

405-242-6600

Phone

SDARR@alson.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.

Return to

'STEWART ABSTRACT & TITLE OF OKLAHOMA

Attn Commercial Escrow
101 Park Avenue, #960
Oklahoma City, OK 73102

SPECIAL WARRANTY DEED

Doc#: R 2002 15628
Bk&Pg: RB 3402 954-956
Filed: 04-03-2002 BLR
10:52:14 AM WD
Cleveland County, OK

KNOW ALL MEN BY THESE PRESENTS

3A
THAT TRAVIS HENDERSON a/k/a CHARLES TRAVIS HENDERSON, TRUSTEE OF THE HENDERSON MINORS' TRUST under instrument dated December 30, 1976 ("Grantor"), P O Box 720455, Oklahoma City, Oklahoma 73172-0455, in consideration of the amount of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto I-44, L L C , an Oklahoma limited liability company ("Grantee"), 4545 North Lincoln Blvd., Suite 160, Oklahoma City, Oklahoma 73105, the real property located in Cleveland County, Oklahoma and described on Exhibit A attached hereto, together with all improvements thereon and all rights and appurtenances thereunto belonging, less and except all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder (including such interests previously reserved or conveyed of record), and warrant title to the same to be free, clear, and discharged of and from all former grants, charges, taxes, judgments, liens, and encumbrances of whatsoever nature granted by, through, or under Grantor, except for the matters described on Exhibit B attached hereto

TO HAVE AND TO HOLD such property unto Grantee, Grantee's successors and assigns, forever

EXECUTED and delivered this 1st day of April, 2002

State of Oklahoma
Cleveland County
Documentary Stamps
\$ 2,700.00

Travis Henderson
TRAVIS HENDERSON a/k/a CHARLES TRAVIS HENDERSON, TRUSTEE OF THE HENDERSON MINORS' TRUST

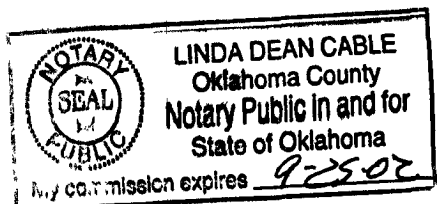
STATE OF OKLAHOMA)
) ss
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on the 1st day of April, 2002, by Travis Henderson a/k/a Charles Travis Henderson, as Trustee of the Henderson Minors Trust under instrument dated December 30, 1976

My Commission Expires

[SEAL]

Linda Dean Cable
Notary Public



3/11

12.00 + 5.00

EXHIBIT A**LEGAL DESCRIPTION**

A piece, parcel or tract of land lying in the West Half of Section One (1), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section; Thence south 89°33'04" West along the South line of the said Section a distance of 1478.94 feet; Thence North 00°26'56" West a distance of 50.00 feet; Thence South 89°33'04" West and parallel to the said South line a distance of 175.38 feet; Thence North 07°43'09" East along the East Right-of-Way line of U.S. Highway 62 a distance of 456.01 feet; Thence North 15°38'21" East along the same said Right-of-Way line a distance of 350.35 feet; Thence North 18°11'34" East along the said East Right-of-Way line a distance of 2596.72 feet; Thence North 89°44'35" East a distance of 642.83 feet record (647.00 feet measured) to a point, said point being the Northeast Corner of the South Half (S ½) of the South Half (S ½) of the Northwest Quarter (NW/4) of Section One (1); Thence South 00°45'25" East record (South 00°44'56" East measured) along the East line of said Northwest Quarter (NW/4) a distance of 659.44 feet record (665.05 feet measured) to a point, said point being the Northeast Corner of the Southwest Quarter (SW/4) of Section One (1); Thence South 00°47'50" East record (South 00°42'31" measured) along the East line of the said Southwest Quarter (SW/4) a distance of 2636.97 feet record (2631.32 feet measured) to the Point of Beginning.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Taxes for the year 2002 the amount of which is not ascertainable or payable, and taxes or special assessments which are not shown as existing liens by the public records.
2. All interest in and to all oil, gas, coal, metallic ores or other minerals heretofore reserved or conveyed of record, together with all rights, privileges and estates relating thereto.
3. Easement in favor of The City of Oklahoma City, as evidenced by Report of Commissioners in Case No. 19,208 in the District Court of Cleveland County, Oklahoma recorded in Book 280, page 69.
4. Right-of-Way in favor of Continental Pipe Line Company, recorded in Book 385, page 375; Partial Release recorded in Book 413, page 443; Partial Assignment recorded in Book 583, page 5; Release by Conoco Pipeline Company recorded in Book ~~3402~~ 952, page 952.
5. Easement in favor of the State of Oklahoma, recorded in Book 392, page 240.
6. Easement in favor of The City of Oklahoma City, recorded in Book 448, page 377.
7. Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in Book 478, page 324; Assignments recorded in Book 2667, page 187; in Book 3046, page 1109; and in Book 3046, page 1097.
8. Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in Book 483, page 462; Assignments recorded in Book 2667, page 187; in Book 3046, page 1109; and in Book 3046, page 1097.
9. Easement in favor of The City of Oklahoma City, recorded in Book 652, page 688.
10. Easement for Use of Airspace in favor of The Oklahoma City Airport Trust, recorded in Book 1653, page 203.
11. Right-of-Way in favor of Conoco, Inc., recorded in Book 1884, page 1148; Assignment recorded in Book 2001, page 861.
12. Easement in favor of The City of Oklahoma City, recorded in Book 2059, page 682.
13. Easement in favor of Oklahoma Gas & Electric Company, recorded in Book 2224, page 262
14. Other matters as shown on the plat of survey dated June 20, 2001, prepared by Shaun Christopher Axton, PLS 1494 (Mark Deal & Associates).



LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southwest corner of said Southwest Quarter;

THENCE North $89^{\circ}17'37''$ East, along the south line of said Southwest Quarter, a distance of 1,840.54 feet to the POINT OF BEGINNING;

THENCE North $00^{\circ}57'58''$ West a distance of 300.00 feet;

THENCE North $89^{\circ}17'37''$ East a distance of 211.51 feet;

THENCE South $00^{\circ}57'58''$ East a distance of 225.10 feet;

THENCE South $47^{\circ}25'06''$ West a distance of 37.30 feet;

THENCE South $00^{\circ}57'58''$ East a distance of 50.00 feet to a point on the south line of said Southwest Quarter;

THENCE South $89^{\circ}17'37''$ West, along said south line, a distance of 183.63 feet to the POINT OF BEGINNING

Said described tract of land contains an area of 61,712 Square feet or 1.4167 acres, more or less.

LETTER OF AUTHORIZATION

I, John. R Bates, Manager for I-44, LLC, do hereby authorize:

Olsson, Inc. as designated representative 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:

~~3301~~ 3331 SW 104th Street, Oklahoma City, OK 73173

A handwritten signature in dark ink, appearing to read 'John R. Bates', with a long, sweeping horizontal stroke extending to the right.

By: John R. Bates

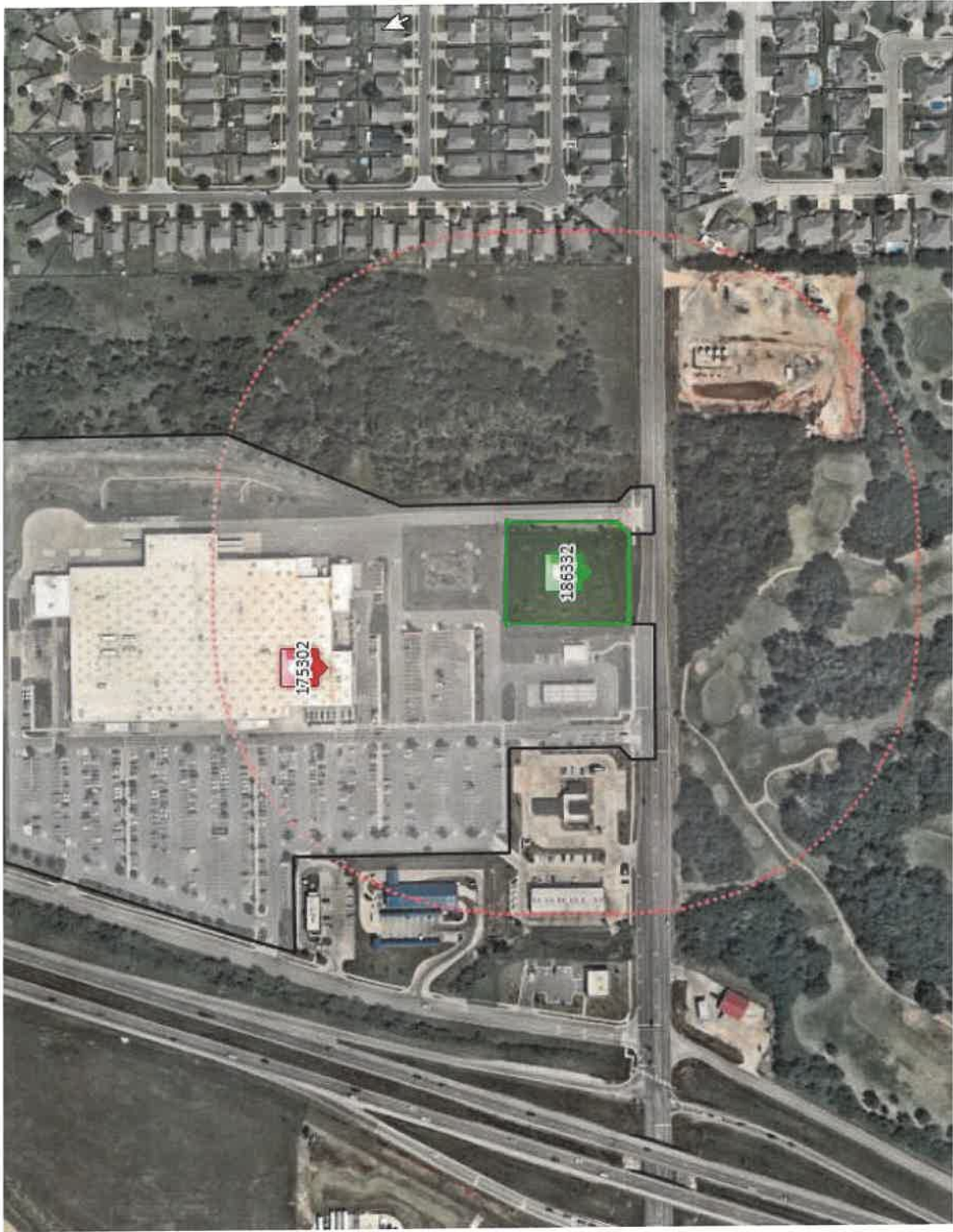
Title: Manager

Date: June 13, 2024

Account #	Owner	Address	Market Value	Parcel ID	Website
78003	CITY OF OKLAHOMA CITY	1 ASSESSOR	\$110,560	SDC2 10 4W 12003	https://property.spatalest.com/ok/cleveland/#/property/78003
90929	NGUYEN, TOMMY A	3233 SW 105TH TER	\$380,213	OCC2LKRD4 13 15001	https://property.spatalest.com/ok/cleveland/#/property/90929
90930	LE, LYNN (NGUYEN)	10505 FAIRWAY AVE	\$345,960	OCC2LKRD4 13 16001	https://property.spatalest.com/ok/cleveland/#/property/90930
98374	TRAN, HOANG NGUYEN	10329 BUCCANEER DR	\$218,858	OCC2SOHA3 8 32001	https://property.spatalest.com/ok/cleveland/#/property/98374
114989	ARAUZ, JOSE MONTEMAR UBEDA	10333 BUCCANEER DR	\$237,797	OCC2SOHA4 11 1001	https://property.spatalest.com/ok/cleveland/#/property/114989
114990	TOLBERT, TIFFANY N	10337 BUCCANEER DR	\$222,233	OCC2SOHA4 11 2001	https://property.spatalest.com/ok/cleveland/#/property/114990
