



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:	1580
Case No.: SPUD -	
File Date:	10/31/23
Ward No.:	W2
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	SPUD-503
Overlay:	

## APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

306 NW 63rd St.

Project Name

306 NW 63rd Street Oklahoma City, OK 73116 (Oklahoma Co.)

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

6,750 sf

ReZoning Area (Acres or Square Feet)

Rezoning the property to include the use of a Medical Services Office.

Summary Purpose Statement / Proposed Development

### 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):

Chrisscott, LP c/o Bill Shdeed

Name

5623 N. Western Ave., Ste. B

Mailing Address

Oklahoma City, OK 73118

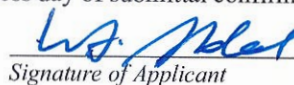
City, State, Zip Code

(405) 985-2227

Phone

marshallhomra@gmail.com

Email



Signature of Applicant

Bill Shdeed

Applicant's Name (please print)

5623 N. Western Ave.

Applicant's Mailing Address

Oklahoma City, OK 73118

City, State, Zip Code

(405) 985-2227

Phone

marshallhomra@gmail.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

## **LEGAL DESCRIPTION**

Lots Three (3) and Four (4), Block (4), BELLE VIEW ADDITION to Oklahoma City,  
Oklahoma County, Oklahoma

Doc # 2008006038  
Bk 10706  
Pg 876-878  
DATE 01/15/08 11:19:06  
Filing Fee \$17.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

THIS SPACE FOR RECORDER'S USE ONLY

DO NOT REMOVE THIS PAGE  
THIS IS A PART OF YOUR RECORDED DOCUMENT

TITLE OF DOCUMENT: WARRANTY DEED

EXECUTION DATE: DECEMBER 28, 2007

GRANTEE: TLC PROPERTIES, INC.

GRANTOR: Chrisscott, L.P., an Oklahoma limited partnership

**\*\*This deed is being re-filed to correct scrivener's error in legal description \*\***

AFTER RECORDING MAIL TO: Marcia J. Chappellear  
First American Title & Trust Co.  
133 N.W. 8<sup>th</sup> Street  
Oklahoma City, Oklahoma 73102  
Escrow No. 1131461

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(ADDITIONAL RECORDING FEE APPLIES)  
Oklahoma Statute 1997 Supplement Title 19 Section 298.B

3/17



WARRANTY DEED

(Oklahoma Statutory Form)

DOC # 2007123307  
Bk 10694  
Pg 1683-1684  
DATE 12/28/07 16:46:00  
Filing Fee \$15.00  
Documentary Tax \$15.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caddill

KNOW ALL MEN BY THESE PRESENTS:

That **TLC Properties, Inc.**, party of the first part, in consideration of the sum of Ten and No/100 dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Chrisscott, L.P., an Oklahoma limited partnership**, party of the second part, the following described real property and premises situate in **Oklahoma County**, State of Oklahoma, to-wit:

**Block Four (4)**  
**Lots Three (3) and Four (4), BELLEVIEW ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR PERPETUAL EASEMENT IN FAVOR OF TLC PROPERTIES, INC.**

MAIL TAX STATEMENT TO:

**Chrisscott, L.P.**

**5623 N. Western, Ste. B**

**Oklahoma City, OK 73118**

together with the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, her heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, subject to easements, rights of ways and restrictive covenants of record, AND less and except any oil, gas and other minerals and all rights pertaining thereto, previously reserved or conveyed of record.

Signed and delivered this 28<sup>th</sup> day of December, 2007.

**Return To:**

**Marcia J. Chappellear**

**c/o First American Title & Trust Co.**

**133 N.W. 8<sup>th</sup> Street**

**Oklahoma City, OK 73102**

**TLC Properties, Inc.**

By: 

**Brown Douglas, Vice President**

ACKNOWLEDGMENT

STATE OF Oklahoma, COUNTY OF Oklahoma, SS.

