



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>

Staff Use Only	1623
Case No.: SPUD -	_____
File Date:	3-28-24
Ward No.:	W1
Nbhd. Assoc.:	-----
School District:	Piedmont
Extg Zoning:	AA
Overlay:	_____

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
 10331 Northwest Expressway

Project Name

10331 Northwest Expressway

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

Mixed-use commercial, office and residential development

Summary Purpose Statement / Proposed Development

+/- 3.52 acres

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):

Ricardo Martinez Acosta

Name

10331 Northwest Expressway

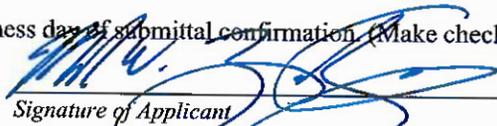
Mailing Address

Yukon, OK 73099

City, State, Zip Code

Phone

Email


 Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

State Of Oklahoma
Canadian County
Documentary Stamps
\$642.00



Doc#: R 2024 6573
Bk&Pg: RB 5817 207-209
Filed: 03-20-2024 JMH
02:36:24 PM WD
Canadian County, OK 3E

Ret to:
First American Title
615 S. I-35 Service Rd.
Moore, OK 73160
~~Ret to: xxxxxx~~
Ricardo Martinez Acosta
10331 NW Expressway
Yukon, OK 73099

2854633 3122 *JA*

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **642.00**
Filed/insured by: First American Title Insurance Company
File No.: **2854633-WA42 (SM)**

Tax ID#: **33057**

That **LaVera V. Eudy, a single person**, (the "Grantor"), in consideration of the sum of TEN & NO/100----- Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Ricardo Martinez Acosta, a married person**, (the "Grantee"), the following described real property and premises situated in **Canadian County**, State of **Oklahoma**, to wit:

TRACT ONE

A part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more fully described as follows: Beginning at a point 969 feet West of the Northeast corner of the Southwest Quarter (SW/4) of Section 23, Township 13 North, Range 5 West; thence South a distance of 242.7 feet to a point on the North right-of-way line of U.S. #270 (cut-off); thence North 63°08' W along said right-of-way line a distance of 366.4 feet; thence North a distance of 63 feet to a point on the quarter section line; thence East along said quarter section line a distance of 323 feet to the point of beginning.

AND

TRACT TWO

A part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more fully described as follows: Beginning at a point 646 feet West of the Northeast corner of the Southwest Quarter (SW/4) of Section 23, Township 13 North, Range 5 West; thence South a distance of 400.1 feet to the North right-of-way line of U.S. #270 (cut-off); thence North 63°08' W along said right-of-way line a distance of 31.6 feet; thence S 26°52' W a distance of 20 feet; thence N 63°08' W along said right-of-way line a distance of 324.7 feet; thence North a distance of 242.7 feet to a point on the North quarter line; thence East along said quarter line a distance of 323 feet to the point of beginning.

Property Address: **10331 NW Expressway, Yukon, OK 73099**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, 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.

OAG 2024-1 -- INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF Oklahoma)

COUNTY OF Canadian)

ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Ricardo Martinez Acosta

(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
 - a citizen of the United States; or
 - not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. 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.
6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I 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.
8. 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 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.

Ricardo Martinez Acosta
AFFIANT

3-14-24
Date

The foregoing instrument was subscribed and sworn to before me this 14 day of March, 2024, by Ricardo Martinez Acosta.

My Commission Expires: _____
My Commission Number: _____



[Signature]
NOTARY PUBLIC

LEGAL DESCRIPTION

10331 Northwest Expressway

TRACT ONE

A part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more full described as follows:

Beginning at a point 969 feet West of the Northeast corner of the Southwest Quarter (SW/4) of Section 23, Township 13 North, Range 5 West;

Thence South a distance of 242.7 feet to a point on the North right-of-way line of U.S. #270 (cut-off);

Thence North $63^{\circ}08'$ W along said right-of-way line a distance of 366.4 feet;

Thence North distance of 63 feet to a point on the quarter section line;

Thence East along said quarter section line a distance of 323 feet to the point of beginning.

AND

TRACT TWO

A part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more fully described as follows:

Beginning at a point 646 feet West of the Northeast corner of the Southwest Quarter (SW/4) of Section 23, Township 13 North, Range 5 West;

Thence South a distance of 400.1 feet to the North right-of-way line of U.S. #270 (cut-off);

Thence North $63^{\circ}08'$ W along said right-of-way line a distance of 31.6 feet;

Thence S $26^{\circ}52'$ W a distance of 20 feet;

Thence N $63^{\circ}08'$ W along said right-of-way line a distance of 324.7 feet;

Thence North a distance of 242.7 feet to a point on the North quarter line;

Thence East along said quarter line a distance of 323 feet to the point of beginning.

As recorded in Book RB 5817, Page 207, Canadian County, Oklahoma.

Ricardo Martinez Acosta
10331 NW Expressway
Yukon, OK 73099
PH: (405) 837-4590

March 25, 2024

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the
City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development rezone application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

Ricardo Mtz
Signature

Ricardo Martinez Owner.

March 28, 2024

City of Oklahoma City
Development Services Department
420 W Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: 10331 Northwest Expressway: SPUD Submittal

Dear Ms. Welch:

On behalf of the property owner, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 10331 Northwest Expressway in northwest Oklahoma City. The subject site is currently zoned as AA, "Agricultural" District and is developed with three single-family structures. The proposed SPUD, totaling approximately 3.52 acres, will permit the proposed residential and commercial development. The existing structures will remain and new commercial and/or office buildings will be developed. The proposed development will complement the area and provide needed services to the surrounding developments.

Please find attached the following submittal documents for the above referenced project:

- SPUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 500-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **May 9, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
5786 000 / PUD

P:\5786\SPUD\sub tr.docx

LEGAL DESCRIPTION

10331 Northwest Expressway

TRACT ONE

A part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more full described as follows:

Beginning at a point 969 feet West of the Northeast corner of the Southwest Quarter (SW/4) of Section 23, Township 13 North, Range 5 West;

Thence South a distance of 242.7 feet to a point on the North right-of-way line of U.S. #270 (cut-off);

Thence North $63^{\circ}08'$ W along said right-of-way line a distance of 366.4 feet;

Thence North distance of 63 feet to a point on the quarter section line;

Thence East along said quarter section line a distance of 323 feet to the point of beginning.

AND

TRACT TWO

A part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more fully described as follows:

Beginning at a point 646 feet West of the Northeast corner of the Southwest Quarter (SW/4) of Section 23, Township 13 North, Range 5 West;

Thence South a distance of 400.1 feet to the North right-of-way line of U.S. #270 (cut-off);

Thence North $63^{\circ}08'$ W along said right-of-way line a distance of 31.6 feet;

Thence S $26^{\circ}52'$ W a distance of 20 feet;

Thence N $63^{\circ}08'$ W along said right-of-way line a distance of 324.7 feet;

Thence North a distance of 242.7 feet to a point on the North quarter line;

Thence East along said quarter line a distance of 323 feet to the point of beginning.

As recorded in Book RB 5817, Page 207, Canadian County, Oklahoma.

First American Title Insurance Company

By: *Sarah Overholser*

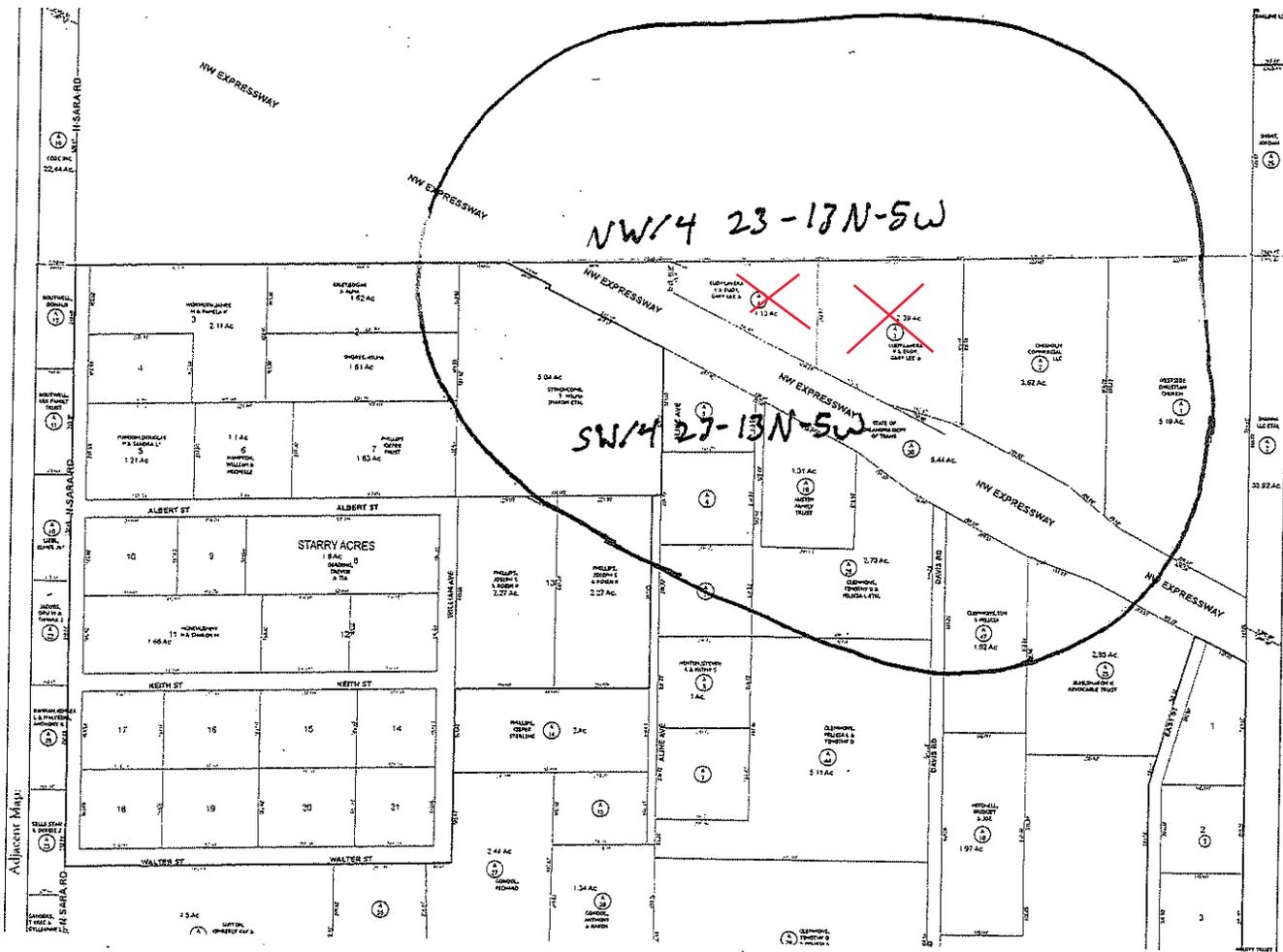
Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2863859-WA99

Owner	Mailing Address	Legal Description
RICARDO MARTINEZ ACOSTA	10331 NW EXPY.YUKON.OK.73099	PT SW/4 23-13N-5W (A#3 & #4 ON THE MAP) - SUBJECT PROPERTY
KAY BEE INVESTMENT	6801 N CLASSEN BLVD SUITE A.OKLA CITY.OK.73116	PT NW/4 23-13N-5W (A#1 ON THE MAP) - BEING ALL NW4
WILMA SHARON STINCHCOMB	9401 N COUNTY LINE RD.YUKON.OK.73099	STARRY ACRES BLK 1
EDGAR RILEY & ALMA RILEY	10400 NW EXPRESSWAY.YUKON.OK.73099	STARRY ACRES N2 BLK 2
WILMA SHORES	10408 NW EXPRESSWAY.YUKON.OK.73099	STARRY ACRES S2 BLK 2
JOSEPH S PHILLIPS & ROBIN R PHILLIPS	11320 WILLIAM AVE.YUKON.OK.73099	STARRY ACRES E2 BLK 13
WESTSIDE CHRISTIAN CHURCH % RICHARD MALONE	12100 N ROCKWELL SUITE 8.OKLAHOMA CITY.OK.73162	PT SW/4 23-13N-5W (A#1 ON THE MAP)
CHISHOLM COMMERCIAL LLC	6444 NW EXPRESSWAY STE 836A.OKLAHOMA CITY.OK.73132	PT SW/4 23-13N-5W (A#2 ON THE MAP)
AUSTIN FAMILY TRUST	11310 ALINE AVE.YUKON.OK.73099	PT SW/4 23-13N-5W (A#5 ON THE MAP)
AUSTIN FAMILY TRUST	11310 ALINE AVE.YUKON.OK.73099	PT SW/4 23-13N-5W (A#6 ON THE MAP)
JOHN H MOYER JR & DONNA MOYER	11404 ALINE AVE.YUKON.OK.73099	PT SW/4 23-13N-5W (A#7 ON THE MAP)
AUSTIN FAMILY TRUST	11310 ALINE AVE.YUKON.OK.73099	PT SW/4 23-13N-5W (A#19 ON THE MAP)
SHARON K JRAB REVOCABLE TRUST	10200 NW EXPRESSWAY.YUKON.OK.73099	PT SW/4 23-13N-5W (A#23 ON THE MAP)
TIMOTHY D CLEMMONS & FELICIA L CLEMMONS	12121 DAVIS AVE.YUKON.OK.73099	PT SW/4 23-13N-5W (A#25 ON THE MAP)
STATE OF OKLAHOMA DEPT OF TRANS LEGAL DIVISION-BUSINESS OFFICE	200 NE 21ST ST.OKLAHOMA CITY.OK.73105	PT SW/4 23-13N-5W (A#30 ON THE MAP)
FELICIA L CLEMMONS & TIMOTHY D CLEMMONS	12121 DAVIS RD.YUKON.OK.73099	PT SW/4 23-13N-5W (A#44 ON THE MAP)
TIM CLEMMONS & FELICIA CLEMMONS	12121 N DAVIS RD.YUKON.OK.73099	PT SW/4 23-13N-5W (A#47 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102	STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



Canadian County
 Assessor's Office
 200 N Choctaw Ave
 El Reno, OK 73036
 Ph: (405) 395-6331
 Fax: (405) 422-2406
 www.canadiancounty.org

Section 23
 Township 13 North
 Range 05 West



1 inch equals 200 feet
 Scale: 1:2,400
 0 100 200
 Feet

Adjacent Maps:

Adjacent Maps:

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-(____)
MASTER DESIGN STATEMENT

March 26, 2024

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Sute 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.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).

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

1. This site will be developed in accordance with the regulation of the **C-3, "Community Commercial" District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)

- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Gasoline Sales, Large (8300.45)
- Gasoline Sales. Small: Restricted (8300.46)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast 8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Multiple-Family Residential (8200.12)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

The maximum height of any building shall be per the base zoning district.

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

There shall be no maximum number of buildings within this SPUD.

5. Building Setback Lines:

North PUD Boundary: 10 feet

East PUD Boundary: 10 feet

West PUD Boundary: 15 feet

South PUD Boundary: 35 feet

6. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties developed for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

7. Landscaping:

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

8. Signs:

Signage shall be in accordance with the City of Oklahoma City sign ordinance.

9. Access:

Access shall be taken from Northwest Expressway and shall be per Oklahoma Department of Transportation standards.

10. Sidewalks:

Internal sidewalks shall be subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall be permitted.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent residential uses. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from residential uses.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance shall be the responsibility of the developer / property owner.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Platting:

Platting shall be per the City of Oklahoma City Subdivision Regulations.

10. Other:

N/A

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

10331 Northwest Expressway

TRACT ONE

A part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more full described as follows:

Beginning at a point 969 feet West of the Northeast corner of the Southwest Quarter (SW/4) of Section 23, Township 13 North, Range 5 West;

Thence South a distance of 242.7 feet to a point on the North right-of-way line of U.S. #270 (cut-off);

Thence North 63°08' W along said right-of-way line a distance of 366.4 feet;

Thence North distance of 63 feet to a point on the quarter section line;

Thence East along said quarter section line a distance of 323 feet to the point of beginning.

AND

TRACT TWO

A part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more fully described as follows:

Beginning at a point 646 feet West of the Northeast corner of the Southwest Quarter (SW/4) of Section 23, Township 13 North, Range 5 West;

Thence South a distance of 400.1 feet to the North right-of-way line of U.S. #270 (cut-off);

Thence North 63°08' W along said right-of-way line a distance of 31.6 feet;

Thence S 26°52' W a distance of 20 feet;

Thence N 63°08' W along said right-of-way line a distance of 324.7 feet;

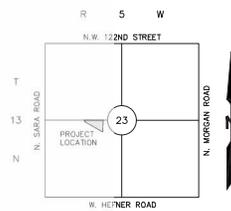
Thence North a distance of 242.7 feet to a point on the North quarter line;

Thence East along said quarter line a distance of 323 feet to the point of beginning.

As recorded in Book RB 5817, Page 207, Canadian County, Oklahoma.

SPUD-1623 Exhibit A – Legal Description (As-Surveyed)

A tract of land in the East Half (E/2) of the Southwest Quarter (SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING an ODOT Brass cap for the Northeast corner of said Southwest Quarter (SW/4); Thence S 88°42'09" W along the North line of said Southwest Quarter (SW/4) (Basis of Bearing), a distance of 645.81 feet to a found 3/8" iron pin with yellow cap for the POINT OF BEGINNING; Thence S 00°05'51" W a distance of 388.78 feet to a set 1/2" iron pin with CA4717 cap on the North Right of Way line of State Highway No. 3; Thence continuing along said North Right of Way line, N 61°42'52" W a distance of 25.03 feet to a set 1/2" iron pin with CA4717 cap; Thence continuing along said North Right of Way line, N 73°01'28" W a distance of 152.97 feet to a set 1/2" iron pin with CA4717 cap; Thence continuing along said North Right of Way line, N 61°53'54" W a distance of 540.57 feet to a set 1/2" iron pin with CA4717 cap; Thence N 00°00'52" E a distance of 63.00 feet to a set 1/2" iron pin with CA4717 cap on the North line of said Southwest Quarter (SW/4); Thence N 88°42'09" E along the North line of said Southwest Quarter (SW/4), a distance of 646.00 feet to the POINT OF BEGINNING.



SPUD-_____
10331 NW Expressway

Exhibit B
 Conceptual Site Plan
 115 Total Parking Spaces
 +/-3.52 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 233-8875 FAX (405) 233-8878

ENGINEERS SURVIVORS PLANNERS
 3/22/24
 Conceptual site plan showing feasible option
 permitted under proposed rezoning