114991	NINO-CONTRERAS, BALTAZAR	10401 BUCCANEER DR	\$287,202	OCC2SOHA4 11 3001	https://property.spatalest.com/ok/cleveland/#/property/114991
114992	SCOTT, USA MICHELLE	10405 BUCCANEER DR	\$244,005	OCC2SOHA4 11 4001	https://property.spatalest.com/ok/cleveland/#/property/114992
127515	LOPEZ, MIGUEL ANGEL & MARIA GUADALUPE	3228 SW 104TH TER	\$280,656	OCC2SOHA5 17 13001	https://property.spatalest.com/ok/cleveland/#/property/127515
127516	ALLISON, TRACIE LOUISE	10421 BUCCANEER DR	\$252,339	OCC2SOHA5 17 14001	https://property.spatalest.com/ok/cleveland/#/property/127516
127517	NGE, AUNG	10417 BUCCANEER DR	\$239,289	OCC2SOHA5 17 15001	https://property.spatalest.com/ok/cleveland/#/property/127517
127518	MEDINA, PRISCILLIANO & ROSA MARIA	10413 BUCCANEER DR	\$272,303	OCC2SOHA5 17 16001	https://property.spatalest.com/ok/cleveland/#/property/127518
127519	ROE, MICHAEL P & MARTA G	10409 BUCCANEER DR	\$252,682	OCC2SOHA5 17 17001	https://property.spatalest.com/ok/cleveland/#/property/127519
175302	WAL-MART REAL ESTATE BUSINESS TRUST	3301 SW 104TH ST	\$19,739,745	OCC2 10 4W 1038	https://property.spatalest.com/ok/cleveland/#/property/175302
186327	AMRV12, LLC	10350 S I-44 SERVICE RD	\$1,864,375	OCC2SPCMP 1 1001	https://property.spatalest.com/ok/cleveland/#/property/186327
186328	OKIE SOUTH OKLAHOMA CITY PROPCO, LLC	10400 S I-44 SERVICE RD	\$2,641,198	OCC2SPCMP 1 2001	https://property.spatalest.com/ok/cleveland/#/property/186328
186330	DECKER CENTER, LLC	3421 SW 104TH ST	\$1,691,538	OCC2SPCMP 1 4001	https://property.spatalest.com/ok/cleveland/#/property/186330
186331	COMMUNICATION FEDERAL CREDIT	3401 SW 104TH ST	\$2,055,562	OCC2SPCMP 1 5001	https://property.spatalest.com/ok/cleveland/#/property/186331
186332	I-FORTY FOUR, LLC	3301 SW 104TH ST	\$531,100	OCC2SPCMP 2 1001	https://property.spatalest.com/ok/cleveland/#/property/186332
186333	I-FORTY FOUR, LLC	3249 SW 104TH ST	\$599,945	OCC2SPCMP 3 1001	https://property.spatalest.com/ok/cleveland/#/property/186333
186334	I-FORTY FOUR, LLC		\$1,000	OCC2SPCMP A 001	https://property.spatalest.com/ok/cleveland/#/property/186334
190556	I-FORTY FOUR, LLC	S I-44 SERVICE RD	\$3,710	SDC2 10 4W 1026	https://property.spatalest.com/ok/cleveland/#/property/190556

I CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE
RECORDS OF THE OFFICE OF THE
CLEVELAND COUNTY ASSESSOR

AS OF 11:40 AM PM ON THIS
13th DAY OF June, 2024
DOUGLAS WARR, COUNTY ASSESSOR
BY [Signature]



CITY OF OKLAHOMA CITY
N 100 Walker AVE
Oklahoma City OK 73102-2230

NGUYEN, TOMMY A
3233 SW 105th TER
Oklahoma City OK 73170-2528

LE, LYNN (NGUYEN)
10505 Fairway AVE
Oklahoma City OK 73170-2522

TRAN, HOANG NGUYEN
10329 Buccaneer DR
Oklahoma City OK 73159-6037

ARAUZ, JOSE MONTEMAR UBEDA
10333 Buccaneer DR
Oklahoma City OK 73159-6037

TOLBERT, TIFFANY N
10337 Buccaneer DR
Oklahoma City OK 73159-6037

NINO-CONTRERAS, BALTAZAR
10401 Buccaneer DR
Oklahoma City OK 73159-6039

SCOTT, LISA MICHELLE
10405 BUCCANEER DR
OKLAHOMA CITY OK 73159

LOPEZ, MIGUEL ANGEL & MARIA
GUADALUPE
3228 SW 104th TER
Oklahoma City OK 73159-7800

ALLISON, TRACIE LOUISE
10421 Buccaneer DR
Oklahoma City OK 73159-6039

NGE, AUNG
17008 Gladstone LN
Edmond OK 73012-6868

MEDINA, PRISCILLIANO & ROSA MARIA
10413 Buccaneer DR
Oklahoma City OK 73159-6039

ROE, MICHAEL P & MARTA G
10409 Buccaneer DR
Oklahoma City OK 73159-6039

WAL-MART REAL ESTATE BUSINESS
TRUST
PO BOX 8050
Bentonville AR 72712-0555

AMRV12, LLC
8156 S WADSWORTH BLVD, STE E359
LITTLETON CO 80128

OKIE SOUTH OKLAHOMA CITY
PROPCO, LLC
7004 N. Oklahoma Court Suite A
Oklahoma City OK 73105