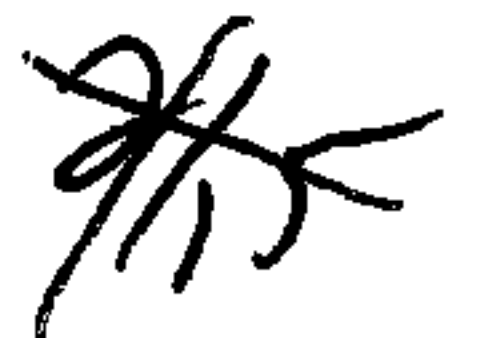
This instrument was acknowledged before me on December 28, 2007, by **Brown Douglas** as Vice President of **TLC Properties, Inc.**

  
Notary Public

My commission expires:

2-12-2009







## Exhibit A

The said property is sold by Seller and accepted by Purchaser subject to a reservation of a perpetual easement in favor of Seller, its successors and assigns, allowing the continuation of the existing billboard sign. The Easement reserved herein shall consist of a perpetual servitude of use that runs with the land and shall include the right to service, maintain, improve or replace any outdoor advertising structure on the property described. This right shall include but not be limited to a right of ingress and egress, a right to install, repair, replace and maintain underground and/or above ground electrical service and a right to maintain telecommunications devices as it pertains to the advertising structure only and a right of view, prohibiting vegetation or improvements on the property described herein that would obstruct the view of advertising structure from the adjoining highway. Grantee agrees that Grantor may trim any or all trees and vegetation in, on or about the Easement as often as Grantor deems necessary to prevent obstruction or to improve the appearance of the structure. Grantor, its successors and assigns hereby specifically hold Grantee, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantor's construction or maintenance activities on the property described.

SUNBELLE

MS

## LETTER OF AUTHORIZATION

I, William F. Shdeed d.b.a. Chrisscott LP, authorize, Marshall Homra 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:

306 NW 63<sup>rd</sup> Street, Oklahoma County, Oklahoma 73116

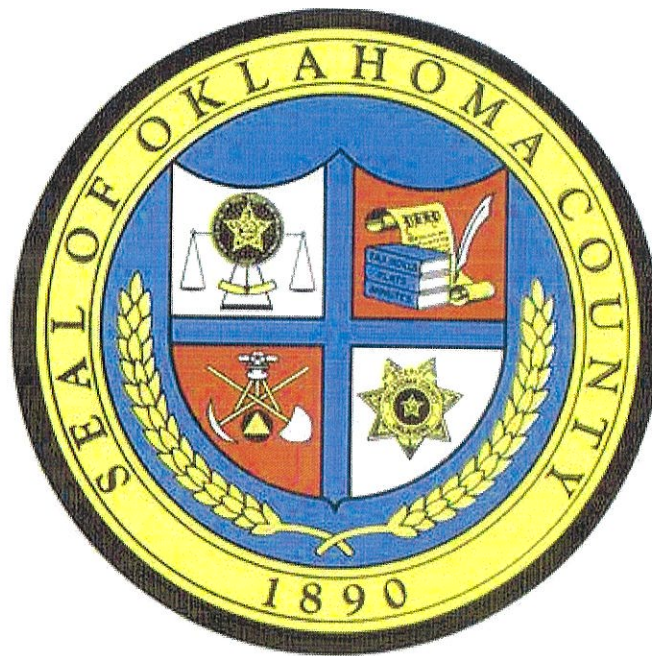
By: W.F. Shdeed

Title: Mayor

Date: 9/11/23

# Larry Stein

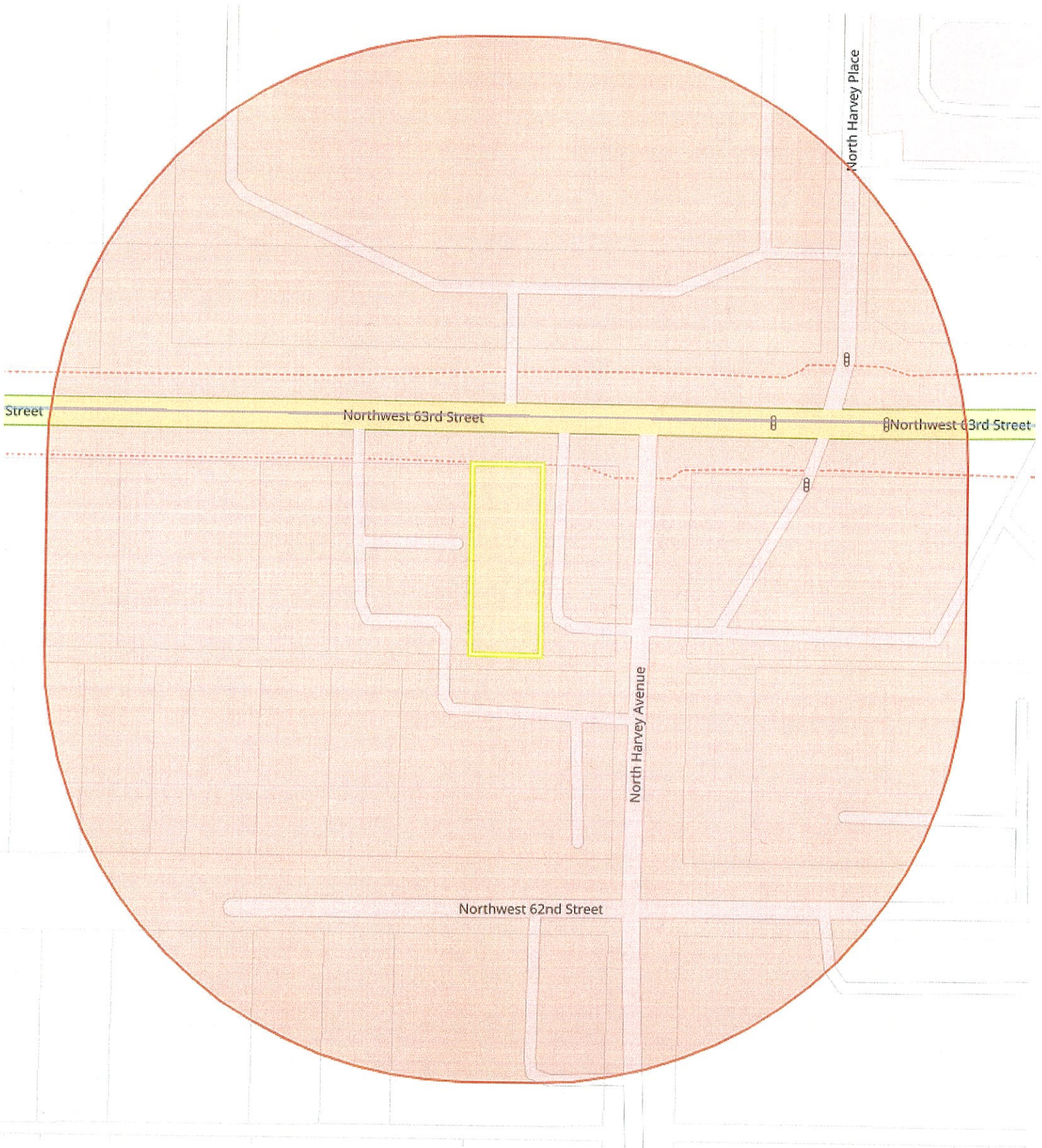
## Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Number R085031575 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**







