



The City of Oklahoma City
Planning 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

Project Name: Murdock Wheatland 2024

Address / Location of Property (Provide County name & parcel no. if unknown):
6901-XXXXX S. Main St OKC, OK
OK County Lot 17, 18, 19

Summary Purpose Statement / Proposed Development: See attachment #1 Industrial

Staff Use Only:	1668
Case No.: SPUD	_____
File Date:	<u>8-14-24</u>
Ward No.:	<u>W3</u>
Nbhd. Assoc.:	_____
School District:	<u>Western Heights</u>
Extg Zoning:	<u>AA</u>
Overlay:	_____

11,250 sq/ft
ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name: Jack P. Murdock

Mailing Address: 7227 S.W. 89th St

City, State, Zip Code: OKC, OK 73169

Phone: 405-826-1190

Email: JProvider@AOL.com

Jack P. Murdock
Signature of Applicant

Applicant's Name (please print)

Applicant's Mailing Address

City, State, Zip Code

Phone

Email

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



20120905011218460
 09/05/2012 01:55:12 PM
 Bk:RE12020 Pg:1667 Pgs:3 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 Carolyn Caudill

QUIT CLAIM DEED INDIVIDUAL

KNOW ALL MEN BY THESE PRESENTS:

That JACK MURDOCK A/K/A JACK P. MURDOCK AKA JACK MURDOCH AND CINDY MURDOCK AKA CYNTHIA MURDOCK AKA CINDY A. MURDOCK AKA CINDY MURDOCH, HUSBAND AND WIFE party of the first part, in consideration of the sum of one dollar and no cents, and other valuable considerations, to it in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto CYNTHIA ANN MURDOCK AND JACK P. MURDOCK REVOCABLE LIVING TRUST party of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and premises situated in OKLAHOMA County, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of records and subject to easements, restrictive covenants and rights of way of record.

EXEMPT DOCUMENT STAMP TAX, O.S. TITLE 68, ARTICLE 32, SECTION 3202, PARAGRAPH # 4.

RETURN TO: JACK MURDOCK AND CINDY MURDOCK
 7227 S.W. 89TH
 OKLAHOMA CITY, OKLAHOMA 73169

TAXES TO: JACK MURDOCK AND CINDY MURDOCK
 7227 S.W. 89TH
 OKLAHOMA CITY, OKLAHOMA 73169

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, heirs and assigns forever

Signed and delivered this 4th day of September 2012.

Jack Murdock
 JACK MURDOCK AKA JACK P. MURDOCH AKA
 JACK MURDOCH

Cindy Murdock
 CINDY MURDOCK AKA CYNTHIA MURDOCK AKA
 CINDY A. MURDOCK AKA CINDY MURDOCH

STATE OF OKLAHOMA }
 } ss
 COUNTY OF OKLAHOMA }

This instrument was acknowledged before me on this 4th day of September 2012, by JACK MURDOCK A/K/A JACK P. MURDOCK AKA JACK MURDOCH AND CINDY MURDOCK AKA CYNTHIA MURDOCK AKA CINDY A. MURDOCK AKA CINDY MURDOCH, HUSBAND AND WIFE.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

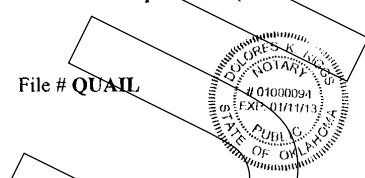


EXHIBIT "A"

A part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, Township 11 North, Range 4 West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 584 feet East and 112.5 feet North of the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said section 29; Thence North Parallel to the East line of said Northwest Quarter (NW $\frac{1}{4}$) a distance of 37.5 feet; Thence West parallel to the South line of said Northwest Quarter (NW $\frac{1}{4}$) to the East line of the Public Highway; Thence Southerly along the East line of said Highway to a point 112.5 feet North of the South line of said Northwest Quarter (NW $\frac{1}{4}$); Thence East, parallel to the South line of said Northwest Quarter (NW $\frac{1}{4}$), a distance of 150 feet to the point of beginning.

Beginning at a point 573 feet East of the Southwest Corner of the Northwest Quarter of Section Twenty-nine (29), Township Eleven (11) North, Range Four (4) West of I.M., Oklahoma County, thence North 50 feet, thence West 140 feet, thence South 50 feet, thence East 140 feet to point of beginning.

Beginning at a point 434 feet East and 50 feet North of the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, Township 11 North, Range 4 West of I.M., Oklahoma County, thence North 62 $\frac{1}{2}$ feet, thence East 150 feet; thence South 62 $\frac{1}{2}$ feet, thence West 150 feet to point of beginning.

AND

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN IN OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1,100 FEET WEST OF THE SOUTHEAST CORNER: THENCE NORTH 990 FEET: THENCE WEST 220 FEET: THENCE SOUTH 990 FEET: THENCE EAST 220 FEET TO THE POINT OF BEGINNING.

AND

LOT EIGHTEEN (18) IN BLOCK ONE (1) OF SUB-DIVISION PLAT OF BLOCKS 1, 2, 3, 4, 5, and 6, LOTS 1-27, BLOCK 7, LOTS 1-21, BLOCK 12, CLOVER LEAF MANOR ADDITION TO CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. SUBJECT TO EASEMENTS, RESTRICTIONS, AND MINERAL CONVEYANCES OF RECORD

AND

LOTS SEVENTEEN (17) EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24) TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), AND THIRTY-TWO (32), BLOCK ELEVEN (11) IN THE TOWN OF BENTON NOW WHEATLAND, OKLAHOMA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THERE OF.

AND

ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18), AND NINETEEN (19), BOTH INCLUSIVE IN BLOCK FIVE (5) BENTON, (KNOWN AS WHEATLAND), OKLAHOMA COUNTY, OKLAHOMA, AS SHOWN BY THE RECORDED PLAT THEREOF.

AND

LOT FIFTEEN (15) AND LOT SIXTEEN (16), BLOCK SIX (6) TOWN OF BENTON KNOWN AS WHEATLAND, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT FOURTEEN (14), BLOCK SIX (6), TOWN OF BENTON, KNOWN AS WHEATLAND OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit "A"

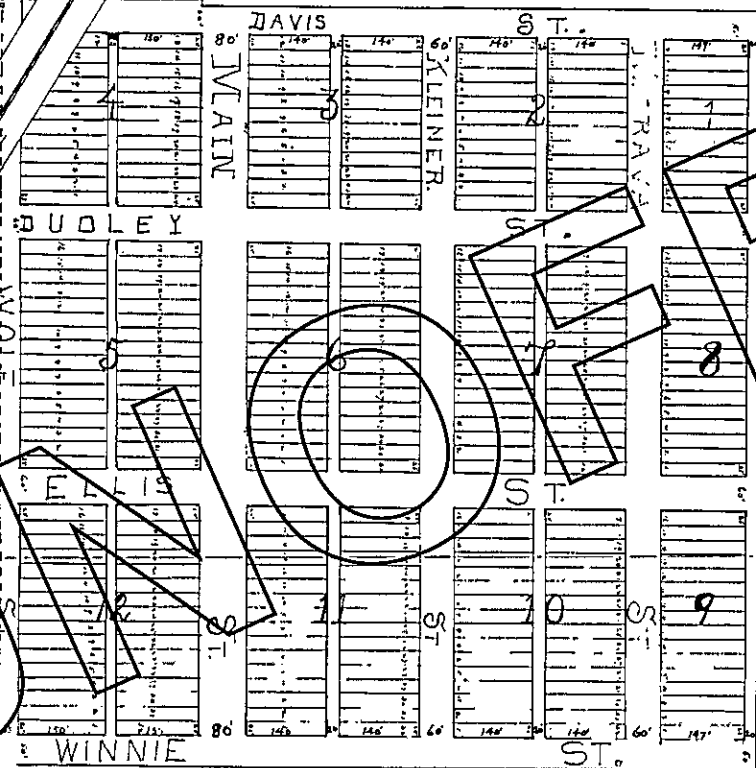
Tract A: A parcel of land beginning at a point 388 feet East from the Northwest (NW) corner of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Eleven (11) North, Range Four (4) West of the Indian Meridian in Oklahoma County, Oklahoma; thence South 21 rods; thence East 53 rods; thence North 21 rods; thence West 53 rods to the point or place of beginning, AND

Tract B: That part of the Southwest Quarter (SW/4) of Section Twenty-Nine (29), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, in Oklahoma County, Oklahoma, described as follows: Beginning at the Northwest corner of the SE/4 SW/4; Thence South 247.5 feet; Thence East 352 feet; Thence North 247.5 feet; Thence West 352 feet to the point or place of beginning, being East of the Highway, AND beginning at a point 247.5 feet South of the Southwest corner of Wheatland Township (Northwest corner of SW/4 SW/4) of Section Twenty-Nine (29), Township Eleven (11) North, Range Four (4) West in Oklahoma County, Oklahoma; Thence East 352 feet; Thence South 99 feet; Thence West 352 feet; Thence North 99 feet to the point or place of beginning, AND Lots Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31), and Thirty-Two (32), in Block Twelve (12), in Town of Benton, now Wheatland, Oklahoma County, Oklahoma, according to the recorded plat thereof.

