



**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>

<b>Staff Use Only:</b>	1631
Case No.: SPUD -	_____
File Date:	4-25-24
Ward No.:	W3
Nbhd. Assoc.:	Westbrooke Estates/Fountain Grass
School District:	Mustang
Extg Zoning:	PUD-1128
Overlay:	_____

## APPLICATION FOR SPUD ReZONING

### Simplified Planned Unit Development District

2800 S. Morgan Rd.  
 \_\_\_\_\_  
 Project Name

2800 S. Morgan Rd.  
 \_\_\_\_\_  
 Address / Location of Property (Provide County name & parcel no. if unknown)

Commercial development.  
 \_\_\_\_\_  
 Summary Purpose Statement / Proposed Development

1.79 acres MOL  
 \_\_\_\_\_  
 ReZoning Area (Acres or Square Feet)

## REQUIREMENTS FOR SUBMITTAL:

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

**Property Owner Information (if other than Applicant):**

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Mailing Address

\_\_\_\_\_  
 City, State, Zip Code

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Email

*David M. Box*  
 \_\_\_\_\_  
 Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant  
 Applicant's Name (please print)  
 522 Colcord Dr.

\_\_\_\_\_  
 Applicant's Mailing Address  
 Oklahoma City, OK 73102

\_\_\_\_\_  
 City, State, Zip Code  
 405-232-0080

\_\_\_\_\_  
 Phone  
 esilberg@wbflaw.com; kturner@wbflaw.com; dmbbox@wbflaw.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.

State Of Oklahoma  
Canadian County  
Documentary Stamps  
\$1892.25



Doc#: R 2023 6534  
Bk&Pg: RB 5652 832-835  
Filed: 03-22-2023 JMH  
02:05:09 PM WD  
Canadian County, OK 4E

Ret to:

 OLD REPUBLIC TITLE  
4040 N. TULSA  
Oklahoma City, OK 73112

WARRANTY DEED  
Individual  
(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That DONALD L SVEJKOVSKY and MARY JANE SVEJKOVSKY, husband and wife, AND K. SVEJKOVSKY FAMILY PARTNERSHIP LP, AND B. SVEJKOVSKY FAMILY PARTNERSHIP LP party(IES) of the first part, in consideration of the sum of TEN AND 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 THE HUB ON MORGAN LLC party of the second part the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

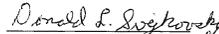
See Attached Legal Description

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

~~REVENUE~~ TAXES TO:  
THE HUB ON MORGAN LLC  
1101 GULMOR DR  
EDMOND, OK 73034

together with all 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(IES) of the second part, 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.

Signed and delivered 22 day of MARCH, 2023.

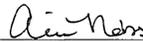
  
DONALD L SVEJKOVSKY

  
MARY JANE SVEJKOVSKY

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } ss

Before me, a Notary Public in and for this State, on this 22 day March, 2023 personally appeared DONALD L SVEJKOVSKY and MARY JANE SVEJKOVSKY husband and wife, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the use and purposes therein.

Notarial Stamp Or Seal (Or Other Title Or Rank)

  
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma  
File# 23292438  
Underwriter: Old Republic National Title Insurance Company



4/24

Warranty Deed (LLC)

K. SVEJKOVSKY FAMILY PARTNERSHIP LP  
BY: SVEJKOVSKY MANAGEMENT COMPANY, LLC,  
a Texas limited liability company  
ITS: GENERAL PARTNER

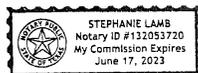
Karen Elaine Williamson  
BY: KAREN ELAINE WILLIAMSON  
ITS: MANAGER AND VICE PRESIDENT

STATE OF TEXAS                    }  
COUNTY OF Rockwall        } ss

Before me, a Notary Public in and for this State, on this 21 day March, 2023 personally appeared KAREN ELAINE WILLIAMSON, MANAGER AND VICE PRESIDENT OF SVEJKOVSKY MANAGEMENT COMPANY, LLC GENERAL PARTNER ON BEHALF OF K SVEJKOVSKY FAMILY PARTNERSHIP LP, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Stephanie Lamb  
Signature Of Notary Public Or Other Official



**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.*

B. SVEJKOVSKY FAMILY PARTNERSHIP LP

Paul Blake Svejkovsky  
BY: PAUL BLAKE SVEJKOVSKY  
ITS: GENERAL PARTNER

STATE OF Florida }  
COUNTY OF Osceola } ss

Before me, a Notary Public in and for this State, on this 31<sup>th</sup> day March, 2023 personally appeared PAUL BLAKE SVEJKOVSKY, GENERAL PARTNER ON BEHALF OF THE B. SVEJKOVSKY FAMILY PARTNERSHIP LP, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited partnership.