Oklahoma County Assessor's  
300ft Radius Report  
10/18/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R085032250	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BELLE VIEW ADDITION	005	000	BELLE VIEW ADDITION 005 000 LOTS 11 THRU 14	0 UNKNOWN OKLAHOMA CITY
R085032240	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BELLE VIEW ADDITION	005	000	BELLE VIEW ADDITION 005 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
R085032225	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BELLE VIEW ADDITION	005	000	BELLE VIEW ADDITION 005 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
R085032200	8150 LLC		3064 BRUSH CREEK RD	OKLAHOMA CITY	OK	73120	BELLE VIEW ADDITION	005	000	BELLE VIEW ADDITION 005 000 LOTS 1 THRU 6	300 NW 62ND ST OKLAHOMA CITY
R085032755	IMD REALTY LLC		210 PARK AVE STE 3121	OKLAHOMA CITY	OK	73102	BELLE VIEW ADDITION	006	000	BELLE VIEW ADDITION 006 000 LOTS 7 THRU 22	236 NW 62ND ST OKLAHOMA CITY
R085031950	BLEDSE ELIZABETH		230 W MAIN ST	DENISON	TX	75020-3025	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 36 & 37	0 UNKNOWN OKLAHOMA CITY
R085031975	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 38 & 39	0 UNKNOWN OKLAHOMA CITY
R085032025	BOND IAN D		210 WINDCHASE DR	LAFAYETTE	LA	70508-8624	BELLE VIEW ADDITION	004	040	BELLE VIEW ADDITION 004 040	0 UNKNOWN OKLAHOMA CITY
R085032050	DRAKE THEODORE		321 NW 62ND ST	OKLAHOMA CITY	OK	73118-7423	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 41 & 42	321 NW 62ND ST OKLAHOMA CITY
R085032075	MANNING MINDY	JONES JARED	18931 WHITEWATER LN	DALLAS	TX	75287	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 43 & 44	315 NW 62ND ST OKLAHOMA CITY
R085032100	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 45 & 46	0 UNKNOWN OKLAHOMA CITY
R085031250	303 NW 62ND STREET LLC		2221 W LINDSEY ST, Unit 201	NORMAN	OK	73069	BELLE VIEW ADDITION	003	000	BELLE VIEW ADDITION 003 000 LOTS 23 & 24	241 NW 62ND ST OKLAHOMA CITY
R085032125	303 NW 62ND STREET LLC		2221 W LINDSEY ST, Unit 201	NORMAN	OK	73069	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 47 THRU 52 SUBJ TO ESMTS OF RECORD	303 NW 62ND ST OKLAHOMA CITY
R085031170	IMD REALTY LLC		210 PARK AVE STE 3121	OKLAHOMA CITY	OK	73102	BELLE VIEW ADDITION	003	000	BELLE VIEW ADDITION 003 000 LOTS 25 THRU 33 PLUS S2 VACATED ALLEY LYING N OF SD LOTS	236 NW 62ND ST OKLAHOMA CITY
R085031175	AMERICAN BANK & TRUST		15 E 15TH ST	EDMOND	OK	73013	BELLE VIEW ADDITION	003	000	BELLE VIEW ADDITION 003 000 LOTS 12 THRU 22	222 NW 63RD ST OKLAHOMA CITY
R085031750	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY
R085031725	DAY-FALLA ENTERPRISE		2115 N MAY AVE	OKLAHOMA CITY	OK	73107-3137	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 15 & 16	0 UNKNOWN OKLAHOMA CITY
R085031700	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 11 THRU 14	0 UNKNOWN OKLAHOMA CITY
R085031675	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
R085031650	303 NW 62ND STREET LLC		2221 W LINDSEY ST, Unit 201	NORMAN	OK	73069	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 5 THRU 8	0 UNKNOWN OKLAHOMA CITY
R085031575	CHRISSCOTT LP		5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	73118-4004	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 3 & 4	306 NW 63RD ST OKLAHOMA CITY
R085031550	300 NW 63RD STREET LLC		2221 W LINDSEY, Unit 201	NORMAN	OK	73069	BELLE VIEW ADDITION	004	000	BELLE VIEW ADDITION 004 000 LOTS 1 & 2	300 NW 63RD ST OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
10/18/2023

R132965010	CARD MART INC		6656 PAVONE ST	LAKE WORTH	FL	33467-6166	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT SEC 04 12N 3W 000 000 PT SE4 SEC 4 12N 3W BEG 1489.96FT W & 33FT N OF SE/C SE4 THW165.33FT N150FT TO NW/C LOT 30 TH E165.29FT S150FT TO BEG FORMERLY KNOWN AS LOTS 25 THRU 30 BLK 2 VERNAL VIE	225 NW 63RD ST OKLAHOMA CITY
R132968000	BOARD OF TRUSTEES OF THE TEACHERS	RETIREMENT SYSTEM OF OKLAHOMA	2500 N LINCOLN BLVD 5TH FL	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT SEC 04 12N 3W 000 000 PT SE4 SEC 4 12N 3W BEG 825FT W OF SE/C SW4 SE4 TH N411.18FT E460FT S361.18FT W359.88FT S50FT W100.59FT TO BEG SUBJ TO ESMTS OF RECORD	301 NW 63RD ST, Unit 525 OKLAHOMA CITY
R132967600	HUDSON RIDGE LLC	GARRETT AND COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT SE4 SEC 4 12N 3W BEG 150FT E OF SW/C SE4 TH E359.15FT N1042.2FT W630.98FT SE1073.09FT TO BEG SUBJ TO ESMTS & R/W GRANTS OF RECORD	6701 N HUDSON AVE OKLAHOMA CITY



AFFIRMATION

STATE OF OKLAHOMA       )  
  ) §  
COUNTY OF OKLAHOMA    )

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

Executed at Oklahoma City, Oklahoma, on the 24<sup>th</sup> day of October, 20 23

*W.A. Maled*  
Applicant Signature

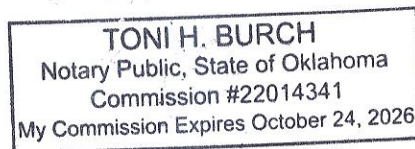
Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 24 day of October, 20 23.