DECKER CENTER, LLC
10601 S Western AVE, A
Oklahoma City OK 73170-6201

COMMUNICATION FEDERAL CREDIT
4141 NW Expressway, Ste 200
Oklahoma City OK 73116-1675

I-FORTY FOUR, LLC
14105 N Eastern AVE, Ste 100
Edmond OK 73013-5866

I-FORTY FOUR, LLC
14105 N Eastern AVE, Ste 100
Edmond OK 73013-5866

I-FORTY FOUR, LLC
14105 N Eastern AVE, Ste 100
Edmond OK 73013-5866

I-FORTY FOUR, LLC
14105 N Eastern AVE, Ste 100
Edmond OK 73013-5866

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD- #####
MASTER DESIGN STATEMENT

June 13, 2024

PREPARED BY:

Olsson, Inc.
Scott C. Darr, PE
16000 Broadway Ext, Suite 300
Oklahoma City, OK 73114
405-242-6600
sdarr@olsson.com

SPUD-#### MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **C-3 Zoning 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:

8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment

1.1 Minimum Lot Size: 40,000 sf

1.2 Minimum Lot Width: 50 ft

2. **Maximum Building Height:** 35 ft

3. **Maximum Building Size:** 6,000 sf

4. Maximum Number of Buildings: 1

5. Building Setback Lines

Front Yard: 25 ft

Rear Yard: None

Side Yard: None

Corner Side Yard: None

6. Sight-proof Screening:

As required for C-3 Zoning per Article XI, Ch.59 of Oklahoma City Muni-Code

7. Landscaping:

As required for C-3 Zoning per Article XI, Ch. 59 of Oklahoma City Muni-Code

8. Signs:

8.1 Free standing accessory signs: Yes

8.2 Attached signs: Yes

8.3 Non-Accessory Signs: No

8.4 Electronic Message Display signs: No

9. Access:

No direct access from 104th Street

Access from East adjacent drive (existing)

Cross-access from West, North allowed

10. Sidewalks:

Front Yard

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space: N/A

3. Street Improvements: N/A

4. Site Lighting: N/A

5. Dumpsters: Required

6. Parking: As required for C-3 Zoning per Article X, Ch. 59 of Oklahoma City Muni-Code

7. Maintenance: N/A

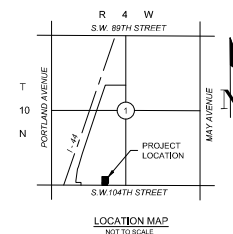
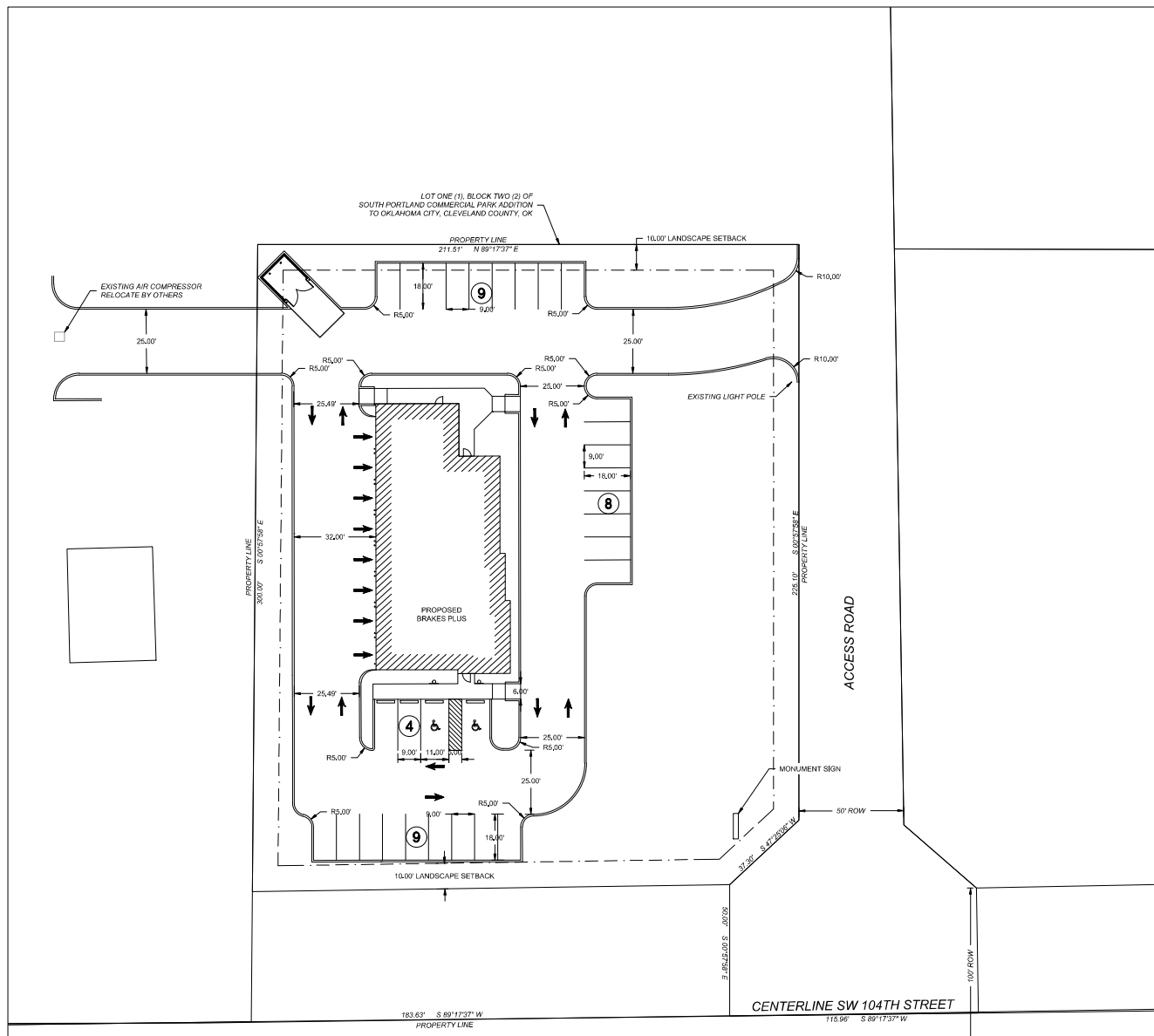
8. Drainage: As Required by Public Works