Physically present, aware  
Notarial Stamp Or Seal (Or Other Title Or Rank)

Lynn Skinner  
Signature Of Notary Public Or Other Official  
Lynn Skinner



EXHIBIT "A"

A tract of land lying in the Southwest Quarter (SW/4) of Section TWELVE (12), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4); THENCE North 00°18'24" West, along the West line of said Southwest Quarter (SW/4), a distance of 330.02 feet to the POINT OF BEGINNING; THENCE continuing North 00°18'24" West along said line, a distance of 389.98 feet said point also being the Southwest corner of FOUNTAINGRASS ADDITION SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 9 of Plats, page 25; THENCE North 88°46'18" East, parallel with the South line of said Southwest Quarter (SW/4) and along the South line of said FOUNTAINGRASS ADDITION SECTION 1, a distance of 359.73 feet; THENCE South 00°18'24" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 390.00 feet, said point also being the Northeast corner of CASEY'S GENERAL STORE AT MORGAN - 29 COMMERCIAL CENTER, an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 9 of Plats, page 739; THENCE South 88°46'30" West, along the North line of said CASEY'S GENERAL STORE AT MORGAN - 29 COMMERCIAL CENTER, a distance of 359.73 feet to the POINT OF BEGINNING.

## Exhibit A

### Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4);

THENCE North 00°18'24" West along the West line of said Southwest Quarter (SW/4), a distance of 503.42 feet;

THENCE North 89°41'36" East a distance of 65.00 feet to the POINT OF BEGINNING;

THENCE North 00°18'24" West parallel with the West line of said Southwest Quarter (SW/4), a distance of 217.62 feet to the south line of FOUNTAINGRASS ADDITION SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 25;

THENCE North 88°46'18" East, parallel with the South line of said Southwest Quarter (SW/4) and along the South line of said FOUNTAINGRASS ADDITION SECTION 1, a distance of 294.72 feet;

THENCE South 00°18'24" East parallel with the West line of said Southwest Quarter (SW/4), a distance of 222.36 feet;

THENCE South 89°41'36" West a distance of 294.68 feet to the POINT OF BEGINNING.

(To be known as Lot One (1), Block One (1) THE HUB ON MORGAN upon recording of Final Plat.)

# LETTER OF AUTHORIZATION

The Hub on Morgan LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 2800 S Morgan Rd Oklahoma City, OK.

