



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  
N. Council & W. Wilshire Blvd.

Project Name **7701**

**X** 401 N. Council Rd.

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

Office/retail development.

Summary Purpose Statement / Proposed Development

<b>Staff Use Only:</b>	
Case No.: SPUD -	1532
File Date:	11MAY'23
Ward No.:	1
Nbhd. Assoc.:	---
School District:	PUTNAM CITY
Extg Zoning:	R-1/PUD-1422
Overlay:	AE-2

4.5 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..) or 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

Signature of Applicant

David M. Box on behalf of Applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbfblaw.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.

20121126011616560  
11/26/2012 10:56:51 AM  
Bk:RE12092 Pg:356 Pgs:1 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

## WARRANTY DEED

Know all men by these Presents:

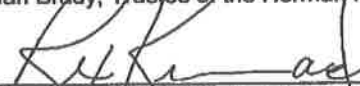
That the Trustees of the Herman R. Kennard Living Trust, party of the first part, in consideration of the sum of ten dollars, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Kennard Family I LLC, party of the second part, the following described real property and premises, situated in Oklahoma County, State of Oklahoma, to-wit:

The Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West, Council Grove Township Addition to Oklahoma City, Oklahoma County, Oklahoma, 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 of the second part, its 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 this 23rd day of June, 2009.

  
Nan Brady, Trustee of the Herman R. Kennard Living Trust dated June 3, 1992

  
Herman Rex Kennard, Jr., Trustee of the Herman R. Kennard Living Trust dated June 3, 1992


  
Jimmie Kennard, Trustee of the Herman R. Kennard Living Trust dated June 3, 1992

  
Kennard Family I LLC, by Nan Brady

STATE OF OKLAHOMA )

COUNTY OF OKLAHOMA )

Before me, a notary public in and for this state, on this 23<sup>rd</sup> day of June, 2009, personally appeared Nan Brady, Herman Rex Kennard, Jr. and Jimmie Kennard, to me known to be the identical persons 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 uses and purposes therein set forth.

  
Notary Public  
when completed mail to Kevin Catvey m  
PO Box 20443 ENV  
Oklahoma City, OK 73156

send tax notices to 7401 N. Council Road  
Oklahoma City, OK 73132

Documentary stamp exempt pursuant to 68 O.S. 3202(v)



20121126011616560  
Filing Fee: \$13.00  
Doc. Stamps: \$.00  
11/26/2012 10:56:51 AM  
DEED



Return To:  
Kennard Family I LLC  
3301 N. Markwell Ave  
Beltway, OK 73008

20161103011617260  
DEED 11/03/2016  
02:57:00 PM Book:13277  
Page:1214 PageCount:2  
Filing Fee:\$15.00  
Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

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

File No.: **2151249-OK16 (RKR)**  
Doc Stamps: **Exempt per Title 68 o.s. section 3202  
paragraph #3**

KNOW ALL MEN BY THESE PRESENTS:

That **D'Ann Haynes, Trustee of the Martha V. Nikkel Trust dated January 24, 2002**, party(ies) 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(es) hereby quitclaim, grant, bargain, sell and convey unto **RECORD OWNERS** (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**Lot One (1) and the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.**

Property Address: **7401 North Council Road, Oklahoma City, OK 73132**

Grantor hereby reserves all oil, gas, and other minerals and all rights pertaining thereto, in and under the above-described property, not previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, LESS AND EXCEPT all of the oil, gas, and other minerals in and under the above-described property, which have heretofore been reserved or conveyed of record or which are reserved by the Grantor(s). It is the intention of the Grantor(s) to convey to the Grantee(s) the surface and surface rights only in and to the above-described real property.

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

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

Signed and delivered this 28<sup>th</sup> day of September, 2016.