My Commission Expires:

10-24-26

*Toni H. Burch*  
Notary Public

Commission # 22014341



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

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-(number)**

**MASTER DESIGN STATEMENT**

**(October 24, 2023)**  
**(Revision Date)**

**PREPARED BY:**

Chrisscott, LP  
Marshall Homra  
5623 N. Western Avenue, Suite. B  
Oklahoma City, OK 73118  
Office: (405) 842-3630  
Cell: (731) 444-2060  
marshallhomra@gmail.com

# **SPUD-(number) MASTER DESIGN STATEMENT**

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

## **I. Special Development Regulations:**

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

1. This site will be developed in accordance with the development regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

- Medical Services General (8300.52)
- Medical Services Restricted (8300.53)
- Administrative and Professional Office (8300.1)
- Signs: Non-Accessory (8300.66)
- Wholesaling, Storage, & Distribution: Restricted (8350.16)

2. **Maximum Building Height:** The maximum building height shall be two stories.



3. **Maximum Building Size:** Per ordinance.
4. **Maximum Number of Buildings:** There shall only be one building allowed on this site.
5. **Building Setback Lines**
  - Front Yard: 25 ft.
  - Rear Yard: none
  - West Yard: none
  - East Yard: none
6. **Sight-Proof Screening:** N/A
7. **Landscaping:** Except as otherwise provided herein, landscaping shall meet all requirements of the City of Oklahoma city's Landscaping Ordinance in place at the time of development.

Street frontage trees will not be required.
8. **Signs:** All freestanding accessory signs within this SPUD shall be ground (monument) signs with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve. No accessory pole signs will be allowed.
9. **Access:** There shall be one access point along the north boundary from NW 63d. Street.

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

1. **Architecture:** Exterior building wall finish shall consist of a maximum 70% brick veneer, masonry, drivet, rock, stone, stucco, architectural metal, glass and/or wood or other similar type finish approved by the Planning Director of the City of Oklahoma City. Building finished with EIFS (Exterior Insulation Finish System) material shall be permitted.
2. **Open Space:** N/A

**3. Street Improvements:** N/A

**4. Other:**

Along the NW 63<sup>rd</sup> Street frontage, two required parking spaces are permitted to encroach the right-of-way.

The internal two-way access drive along the east boundary of the property shall have a width of twelve (12) feet.

A minimum of five (5) parking spaces shall be provided, which is deemed to satisfy the parking requirements for the uses proposed.

**III. Supporting Documents:**

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Building Appearance

Exhibit D: Aerial Map Photo

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

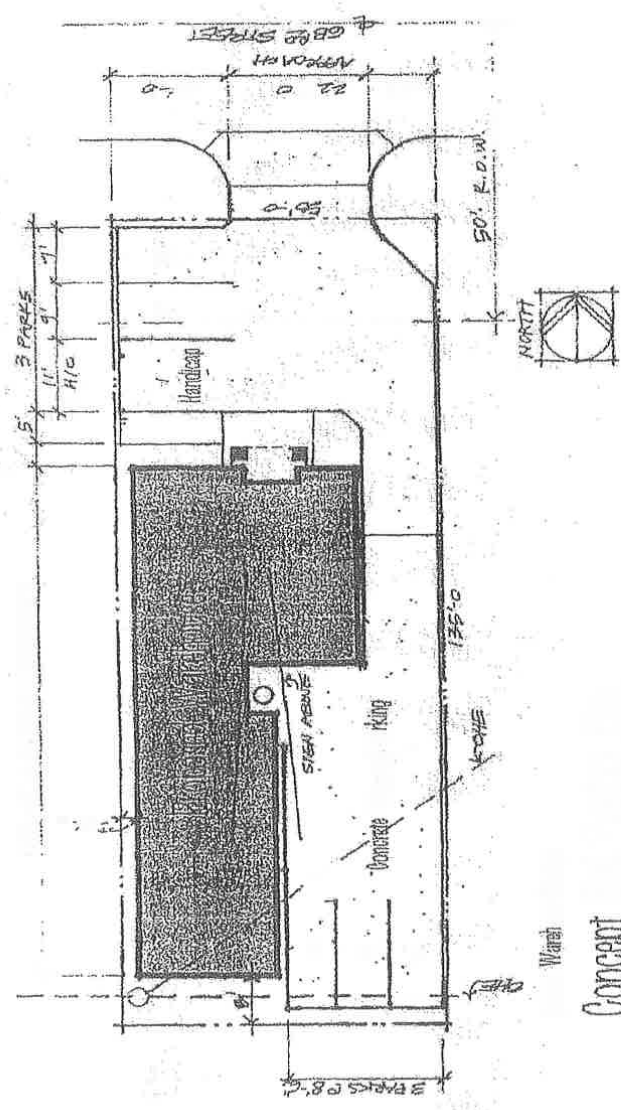
Lots Three (3) and Four (4), Block (4), BELLE VIEW ADDITION to Oklahoma City,  
Oklahoma County, Oklahoma



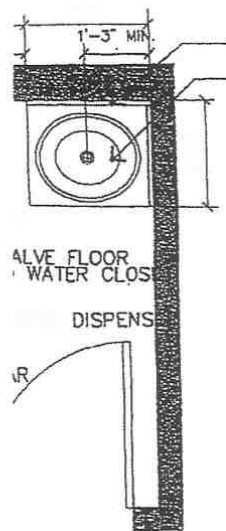
**EXHIBIT B**

**SITE PLAN**

**(See Below)**

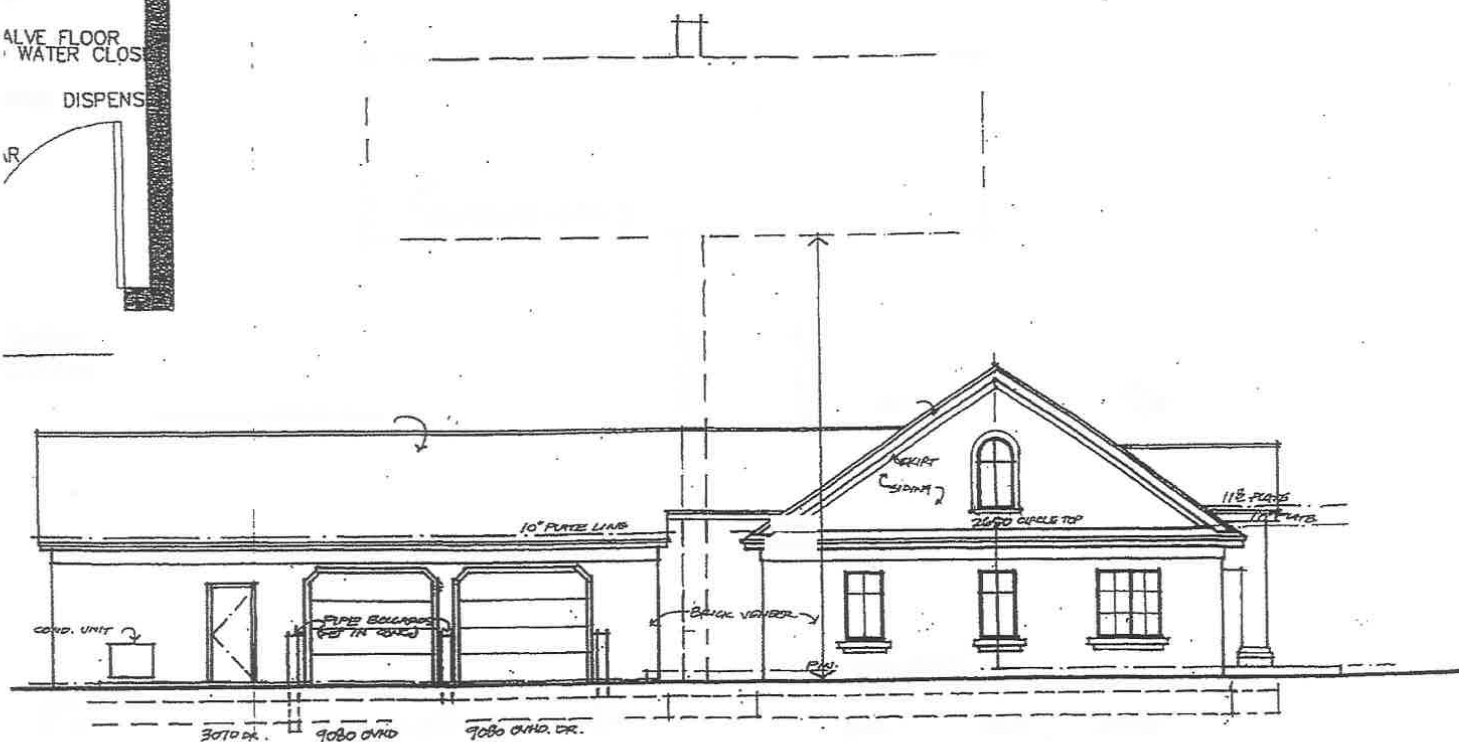
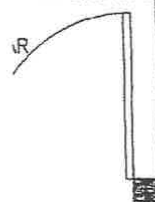


**EXHIBIT C**  
**BUILDING APPEARANCE**  
**(See Below)**



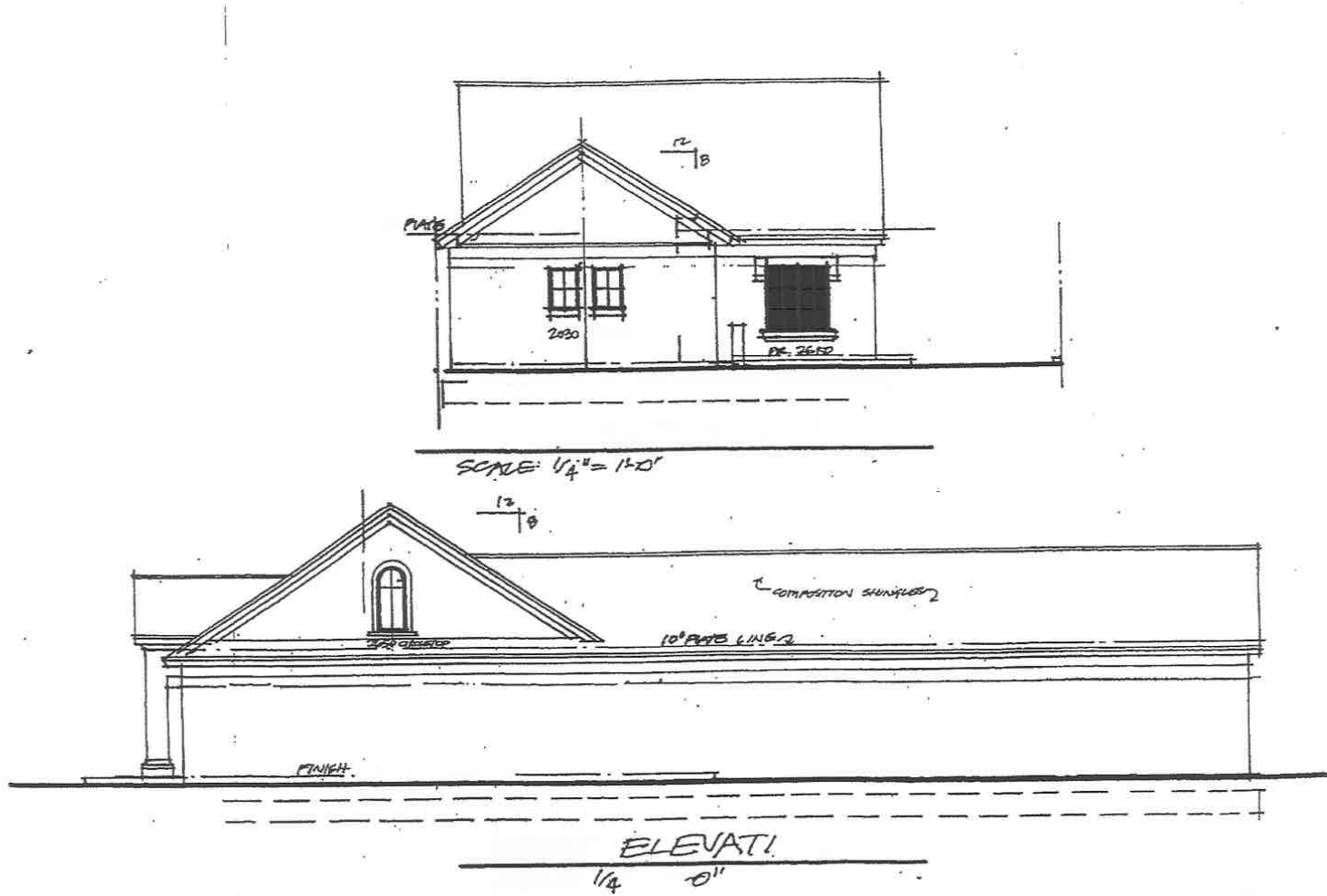
FLOOR  
WATER CLOS

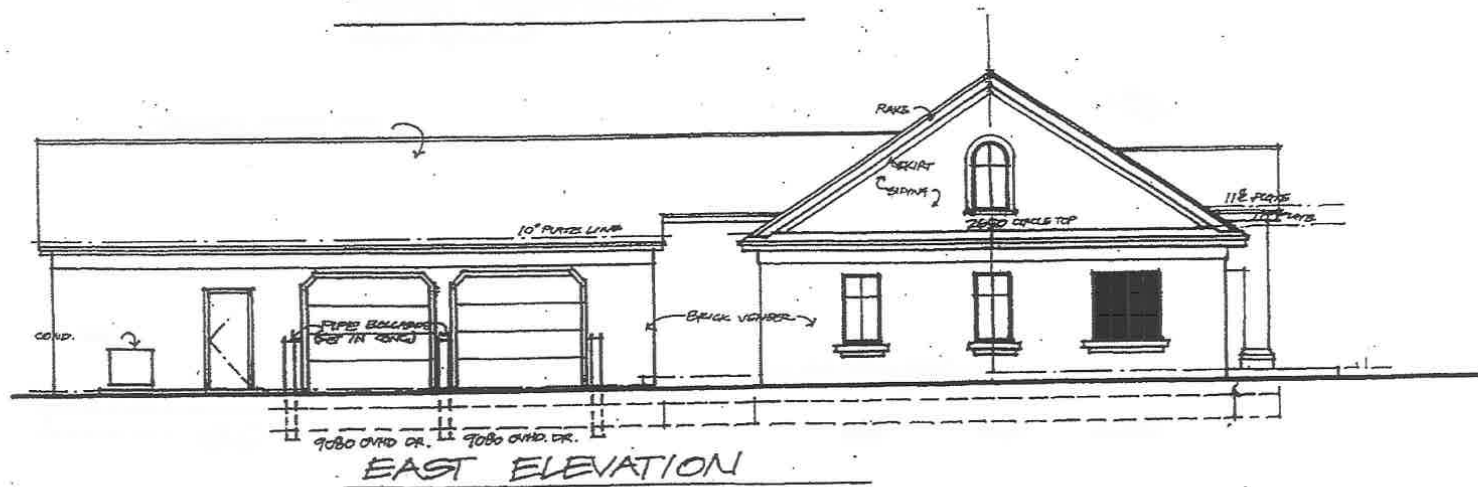
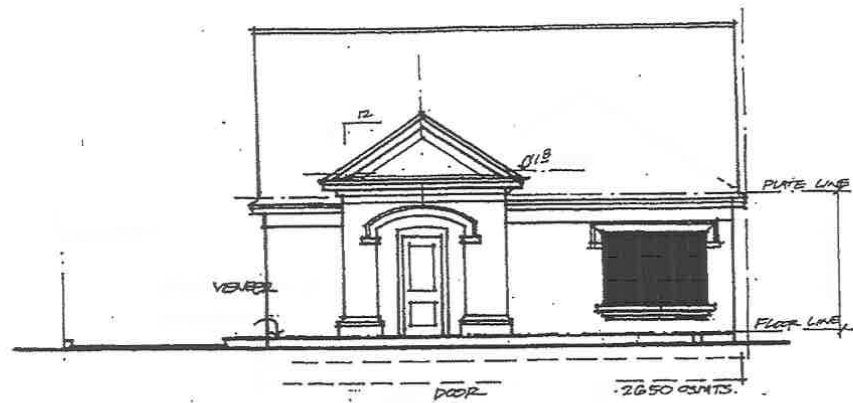
DISPENS



A-7







**EXHIBIT D**

**AERIAL MAP PHOTO**