By:  \_\_\_\_\_

Title: Managing Member

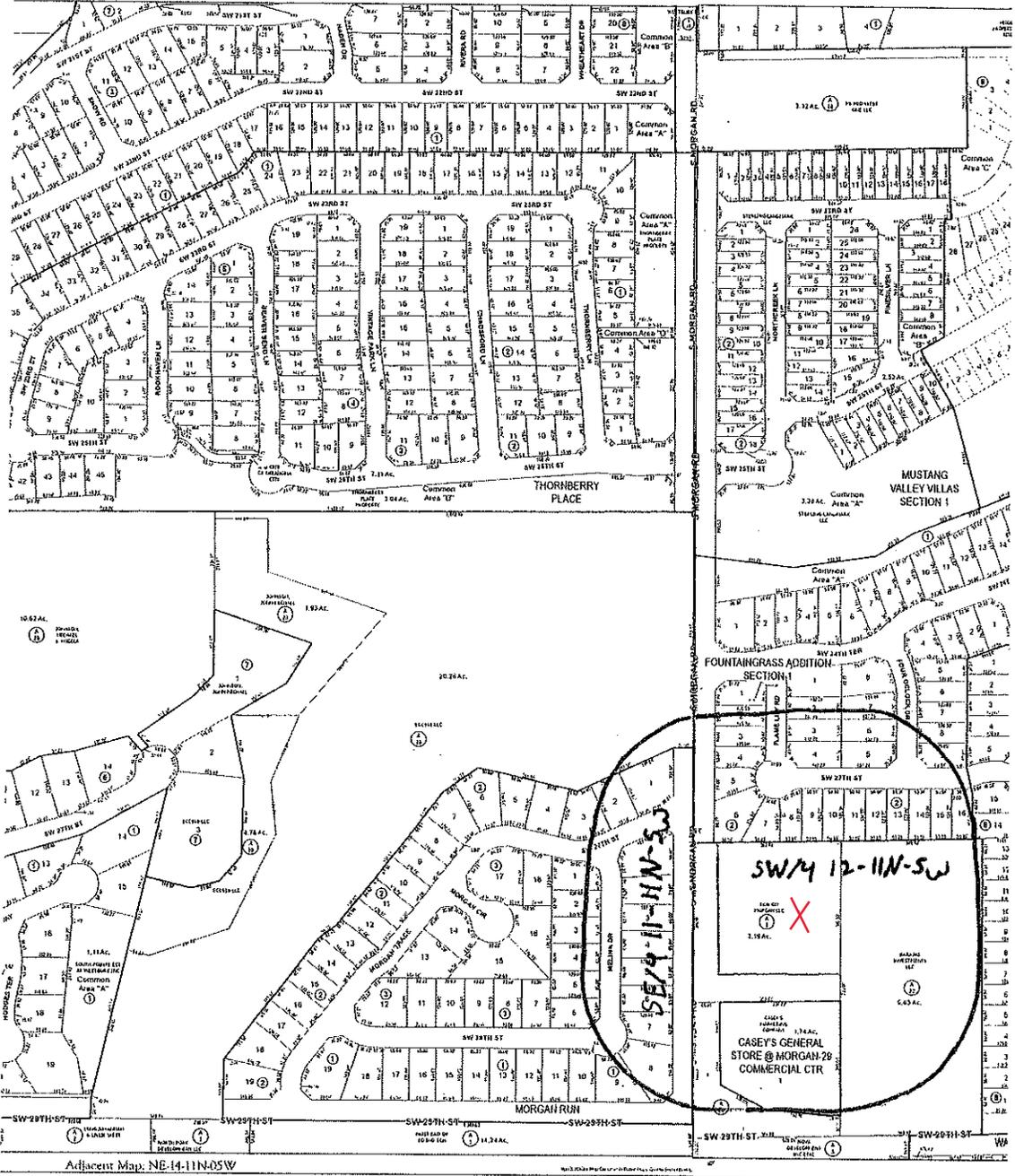
Date: 4/15/24



OAB Certificate of Authority # 0058  
File No. 2868040-WA90

Owner	Mailing Address	Lot	Block	Legal Description
HUB ON MORGAN LLC	1101 GULMOR DR. EDMOND. OK. 73034			PT SW/4 12-11N-5W (A#2 ON THE MAP) - INCLUDES SUBJECT PROPERTY
BARAJAS INVESTMENTS LLC	11200 S COUNTY LINE RD. OKLAHOMA CITY. OK. 73173	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15	1	RESERVE ON 29TH
MONTICELLO SIGNATURE HOMES LLC	11200 S COUNTY LINE RD. OKLAHOMA CITY. OK. 73173	12, 13, 14	1	RESERVE ON 29TH
CASEY'S MARKETING COMPANY	PO BOX 54288. LEXINGTON. KY. 40555	1	1	CASEY'S GENERAL STORE AT MORGAN - 29 COMM CTR AND PT SW/4 12-11N-5W (A#20 ON THE MAP)
JONATHAN PENNINGTON	9804 SW 28TH ST. YUKON. OK. 73099	9	1	MORGAN RUN
MAC DEAL	9800 SW 28TH ST. YUKON. OK. 73099	8	1	MORGAN RUN
LAN VU & HOAN V CAO	2824 MELINA DR. YUKON. OK. 73099	7	1	MORGAN RUN
JEFF K MAGAN LIVING TRUST DATED SEPTEMBER 30, 2022	2820 MELINA DR. YUKON. OK. 73099	6	1	MORGAN RUN
COLIN ROBERT HENKE	2816 MELINA DR. YUKON. OK. 73099	5	1	MORGAN RUN
JODY B CHASE	2812 MELINA DR. YUKON. OK. 73099	4	1	MORGAN RUN
BETSY RAJU & JOJO S JOHNSON	2808 MELINA DR. YUKON. OK. 73099	3	1	MORGAN RUN
ISRAEL ADAM PALACIOS	2804 MELINA DR. YUKON. OK. 73099	2	1	MORGAN RUN
KARINA ARELLANO	9800 SW 27TH. YUKON. OK. 73099	1	1	MORGAN RUN
MICHAEL K BEST & SHERYL L BEST	9801 SW 27TH ST. YUKON. OK. 73099	1	2	MORGAN RUN
RICHARD BIBBS	9805 SW 27TH ST. YUKON. OK. 73099	2	2	MORGAN RUN
DEBBRA K ASHLEY	9809 SW 27TH ST. YUKON. OK. 73099	3	2	MORGAN RUN
MARIA EJ DAVIDSON & SHAD DAVIDSON	2801 MELINA DR. YUKON. OK. 73099	1	3	MORGAN RUN
HARRY AND LINDA CROSLEY TRUST DATED MAY 3, 2016	2805 MELINA DR. YUKON. OK. 73099	2	3	MORGAN RUN
RICHARD DEWAYNE NIX & SHARON KAY NIX	2809 MELINA DR. YUKON. OK. 73099	3	3	MORGAN RUN
THOMAS ALLEN BATESON	2813 MELINA DR. YUKON. OK. 73099	4	3	MORGAN RUN
CORBIN R WALLACE	2817 MELINA DR. YUKON. OK. 73099	5	3	MORGAN RUN
LUAN V TRUONG	2821 MELINA DR. YUKON. OK. 73099	6	3	MORGAN RUN
ECC910 LLC	8501 S WALKER. OKLAHOMA CITY. OK. 73139			PT SE/4 11-11N-5W (A#29 ON THE MAP)
JOSHUA A OWENS	2505 FLAME LILY RD. OKLAHOMA CITY. OK. 73128	2	2	FOUNTAINGRASS 1
ANTHONY BURTON	2601 FLAME LILY RD. OKLAHOMA CITY. OK. 73128	3	2	FOUNTAINGRASS 1
DAT TRONG NGUYEN & LINH THU THAI	2504 FLAME LILY RD. OKLAHOMA CITY. OK. 73128	4	2	FOUNTAINGRASS 1
BLUE PALM INVESTMENTS L.L.C.	17690 N MACARTHUR BLVD. EDMOND. OK. 73012	5	2	FOUNTAINGRASS 1
ROSA M PEREZ, TRUSTEE OF THE ROSA M PEREZ REVOCABLE TRUST	3768 BALDWIN PARK BLVD. BALDWIN PARK. CA. 91706	6	2	FOUNTAINGRASS 1
MUJIDAT O SEIDU	9744 SW 27TH ST. OKLAHOMA CITY. OK. 73128	7	2	FOUNTAINGRASS 1
FRED G WENGER III & GINA M WENGER	158 RAINIER DR SE. SALEM. OR. 97306	8	2	FOUNTAINGRASS 1
RODOLFO A LACAYO JR. & ANA I LACAYO	619 N DOS ROBLES PL. ALHAMBRA. CA. 91801	9	2	FOUNTAINGRASS 1
ZACHARY T MCCONNELL	9732 SW 27TH ST. OKLAHOMA CITY. OK. 73128	10	2	FOUNTAINGRASS 1
THE LIN DJOLAKIAN FAMILY TRUST DATED SEPTEMBER 10, 2020	413 E MISSION RD UNIT 9. ALHAMBRA. CA. 91801	11	2	FOUNTAINGRASS 1
DAVID LEROY MULDER, SHARON KAY PFLUGER, NONNIE MARIE WEBB, BILLIE RAE HOY, AND VILA JEAN MULDER	9724 SW 27TH ST. OKLAHOMA CITY. OK. 73128	12	2	FOUNTAINGRASS 1
HAZLO 2020 LLC	975 E RIGGS RD STE 12-140. CHANDLER. AZ. 85249	13	2	FOUNTAINGRASS 1
JILLIAN YATES	9716 SW 27TH ST. OKLAHOMA CITY. OK. 73128	14	2	FOUNTAINGRASS 1
VLADIMIR DEL BOSQUE & VICENTE DEL BOSQUE	9712 SW 27TH ST. OKLAHOMA CITY. OK. 73128	15	2	FOUNTAINGRASS 1
LETICIA Y. TAYLOR & REGINALD D TAYLOR	9708 SW 27TH ST. OKLAHOMA CITY. OK. 73128	16	2	FOUNTAINGRASS 1
LINH H THAI	2504 FLAME LILY RD. OKLAHOMA CITY. OK. 73128	2	3	FOUNTAINGRASS 1
TRAMMEL PROPERTY GROUP LLC	10016 DAUGHETY DR. YUKON. OK. 73099	3	3	FOUNTAINGRASS 1
BRAD ALLEN REHDANTZ	2700 FLAME LILY RD. OKLAHOMA CITY. OK. 73128	4	3	FOUNTAINGRASS 1
KEITH MCKINNEY & ALONZO JEROME ADAMS	2701 FOUR O'CLOCK DR. OKLAHOMA CITY. OK. 73128	5	3	FOUNTAINGRASS 1
ANN TRESSA JOSE	2705 FENNEL RD. OKLAHOMA CITY. OK. 73128	6	3	FOUNTAINGRASS 1
JAMIE LYNN PADDLETY & RONALD CHRISTOPHER PADDLETY	2601 FOUR OCLOCK DR. OKLAHOMA CITY. OK. 73128	7	3	FOUNTAINGRASS 1
LNP PROPERTIES LLC	5700 STONEGATE LN. MUSTANG. OK. 73064	8	4	FOUNTAINGRASS 1
THERESA CHADWICK, TRUSTEE OF THE CHADWICK FAMILY TRUST, DATED SEPTEMBER 12, 2022	2704 FOUR O'CLOCK DR. OKLAHOMA CITY. OK. 73128	9	4	FOUNTAINGRASS 1
CM PARSONS INC	3201 NW 158TH TER. EDMOND. OK. 73013	14	8	FOUNTAINGRASS 2
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.