**Martha V. Nikkel Trust dated January 24, 2002**

By: D'Ann Haynes  
D'Ann Haynes, Trustee

2151249-OK16 exempt 2/15 15/11/2016

Exhibit A

LEGAL DESCRIPTION

Wilshire & Council  
4.5 Acre Tract

March 30, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 323.88 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13897, Page 1549 (Casey's Tract), said point being the POINT OF BEGINNING;

THENCE continuing South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 404.00 feet;

THENCE South 89°37'55" West, departing the East line of said Northeast Quarter (NE/4), a distance of 484.96 feet to a point on the East line of the plat KENNARD RANCH recorded in Book PL75, Page 73;

THENCE North 00°22'07" West, along and with the East line of said plat KENNARD RANCH, a distance of 404.00 feet to the Southwest (SW) Corner of a tract of land recorded in Book 15328, Page 1152 (Progressive Tract);

THENCE North 89°37'50" East, along and with the South line of said Progressive Tract, a distance of 120.62 feet to the Southeast (SE) Corner of said Progressive Tract and the Southwest (SW) Corner of said Casey's Tract;

THENCE North 89°37'55" East, along and with the South line of said Casey's Tract, a distance of 364.34 feet to the POINT OF BEGINNING.

Containing 195,923 square feet or 4.4978 acres, more or less.

Basis of Bearing: The East line of said Northeast Quarter (NE/4) having a bearing of South 00°22'05" East.

W. Wilshire

N. Council Rd.

EMERGENCY  
ACCESS  
ONLY

10' Landscape  
Buffer

10' Landscape  
Buffer

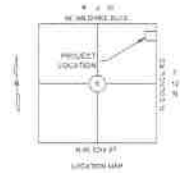
100'  
6,000 SF

100'  
6,000 SF

160'  
9,600 SF

90'  
9,000 SF

140'  
9,800 SF



## N Council and W Wilshire Blvd

Conceptual Site Plan  
+/- 40,200 Total Office/Retail SF  
157 Total Paking Spaces

**JA**  
JOHNSON & ASSOCIATES

Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
p401-244-7777 fax p401-244-7778

DATE: 10/1/02 DRAWN BY: JAA/02

Conceptual site plan showing building footprint  
permitted under proposed zoning

## LETTER OF AUTHORIZATION

\_\_\_\_\_  
Rex Kennard, \_\_\_\_\_, (the property owner of record) or (an agent of  
the property owner of record) authorize 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 \_\_\_\_\_ 7401 N. Council Ave., OKC, OK \_\_\_\_\_.

By: \_\_\_\_\_  
Authentisign  
*Rex Kennard* 04/28/23

Title: \_\_\_\_\_  
Kennard Family I, LLC

Date: \_\_\_\_\_

ACKNOWLEDGMENT - OKLAHOMA FORM

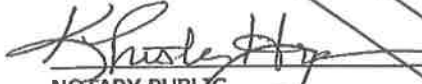
STATE OF OKLAHOMA

}  
} ss.  
}

COUNTY OF  
Oklahoma

This instrument was acknowledged before me on 28<sup>th</sup> day of SEPTEMBER, 2016 by D'Ann Haynes as Trustee of Martha V. Nikkel Trust dated January 24, 2002.



  
NOTARY PUBLIC

My Commission Expires:



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

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma 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 Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma 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 300 feet in all directions of the following described land:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (9 ), 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: April 13, 2023 at 7:30 AM

**First American Title Insurance Company**

By: Steven Jakowski

Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2807206-OK99



## LEGAL DESCRIPTION

Wilshire & Council  
4.5 Acre Tract

March 30, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 323.88 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13897, Page 1549 (Casey's Tract), said point being the POINT OF BEGINNING;

THENCE continuing South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 404.00 feet;

THENCE South 89°37'55" West, departing the East line of said Northeast Quarter (NE/4), a distance of 484.96 feet to a point on the East line of the plat KENNARD RANCH recorded in Book PL75, Page 73;

THENCE North 00°22'07" West, along and with the East line of said plat KENNARD RANCH, a distance of 404.00 feet to the Southwest (SW) Corner of a tract of land recorded in Book 15328, Page 1152 (Progressive Tract);

THENCE North 89°37'50" East, along and with the South line of said Progressive Tract, a distance of 120.62 feet to the Southeast (SE) Corner of said Progressive Tract and the Southwest (SW) Corner of said Casey's Tract;

THENCE North 89°37'55" East, along and with the South line of said Casey's Tract, a distance of 364.34 feet to the POINT OF BEGINNING.