9. Other:

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan Exhibits



LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southwest corner of said Southwest Quarter;

THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 1,840.54 feet to the POINT OF BEGINNING;

THENCE North 00°57'58" West a distance of 300.00 feet

THENCE North 89°17'37" East a distance of 211.51 feet;

THENCE South 00°57'58" East a distance of 225.10 feet

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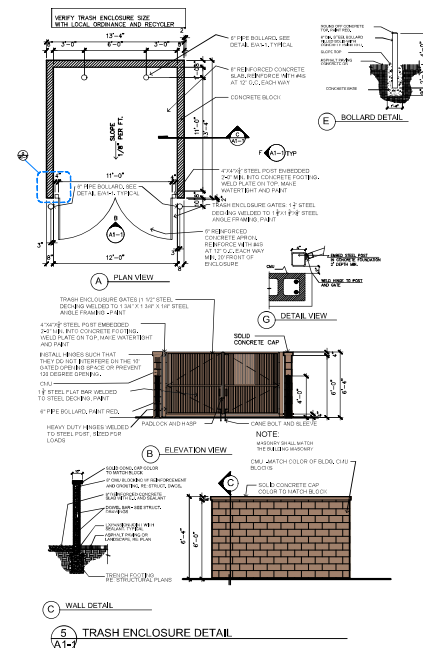
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POINT OF BEGINNING

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1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK COLOR: #685 SM	6. ALUMINUM/GLASS STOREFRONT CLEAR ANODIZED ALUMINUM	11. DECORATIVE LIGHT FIXTURE.
2. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2835 CRAFTSMAN BROWN	7. ALUMINUM SECTIONAL OVERHEAD DOORS CLEAR ANODIZED ALUMINUM	12. KEY DROP BOX
3. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834 BURSENE MARBLE	8. ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)	13. 1 1/2" x 3/4" REVEAL
4. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105 DIVINE WHITE	9. PRE-FINISHED METAL CAP (FLASHING PREFINISHED TO MATCH FINISH ANODIZED STOREFRONT FRAMING	14. WATER SILL - REVEAL OAK COUNTRY LEDGESTONE CV-20046
5. METAL MAN DOOR. PAINT TO MATCH MASONRY	10. NOT USED.	15. FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY LEDGESTONE CV-20046
		16. METAL HVAC GRILLE - PAINT TO MATCH BLOCK 17. METAL ANVING (w. REPAIRS, "70" x "10"

[illegible]

—

EXTERIOR ELEVATION:

