



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

SW 134th St. & S. May Ave.

Project Name

13401 S May Ave

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

Commercial Dev.

Summary Purpose Statement / Proposed Development

Staff Use Only	1716
Case No.: SPUD -	
File Date:	1-30-25
Ward No.:	W5
Nbhd. Assoc.:	-----
School District:	Moore
Extg Zoning:	PUD-1800
Overlay:	

4.12 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*David Box*

Signature of Applicant

Box Law Group PLLC on behalf of the Applicant

Applicant's Name (please print)

525 NW 11th St., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

David@boxlawgroup.com; Kaitlyn@boxlawgroup.com;

Erika@boxlawgroup.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.

DOC# R2024-6542 BT: RB B: 6644 P: 321 QC  
03/18/2024 11:59:32 AM Pages: 2  
Tammy Belinson - Cleveland County Clerk, OK  
Fee: \$20.00 kw  
Electronically Filed



First American Title  
615 S. I-35 Service Rd.  
Moore, OK 73160

Return To:  
Roger Rock  
3420 N. Santa Fe Ave.  
Oklahoma City, OK 73118

**CORRECTION  
QUIT CLAIM DEED**  
(OKLAHOMA STATUTORY FORM)

2860567  
File No.: ~~2858429~~ -WA42 (dd)

Doc Stamps: Exempt per Title 68 o.s. section 3202  
paragraph 3

~~X-2024-195223~~

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED IS GIVEN TO CORRECT QUITCLAIM DEED RECORDED IN BOOK 6319 PAGE 92 AND CORRECTIVE QUITCLAIM DEED RECORDED IN BOOK 6597 PAGE 275, CORRECTING THE POINT OF ENDING TO "...TO THE SOUTHEAST CORNER OF SOUTHEAST QUARTER."

That **Roger D. Rock and Kendra C. Rock, a married couple**, parties of the first part, 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 hereby quitclaim, grant, bargain, sell and convey unto **Sandoval Group, LLC, an Oklahoma limited liability company** (the "Grantee"), the following described real property and premises situated in **Cleveland County, State of Oklahoma**, to wit:

**A tract of land in the Southeast Quarter (SE/4) of Section THIRTEEN (13), Township TEN (10) North, Range FOUR (4) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:**  
**BEGINNING** at the Southeast corner of the Southeast Quarter (SE/4) of said Section 13; Thence **S89°23'32"W** along the South line of said Southeast Quarter (SE/4) a distance of **1310.00** feet; Thence **N00°22'11"W** and parallel with the East line of said SE/4 a distance of **831.52** feet to a point on the South line of Block 12, in VINEHAVEN SECTION 4 Addition; Thence **N89°24'20"E** along the South line of said Block 12 a distance of **1310.00** feet to a point on the East line of said Southeast Quarter (SE/4); Thence **S00°22'11"E** along the East line of said Southeast Quarter (SE/4) a distance of **831.21** feet to the Southeast corner of said Southeast Quarter (SE/4) and to the **POINT OF BEGINNING**.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part, and to the heirs, successors and assigns forever.

Signed and delivered this March 14, 2024.

2860567

2/20

Roger D. Rock Kendra C. Rock  
Roger D. Rock Kendra C. Rock

**ACKNOWLEDGMENT - OKLAHOMA FORM**

STATE OF OKLAHOMA               }  
COUNTY OF CANADIAN             } ss.

This instrument was acknowledged before me on March 14, 2024 by **Roger D. Rock and Kendra C. Rock, a married couple.**



**NOTARY PUBLIC**

**My Commission Expires:**

A tract of land situated within the Southeast Quarter (SE/4) of Section Thirteen (13), Township Ten North (T10N), Range Four West (R4W) of the Indian Meridian, (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said SE/4; thence  
N00°22'38"W along the East line of said SE/4 a distance of 399.86 feet to the POINT OF  
BEGINNING; thence


S89°37'22"W a distance of 50.00 feet; thence  
S00°22'38"E a distance of 324.96 feet; thence  
S44°34'42"W a distance of 35.48 feet; thence  
S89°22'56"W a distance of 262.96 feet; thence  
N00°22'39"W a distance of 480.94 feet; thence  
N89°37'21"E a distance of 338.03 feet; thence  
S00°22'38"E a distance of 129.77 feet to the POINT OF BEGINNING.

Said tract contains 144,526 Sq Ft or 3.32 Acres, more or less.

## LETTER OF AUTHORIZATION

I, Sandoval Group, LLC or,  
*Property Owner of Record*  
JOHN PINARS authorize,  
*Agent of the Property Owner of Record and Title*  
Box Law Group, PLLC.  
*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By:   
*Signature*  
Title: Member  
*Manager / Proprietor*  
Date: 01/23/2025  
*MM/DD/YYYY*

**CERTIFICATE OF BONDED ABTRACTOR**  
(400 FEET RADIUS REPORT)

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF CLEVELAND                )

The undersigned bonded abstractor in and for Cleveland 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 Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland 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 400 feet in all directions of the following described land:

A tract of land situated within the Southeast Quarter (SE/4) of Section Thirteen (13), Township Ten (10) North, Range Four (4) West of the Indian Meridian, (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said SE/4;

thence N00°22'38"W along the East line of said SE/4 a distance of 399.86 feet to the POINT OF BEGINNING;

thence S89°37'22"W a distance of 50.00 feet;

thence S00°22'38"E a distance of 324.96 feet;

thence S44°34'42"W a distance of 35.48 feet;

thence S89°22'56"W a distance of 262.96 feet;

thence N00°22'39"W a distance of 480.94 feet;

thence N89°37'21"E a distance of 338.03 feet;

thence S00°22'38"E a distance of 129.77 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), 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: January 21, 2025 at 7:30 AM

**First American Title Insurance Company**



By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2913506-MO99

OWNERSHIP LIST  
ORDER #2913506-MO99

DATE PREPARED: January 28, 2025  
EFFECTIVE DATE: January 21, 2025 at 7:30 A.M.

MAP NO	ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL
	195230 Subject Property	Sandoval Group LLC	3420 N Santa Fe Ave	Oklahoma City	OK	73118-8809	13-10-4W 22.95 AC PRT SE/4 BEG SE/C SE/4 W1310' N831.52' E1310' S831.21' POB LESS SANDOVAL ADD.
	150120	13200 South May Avenue LLC c/o Atlas Group U.S., Inc.	PO Box 92129	Southlake	TX	76092-0102	18-10-3W 3.53AC PRT SW/4 BEG 1050.03'N 50'E SW/C SW/4 N 44D E35.36' E490' S300' W515' N275' POB
	188644	Rivendell Land Limited Partnership	2501 SW 134th St	Oklahoma City	OK	73170	18-10-3W 108.87 AC SW/4 AND PRT SE/4 AKA BEG 43.10'N SE/C W/2 SE/4 N2592.33' S 88D W1323.51' S1960.80' E662.16' S614.23' E117.02' C/R (R=21,535.92') E 89D E545.26' POB AND LESS RIVENDELL SEC 9 10 11 AND 12 AND LESS BEG NW/C SW/4 E1162' S450' W1162' N450' POB AND LESS BEG 1050.03'N 50'E SW/C SW/4 N 44D E35.36' E490' S300' W515' N275' POB & LESS BEG 1050.03'N & 50'E N 44D E35.36' & 490'E SW/C SW/4 E460' S300' W460' N300' POB & LESS RIVENDELL SEC 13 & RIVENDELL OFFICE PARK PHASE 1 & LESS
	77631	Oklahoma Department of Transportation	200 NE 21st St	Oklahoma City	OK	73105-3204	19-10-3W 3.58 AC R/E TO HWY DEPT ON NORTH LINE OF SECTIONLINE & 50 ON MAY AVE
	187468	Medok Development LLC	2804 SW 134th St	Oklahoma City	OK	73170	19-10-3W 1.177 AC PRT NW/4 BEG 566.01'E S 01D E50' NW/C NW/4 S 01D E307' N 64D W137.32' N 28D W137.33' N 43D W137.81' N 88D E18.01' N 77D E101.98' N 88D E159.15' POB
	192846	Autozone Development LLC	123 S Front St 3rd Floor	Memphis	TN	38103	19-10-3W 1.011 AC PRT NW/4 BEG 69.21'S 55'E NW/C N 88D E234.86' S 43D E137.81' S 28D E 47.83' S 88D W355.91' N140.02' N 44D E7.12' POB

OWNERSHIP LIST  
ORDER #2913506-MO99

DATE PREPARED: January 28, 2025  
EFFECTIVE DATE: January 21, 2025 at 7:30 A.M.

	192847	Cascata Crossing LLC	PO Box 892393	Oklahoma City	OK	73189-2393	19-10-3W 4.070 AC 400.04' S NW/C N 88D E50' N185.01' N 88D E355.91' S 28D E89.58' S 64D E137.32S 68D E293.47' S 01D E49.25' S 88D W843.50' N116.37' POB
	78160	Oklahoma Department of Transportation	200 NE 21st St	Oklahoma City	OK	73105-3204	24-10-4W 3.52 AC R/W ESMT TO HWY DEPT ON NORTH LINE OF SECTION & 50' ON MAY AVE & 50' ON PORTLAND
	185712	Wal-Mart Real Estate Business Trust	PO Box 8050	Bentonville	AR	72712-8055	24-10-4W 6.28 AC PRT NE/4 BEG 660.79'W & 50'S NE/C NE/4 E49.79' S220' E160' N220' E375.93' S 45D E35.33' S485' W610' N509.14' POB
	142512	Bancfirst	100 N Broadway Ave	Oklahoma City	OK	73102-8851	24-10-4W .81AC PRT NE/4 BEG 611'W 50'S NE/C NE/4 S220' E160' N220' W160' POB
	78013	Oklahoma Department of Transportation	200 NE 21st St	Oklahoma City	OK	73105-3204	13-10-4W 2.95 AC R/E TO HWY DEPT ON SOUTH LINE OF SECTION & 50' ON MAY AVE & 50' ON PORTLAND
	195228	Sandoval Group LLC	3420 N Santa Fe Ave	Oklahoma City	OK	73118-8809	Common Area "C", of SANDOVAL, to OKC, Cleveland County, OK
	195213, 195214, 195215, 195216, 195217	Sandoval Group LLC	3420 N Santa Fe Ave	Oklahoma City	OK	73118-8809	Lots 11 thru 15, Block 6, of SANDOVAL, to OKC, Cleveland County, OK
	195211, 195212	Legacy Homes LLC	6001 Shiloh Blvd	Oklahoma City	OK	73179-7937	Lots 9 & 10, Block 6, of SANDOVAL, to OKC, Cleveland County, OK
	195209, 195210	Mirage Homes LLC	2220 36th Ave NW	Norman	OK	73072-3251	Lots 7 & 8, Block 6, of SANDOVAL, to OKC, Cleveland County, OK
	195206, 195207, 195208	Sandoval Group LLC	3420 N Santa Fe Ave	Oklahoma City	OK	73118-8809	Lots 4, 5 & 6, Block 6, of SANDOVAL, to OKC, Cleveland County, OK
	195204, 195205	Legacy Homes LLC	6001 Shiloh Blvd	Oklahoma City	OK	73179-7937	Lots 2 & 3, Block 6, of SANDOVAL, to OKC, Cleveland County, OK



OWNERSHIP LIST  
ORDER #2913506-MO99

DATE PREPARED: January 28, 2025  
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	195203, 195227, 195218, 195219	Sandoval Group LLC	3420 N Santa Fe Ave	Oklahoma City	OK	73118-8809	Lot 1, Block 6, of SANDOVAL, to OKC, Cleveland County, OK And Common Area "B", of SANDOVAL, to OKC, Cleveland County, OK And Lots 1 & 2, Block 7, of SANDOVAL, to OKC, Cleveland County, OK
	195220, 195221	Legacy Homes LLC	6001 Shiloh Blvd	Oklahoma City	OK	73179-7937	Lots 3 & 4, Block 7, of SANDOVAL, to OKC, Cleveland County, OK
	195222, 195223	Mirage Homes LLC	2220 36th Ave NW	Norman	OK	73072	Lots 5 & 6, Block 7, of SANDOVAL, to OKC, Cleveland County, OK
	195224, 195225, 195226, 195189	Sandoval Group LLC	3420 N Santa Fe Ave	Oklahoma City	OK	73118-8809	Lots 7 & 8, Block 7, of SANDOVAL, to OKC, Cleveland County, OK And Common Area "A", of SANDOVAL, to OKC, Cleveland County, OK And Lot 12, Block 4, of SANDOVAL, to OKC, Cleveland County, OK
	195190, 195191, 195192	Mirage Homes LLC	2220 36th Ave NW	Norman	OK	73072-3251	Lots 13, 14 & 15, Block 4, of SANDOVAL, to OKC, Cleveland County, OK
	195193, 195178	Sandoval Group LLC	3420 N Santa Fe Ave	Oklahoma City	OK	73118-8809	Lot 16, Block 4, of SANDOVAL, to OKC, Cleveland County, OK And Lot 1, Block 4, of SANDOVAL, to OKC, Cleveland County, OK
	195179, 195180, 195181	Mirage Homes LLC	2220 36th Ave NW	Norman	OK	73072	Lots 2, 3 & 4, Block 4, of SANDOVAL, to OKC, Cleveland County, OK
	195182	Legacy Homes LLC	6001 Shiloh Blvd	Oklahoma City	OK	73179-7937	Lot 5, Block 4, of SANDOVAL, to OKC, Cleveland County, OK
	195202, 195229	Sandoval Group LLC	3420 N Santa Fe Ave	Oklahoma City	OK	73118-8809	Lot 9, Block 5, of SANDOVAL, to OKC, Cleveland County, OK And Common Area "D", of SANDOVAL, to OKC, Cleveland County, OK

DATE PREPARED: January 28, 2025  
EFFECTIVE DATE: January 21, 2025 at 7:30 A.M.

Page 40

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**SW 134<sup>th</sup> St. & S. May Ave.**

**January 30, 2025**

**PREPARED BY:**

BOX LAW GROUP, PLLC  
David Box  
Kaitlyn Turner  
525 NW 11<sup>th</sup> St., Ste. 205  
Oklahoma City, OK 73103  
405-652-0099 Phone  
[david@boxlawgroup.com](mailto:david@boxlawgroup.com)  
[kaitlyn@boxlawgroup.com](mailto:kaitlyn@boxlawgroup.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 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:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8350.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8300.34	Eating Establishments: Drive-In

8300.35	Eating Establishments: Fast-Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General

**2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

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

**5. Building Setback Lines**

The building setback lines shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

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

**7. Landscaping:**

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

**8. Signs:**

**8.1 Freestanding On-Premise 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 Off-Premise 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 in accordance with the base zoning district regulations.

## **9. Access:**

Access may be taken from SW 134<sup>th</sup> St. and two (2) access points on S. May Ave. There shall be a minimum of 175 feet measured from the centerline of the intersection to the centerline of the access drive.

## **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, architectural metal, 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 be in accordance with the base zoning district.

### **3. Street Improvements:**

N/A.

### **4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

### **5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

**6. Parking:**

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

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

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

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan





## SUMMARY

### SANDOVAL COMMERCIAL

EXISTING ZONING: PUD-1800  
PROPOSED ZONING: PUD

SITE AREA: ~4.12 ACRES  
AREA OUTSIDE ROW: ~3.16 ACRES

#### PARCEL 1

SITE AREA SHOWN: ~ 1.21 ACRES  
USE SHOWN: FAST FOOD  
W/ DRIVE-THRU  
BUILDING AREA: ~4,400 SQ. FT.  
PARKING REQUIRED: 48  
PARKING SHOWN: 48

#### PARCEL 2

SITE AREA SHOWN: ~1.95 ACRES  
USE SHOWN: RETAIL CENTER  
BUILDING AREA: ~16,000 SQ. FT.  
PARKING REQUIRED: 78  
PARKING SHOWN: 107

SW. 134TH & S. MAY AVENUE

## SANDOVAL COMMERCIAL TRACT

OKLAHOMA CITY, OK

JANUARY, 2025



GRAPHIC SCALE IN FEET