Containing 195,923 square feet or 4.4978 acres, more or less.

Basis of Bearing: The East line of said Northeast Quarter (NE/4) having a bearing of South 00°22'05" East.

OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2821	R168541475	KENNARD FAMILY LLC		3201 N MARKWELL AVE	BETHANY	OK	73008-4359	COUNCIL GROVE TOWNSHIP	04W	006	COUNCIL GROVE TOWNSHIP PT OF NE4 SEC 6 12N 4W BEG 485FT W & 325.37FT S OF NE/C NE4 TH E484.98FT S981.89FT W485.02FT N994.40FT TO BEG SUBJ TO RD ESMTS OF RECORD (SUBJECT PROPERTY WITHIN)	7401 N COUNCIL RD OKLAHOMA CITY
2820	R147902425	PORTER JOHN TRS	2015 PORTER FAMILY TRUST	7600 N COUNCIL RD	OKLAHOMA CITY	OK	73132-4198	UNPLTD PT SEC 05 12N 4W	000	000	UNPLTD PT NW4 SEC 5 12N 4W BEG 973.50FT S OF NW/C SD NW/4 TH E1538.25FT SWLY 1065.79FT W 1061.21FT N 954.3FT TO BEG EX BEG NE/C SD TR TH SW892FT NW766.83FT E490.49FT TO BEG EX BEG 2022.76FT E & 1087.20FT SW OF NW/C NW4 TH SW846.96FT NWLY 766.83FT E490.49FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2820	R147902528	GARWOOD HOLDINGS LLC		6129 N STINCHCOMB AVE	OKLAHOMA CITY	OK	73132-9728	UNPLTD PT SEC 05 12N 4W	000	000	UNPLTD PT SEC 05 12N 4W 000 000 PT NW4 SEC 5 12N 4W BEG 813.38FT S & 215.30FT E OF NW/C NW4 TH E308.19FT S159.96FT W308.19FT N159.96FT TO BEG EX S60FT CONT .707ACRS MORE OR LESS	7901 NW 76TH ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

2820	R147902505	BB AND B LLC		9833 STONEBRIDGE DR	YUKON	OK	73099- 3248	UNPLTD PT SEC 05 12N 4W	000	000	UNPLTD PT SEC 05 12N 4W 000 000 PT NW4 SEC 5 12N 4W BEG 813.38FT S OF NW/C NW4 TH E215.30FT S159.96FT W215.30FT N159.96FT TO BEG EX S60FT CONT .494ACRS MORE OR LESS	7608 N COUNCIL RD OKLAHOMA CITY
2820	R147902515	DESTINY GLOBAL LLC	C/O ASIATICO & ASSOCIATES PLLC	5850 GRANITE PKWY STE 900	PLANO	TX	75024- 6754	UNPLTD PT SEC 05 12N 4W	000	000	UNPLTD PT SEC 05 12N 4W 000 000 PT NW4 SEC 5 12N 4W BEG 813.38FT S NW/C SD SEC 5 TH E523.49FT N110FT W523.49FT S110FT TO BEG CONT 1.32ACRS MORE OR LESS	7620 N COUNCIL RD OKLAHOMA CITY
2820	R147902500	DESTINY GLOBAL LLC		PO BOX 32600	OKLAHOMA CITY	OK	73123- 1000	UNPLTD PT SEC 05 12N 4W	000	000	UNPLTD PT SEC 05 12N 4W 000 000 PT NW4 SEC 5 12N 4W BEG 453.75FT S & 523.49FT E NW/C NW4 TH E724.5FT S519.59FT W724.5FT N519.59FT TO BEG PLUS S60FT OF FOLLOWING DESC BEG 813.38FT S NW/C NW4 TH E523.49FT S159.96FT W523.49FT N159.96FT TO BEG	7800 N COUNCIL RD OKLAHOMA CITY
2820	R147902525	DESTINY GLOBAL LLC		PO BOX 32600	OKLAHOMA CITY	OK	73123- 1000	UNPLTD PT SEC 05 12N 4W	000	000	UNPLTD PT SEC 05 12N 4W 000 000 PT NW4 SEC 5 12N 4W BEG 453.75FT S OF NW/C NW4 TH E523.49FT S249.63FT W523.49FT N249.63FT TO BEG	7700 N COUNCIL RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

2820	R147902520	DESTINY GLOBAL LLC		PO BOX 32600	OKLAHOMA CITY	OK	73123-1000	UNPLTD PT SEC 05 12N 4W	000	000	UNPLTD PT SEC 05 12N 4W BEG AT NW/C OF NW4 TH E1486FT S453.75FT W1486FT N453.75FT TO BEG	7700 N COUNCIL RD OKLAHOMA CITY
2821	R215202190	SEDONA LAKES LLC		1500 SW 35TH ST	MOORE	OK	73160-2900	KENNARD RANCH	000	000	KENNARD RANCH 000 000 COMMON AREAS A B & C	A-C COMMON AREA
2821	R215201320	CAO ANNA GIA	CAO STEVEN & CAO MINH	8013 NW 77TH ST	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	005	KENNARD RANCH 002 005	8013 NW 77TH ST OKLAHOMA CITY
2821	R215201330	PANICK CHRISTOPHER WILLIAM		8009 NW 77TH ST	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	006	KENNARD RANCH 002 006	8009 NW 77TH ST OKLAHOMA CITY
2821	R215201340	WALKER BENJAMIN RYLEY	MOHI YASI	8005 NW 77TH ST	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	007	KENNARD RANCH 002 007	8005 NW 77TH ST OKLAHOMA CITY
2821	R215201350	ADU ERNEST K	ACQUAH TSOTSOO	8001 NW 77TH ST	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	008	KENNARD RANCH 002 008	8001 NW 77TH ST OKLAHOMA CITY
2821	R215201360	FOWLER HAYLEY NICOLE		7720 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	009	KENNARD RANCH 002 009	7720 PERCHERON RD OKLAHOMA CITY
2821	R215201370	GUCKIN KATHLEEN H		7716 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	010	KENNARD RANCH 002 010	7716 PERCHERON RD OKLAHOMA CITY
2821	R215201380	GAULT KAREN NICHOLE		7712 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	011	KENNARD RANCH 002 011	7712 PERCHERON RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

2821	R215201390	DEAN LESLIE		7708 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	012	KENNARD RANCH 002 012	7708 PERCHERON RD OKLAHOMA CITY
2821	R215201400	DOMINGUEZ MARCO	CABALLERO DULCE C	617 WESTVOTT AVE	BALDWIN PARK	CA	91706	KENNARD RANCH	002	013	KENNARD RANCH 002 013	7704 PERCHERON RD OKLAHOMA CITY
2821	R215201410	DUNCAN ERIC J & CASSANDRA Y		7700 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	002	014	KENNARD RANCH 002 014	7700 PERCHERON RD OKLAHOMA CITY
2821	R215201750	ELK CANYON INVESTMENTS LLC		PO BOX 851192	YUKON	OK	73085	KENNARD RANCH	004	001	KENNARD RANCH 004 001	7716 LEICHTER AVE OKLAHOMA CITY
2821	R215201760	GARCIA SHANNON RAEY		7712 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	002	KENNARD RANCH 004 002	7712 LEICHTER AVE OKLAHOMA CITY
2821	R215201770	7708 LEICHTER AVE LLC		6915 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	KENNARD RANCH	004	003	KENNARD RANCH 004 003	7708 LEICHTER AVE OKLAHOMA CITY
2821	R215201780	ARG II BORROWER LLC		PO BOX 10560	FAYETTEVILL E	AR	72703	KENNARD RANCH	004	004	KENNARD RANCH 004 004	7704 LEICHTER AVE OKLAHOMA CITY
2821	R215201790	ARG II BORROWER LLC		PO BOX 10560	FAYETTEVILL E	AR	72703	KENNARD RANCH	004	005	KENNARD RANCH 004 005	7700 LEICHTER AVE OKLAHOMA CITY
2821	R215201800	DIGIANTOMASSO JOSEPH	BEAMAN MOLLY	7640 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	006	KENNARD RANCH 004 006	7640 LEICHTER AVE OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

2821	R215201810	CHAU THAO THI		7636 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	007	KENNARD RANCH 004 007	7636 LEICHTER AVE OKLAHOMA CITY
2821	R215201820	TORRE OCTAVIO HERBERTO ROMO DE LA		7632 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	008	KENNARD RANCH 004 008	7632 LEICHTER AVE OKLAHOMA CITY
2821	R215201830	MCGILL PERRI		7628 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	009	KENNARD RANCH 004 009	7628 LEICHTER AVE OKLAHOMA CITY
2821	R215201840	ODOM DENNIS M	HARMAN DONNA	7624 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	010	KENNARD RANCH 004 010	7624 LEICHTER AVE OKLAHOMA CITY
2821	R215201850	WATSON JUDY		8216 NW 38TH ST	BETHANY	OK	73008	KENNARD RANCH	004	011	KENNARD RANCH 004 011	7620 LEICHTER AVE OKLAHOMA CITY
2821	R215201860	SUAN ZAM	KIM PAU	7616 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	012	KENNARD RANCH 004 012	7616 LEICHTER AVE OKLAHOMA CITY
2821	R215201870	MURCER BONNIE L		7612 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	013	KENNARD RANCH 004 013	7612 LEICHTER AVE OKLAHOMA CITY
2821	R215201880	KYI MEE MEE	HTOO EH	7608 LEICHTER AVE	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	014	KENNARD RANCH 004 014	7608 LEICHTER AVE OKLAHOMA CITY
2821	R215201900	MULLINS CHARLES ALTON & DARCY DAWN		7605 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	016	KENNARD RANCH 004 016	7605 PERCHERON RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

2821	R215201910	KOPER HERBERT L & PAMA M LIV TRUST		8513 NW 127TH CIR	OKLAHOMA CITY	OK	73142	KENNARD RANCH	004	017	KENNARD RANCH 004 017	7609 PERCHERON RD OKLAHOMA CITY
2821	R215201920	FORGAY LINDA		7613 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	018	KENNARD RANCH 004 018	7613 PERCHERON RD OKLAHOMA CITY
2821	R215201930	ATKINS ANTOINE		7617 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	019	KENNARD RANCH 004 019	7617 PERCHERON RD OKLAHOMA CITY
2821	R215201940	CARINO JIMMY & ELSA	CARINO JESSA	7621 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	020	KENNARD RANCH 004 020	7621 PERCHERON RD OKLAHOMA CITY
2821	R215201950	BARNES NATHANIEL E		7625 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	021	KENNARD RANCH 004 021	7625 PERCHERON RD OKLAHOMA CITY
2821	R215201960	FALL BATHIE		7629 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	022	KENNARD RANCH 004 022	7629 PERCHERON RD OKLAHOMA CITY
2821	R215201970	LEN RAU	KU NGAE	7633 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	023	KENNARD RANCH 004 023	7633 PERCHERON RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

2821	R215201980	HUFFMAN TYLER S		7637 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	024	KENNARD RANCH 004 024	7637 PERCHERON RD OKLAHOMA CITY
2821	R215201990	MADU GEOFFREY ARINZE & REBEKAH ANNE		7641 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	025	KENNARD RANCH 004 025	7641 PERCHERON RD OKLAHOMA CITY
2821	R215202000	BAILEY TONY	RICH TRISHA	7701 PERCHAERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	026	KENNARD RANCH 004 026	7701 PERCHERON RD OKLAHOMA CITY
2821	R215202010	SOLIS ISRAEL C SR TRS	SOLIS FAMILY TRUST	8018 NW 31ST TER	BETHANY	OK	73008	KENNARD RANCH	004	027	KENNARD RANCH 004 027	7705 PERCHERON RD OKLAHOMA CITY
2821	R215202020	SOLIS ISRAEL C SR TRS	SOLIS FAMILY TRUST	8018 NW 31ST TER	BETHANY	OK	73008	KENNARD RANCH	004	028	KENNARD RANCH 004 028	7709 PERCHERON RD OKLAHOMA CITY
2821	R215202030	ABELLO INVESTMENTS LLC		108 REDBUD DR	TUTTLE	OK	73089	KENNARD RANCH	004	029	KENNARD RANCH 004 029	7713 PERCHERON RD OKLAHOMA CITY
2821	R215202040	SOI THANG	ZOMUANPUI FNU	7717 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	004	030	KENNARD RANCH 004 030	7717 PERCHERON RD OKLAHOMA CITY



OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

2821	R215202050	TRAN VICKI	BUU ANTHONY	7636 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	001	KENNARD RANCH 005 001	7636 PERCHERON RD OKLAHOMA CITY
2821	R215202060	ROTHROCK NAOMI A	MONTGOMERY HAILEY	7632 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	002	KENNARD RANCH 005 002	7632 PERCHERON RD OKLAHOMA CITY
2821	R215202070	HINES SHANA WYNESE		7628 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	003	KENNARD RANCH 005 003	7628 PERCHERON RD OKLAHOMA CITY
2821	R215202080	RUSH SARA MARIE		7624 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	004	KENNARD RANCH 005 004	7624 PERCHERON RD OKLAHOMA CITY
2821	R215202090	AMBA VICTOR U	FORBI HELEN A	7620 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	005	KENNARD RANCH 005 005	7620 PERCHERON RD OKLAHOMA CITY
2821	R215202100	BENNETT JILL D		7616 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	006	KENNARD RANCH 005 006	7616 PERCHERON RD OKLAHOMA CITY
2821	R215202110	TESTERMAN JACOB & MIKKA		7612 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	007	KENNARD RANCH 005 007	7612 PERCHERON RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2807206-OK99

DATE PREPARED: APRIL 19, 2023  
EFFECTIVE DATE: APRIL 13, 2023 AT 7:30 AM

2821	R215202120	THUNG MING LIA		7608 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	008	KENNARD RANCH 005 008	7608 PERCHERON RD OKLAHOMA CITY
2821	R215202130	KHUA TU		7604 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	009	KENNARD RANCH 005 009	7604 PERCHERON RD OKLAHOMA CITY
2821	R215202140	GARCIA JAVIER	ENRIQUEZ DIANA	7600 PERCHERON RD	OKLAHOMA CITY	OK	73132	KENNARD RANCH	005	010	KENNARD RANCH 005 010	7600 PERCHERON RD OKLAHOMA CITY
2821	R147800800	CASEYS MARKETING COMPANY		PO BOX 54288	LEXINGTON	KY	40555	UNPLTD PT SEC 6 12N 4W	000	000	UNPLTD PT SEC 6 12N 4W BLK 000 LOT 000 PT NE4 SEC 6 12N 4W BEG NE/C OF NE4 TH S323.88FT W42.68FT CONT W 321.66FT N275FT CONT N 50FT E364.34FT TO BEG	8000 W WILSHIRE BLVD OKLAHOMA CITY
2821	R147800805	PROGRESSIVE BUSINESS GROUP LLC		3398 E PLUM ST	GILBERT	AZ	85298	UNPLTD PT SEC 6 12N 4W	000	000	COUNCIL GROVE TOWNSHIP PT OF NE4 SEC 6 12N 4W BEG 364.34FT W NE/C NE4 TH S325FT W120.62FT N325.37FT E120.66FT TO BEG SUBJ TO RD ESMTS OF RECORD	

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

MASTER DESIGN STATEMENT FOR

N. Council & W. Wilshire Blvd.

May 4, 2023

**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@wbfbllaw.com](mailto:dmbox@wbfbllaw.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
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
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
8250.4	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
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
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
8300.55	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

\*Drive thru speakers shall be located no closer than 150 feet away from residential uses

**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 9,600 square feet.

**4. Maximum Number of Buildings:**

There shall be a maximum of five (5) buildings within this SPUD.

**5. Building Setback Lines**

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 Free standing 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 prohibited.

**9. Access:**

There shall be one (1) access drive off of N. Council Rd. and one (1) emergency access point off of NW 76<sup>th</sup> St.

**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). 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

Exhibit A

LEGAL DESCRIPTION

Wilshire & Council  
4.5 Acre Tract

March 30, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 323.88 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13897, Page 1549 (Casey's Tract), said point being the POINT OF BEGINNING;

THENCE continuing South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 404.00 feet;

THENCE South 89°37'55" West, departing the East line of said Northeast Quarter (NE/4), a distance of 484.96 feet to a point on the East line of the plat KENNARD RANCH recorded in Book PL75, Page 73;

THENCE North 00°22'07" West, along and with the East line of said plat KENNARD RANCH, a distance of 404.00 feet to the Southwest (SW) Corner of a tract of land recorded in Book 15328, Page 1152 (Progressive Tract);

THENCE North 89°37'50" East, along and with the South line of said Progressive Tract, a distance of 120.62 feet to the Southeast (SE) Corner of said Progressive Tract and the Southwest (SW) Corner of said Casey's Tract;

THENCE North 89°37'55" East, along and with the South line of said Casey's Tract, a distance of 364.34 feet to the POINT OF BEGINNING.

Containing 195,923 square feet or 4.4978 acres, more or less.

Basis of Bearing: The East line of said Northeast Quarter (NE/4) having a bearing of South 00°22'05" East.



W. Wilshire

N. Council Rd.

EMERGENCY  
ACCESS  
ONLY

10' Landscape  
Buffer

10' Landscape  
Buffer

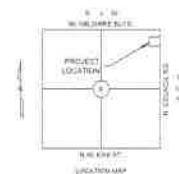
100' 60'  
6,000 SF

100' 60'  
6,000 SF

160' 60'  
9,600 SF

90' 100'  
9,000 SF

140' 60'  
8,400 SF



## N Council and W Wilshire Blvd

Conceptual Site Plan  
+/- 40,200 Total Office/Retail SF  
157 Total Paking Spaces



Johnson & Associates, Inc.  
11 E. Sheridan Ave., Suite 200  
Chickadee, OR 97104  
405.245.1234 FAX 405.245.1235

OWNER: SHERMAN GROUP ARCHITECT: J&A

Conceptual site plan showing building layout  
including parking and landscaping

Exhibit A

LEGAL DESCRIPTION

Wilshire & Council  
4.5 Acre Tract

March 30, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 323.88 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13897, Page 1549 (Casey's Tract), said point being the POINT OF BEGINNING;

THENCE continuing South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 404.00 feet;

THENCE South 89°37'55" West, departing the East line of said Northeast Quarter (NE/4), a distance of 484.96 feet to a point on the East line of the plat KENNARD RANCH recorded in Book PL75, Page 73;

THENCE North 00°22'07" West, along and with the East line of said plat KENNARD RANCH, a distance of 404.00 feet to the Southwest (SW) Corner of a tract of land recorded in Book 15328, Page 1152 (Progressive Tract);

THENCE North 89°37'50" East, along and with the South line of said Progressive Tract, a distance of 120.62 feet to the Southeast (SE) Corner of said Progressive Tract and the Southwest (SW) Corner of said Casey's Tract;

THENCE North 89°37'55" East, along and with the South line of said Casey's Tract, a distance of 364.34 feet to the POINT OF BEGINNING.

Containing 195,923 square feet or 4.4978 acres, more or less.

Basis of Bearing: The East line of said Northeast Quarter (NE/4) having a bearing of South 00°22'05" East.

W. Wilshire

N. Council Rd.

10' Landscape Buffer  
EMERGENCY ACCESS ONLY

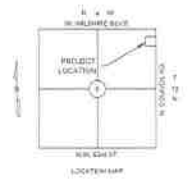
100' 60' 9,600 SF

100' 60' 9,600 SF

160' 60' 9,600 SF

90' 100' 9,600 SF

140' 60' 9,600 SF



## N Council and W Wilshire Blvd

Conceptual Site Plan  
+/- 40,200 Total Office/Retail SF  
157 Total Parking Spaces



Johnson & Associates  
1 E. Sherman Ave., Suite 200  
Columbus, OH 43214

ARCHITECTS PLANNERS  
ENGINEERS

Conceptual Site Plan showing building footprint  
subject to final proposed planning