Adjacent Map: NE-11-11N-05W



Adjacent Map: NE-14-11N-05W

SW/4 12-11N-5W

1.18 AC.

CASEY'S GENERAL STORE @ MORGAN 29 COMMERCIAL CTR

1.18 AC.

6.43 AC.

BLADING HOLLOW

1.18 AC.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**2800 S. Morgan Rd.**

**April 25, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbflaw.com](mailto:dmbox@wbflaw.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
8300.2	Adult Day Care Facilities
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
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing

8200.2	Dwelling Units and Mixed Uses
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
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8300.49	Lodging Accommodations: Bed and Breakfast
8300.51	Lodging Accommodations: Commercial Lodging
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
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
8200.13	Senior Independent Living

**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**

Front Yard:	25 feet
Rear Yard:	10 feet
Side Yard:	5 feet

**6. Sight-Proof Screening:**

The existing screening along the north of the SPUD boundary will be permitted to remain and deemed to conform to applicable regulations.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Freestanding Accessory Signs**

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

**8.2 Attached Signs**

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

**8.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**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 two (2) access points off of S. Morgan Rd.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

N/A.

**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. Lighting shall be directed down and away from adjoining properties.

**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 25 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

## Exhibit A

### Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4);

THENCE North  $00^{\circ}18'24''$  West along the West line of said Southwest Quarter (SW/4), a distance of 503.42 feet;

THENCE North  $89^{\circ}41'36''$  East a distance of 65.00 feet to the POINT OF BEGINNING;

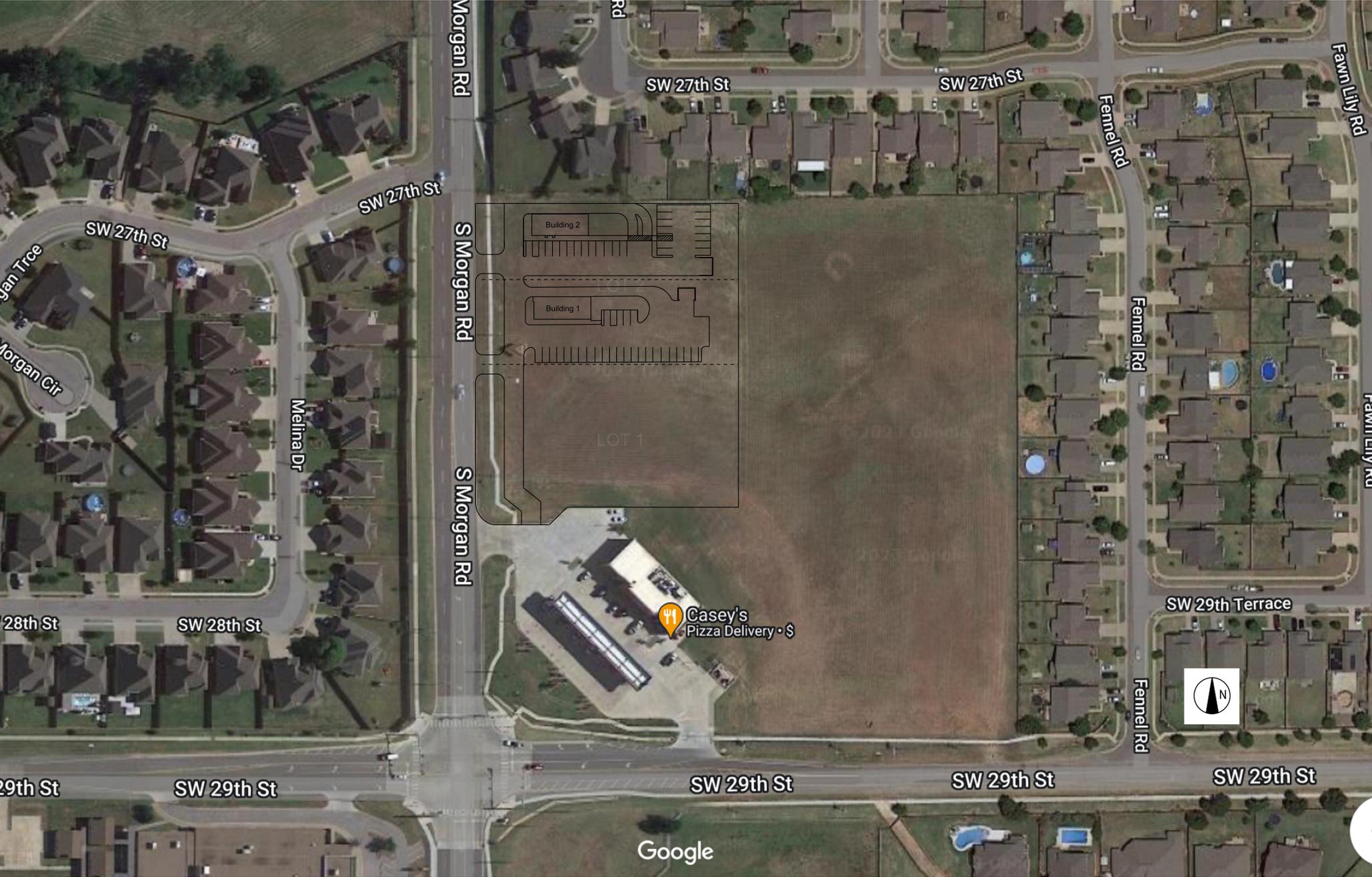
THENCE North  $00^{\circ}18'24''$  West parallel with the West line of said Southwest Quarter (SW/4), a distance of 217.62 feet to the south line of FOUNTAINGRASS ADDITION SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 25;

THENCE North  $88^{\circ}46'18''$  East, parallel with the South line of said Southwest Quarter (SW/4) and along the South line of said FOUNTAINGRASS ADDITION SECTION 1, a distance of 294.72 feet;

THENCE South  $00^{\circ}18'24''$  East parallel with the West line of said Southwest Quarter (SW/4), a distance of 222.36 feet;

THENCE South  $89^{\circ}41'36''$  West a distance of 294.68 feet to the POINT OF BEGINNING.

(To be known as Lot One (1), Block One (1) THE HUB ON MORGAN upon recording of Final Plat.)



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