20120905011218460
Filing Fee: \$17.00
Doc. Stamps: \$.00
09/05/2012 01:55:12 PM
DEED



SCALE, ONE INCH = 100'



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[illegible][illegible]

County of Oklahoma }
Oklahoma County }
Filed for record this 18 day of April 1901.
at 4 30 o'clock P.M. and recorded in
book 4 Page 2.
C. L. Towne
Recorder of Deeds

DRAWING NUMBER
417

Murdock 2024 Wheatland

Full Legal Description

Sect 29-T11N-R4W Qtr SW WHEATLAND OR BENTON BLOCK 005 LOTS 17,18,19

LETTER OF AUTHORIZATION

I, Jack P Murdock authorize,

Matthew Blake Murdock to make application

for municipal approvals and do all things necessary for the advancement of such application with respect to the property.

By: Jack P. Murdock

Title: Owner

Date: 3-25-24



Renessa Williams
12-6-26 22016219

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R141394365** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 Fl. radios report
made in the office of the County Assessor
on the 31st day of July, 2024

Given under my hand and official seal this
31st day of July, 2024

County Assessor

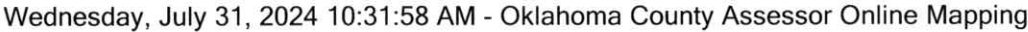
K. Strange Deputy

**Oklahoma County Assessor's
300ft Radius Report
7/31/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R141394665	OWENS PROPERTIES LLC	No Data	No Data	12500 S MUSTANG RD	MUSTANG	OK	73064-9681	WHEATLAND OR BENTON	5	0	WHEATLAND OR BENTON 005 000 LOTS 31 & 32	6931 MAIN ST OKLAHOMA CITY
R141394840	WHEATLAND METHODIST	CHURCH INC	C/O T J HUNKER JR	PO BOX 127	WHEATLAND	OK	73097-0127	WHEATLAND OR BENTON	6	0	WHEATLAND OR BENTON 006 000 LOTS 1 THRU 3	0 UNKNOWN OKLAHOMA CITY
R141394655	OWENS PROPERTIES LLC	No Data	No Data	12500 S MUSTANG RD	MUSTANG	OK	73064-9681	WHEATLAND OR BENTON	5	0	WHEATLAND OR BENTON 005 000 LOTS 29 & 30	6925 S MAIN ST OKLAHOMA CITY
R141394085	CERVANTES ANTONIO O & NELDA G TRS	CERVANTES TRUST	No Data	7532 SOUTH EMBASSY TER	OKLAHOMA CITY	OK	73169	WHEATLAND OR BENTON	5	0	WHEATLAND OR BENTON 005 000 LOTS 1 THRU 6 SUBJ TO EASEMENTS OF RECORD	6940 S COUNCIL RD OKLAHOMA CITY
R141394590	OWENS PROPERTIES LLC	No Data	No Data	12500 S MUSTANG RD	MUSTANG	OK	73064-9681	WHEATLAND OR BENTON	5	0	WHEATLAND OR BENTON 005 000 LOTS 26 27 & 28	6921 S MAIN ST OKLAHOMA CITY
R141394900	SILL JOHN W SR REV TRUST	SILL FAMILY LIV TRUST	No Data	PO BOX 817	BLANCHARD	OK	73010-817	WHEATLAND OR BENTON	6	0	WHEATLAND OR BENTON 006 000 LOTS 4 THRU 8	6920 S MAIN ST OKLAHOMA CITY
R141394570	OWENS PROPERTIES LLC	No Data	No Data	12500 S MUSTANG RD	MUSTANG	OK	73064-9681	WHEATLAND OR BENTON	5	0	WHEATLAND OR BENTON 005 000 S 1/2 LOT 24 & ALL LOT 25	6917 S MAIN ST OKLAHOMA CITY
R141395510	LOW DOUGLAS H	No Data	No Data	PO BOX 623	WHEATLAND	OK	73097-0623	WHEATLAND OR BENTON	6	0	WHEATLAND OR BENTON 006 000 LOTS 24 THRU 28	6917 S KLEINER AVE OKLAHOMA CITY
R141394560	OWENS PROPERTIES LLC	No Data	No Data	12500 S MUSTANG RD	MUSTANG	OK	73064-9681	WHEATLAND OR BENTON	5	0	WHEATLAND OR BENTON 005 000 ALL LOT 23 & N 1/2 LOT 24	6913 S MAIN ST OKLAHOMA CITY
R141394975	UNITY PROPERTIES LLC	No Data	No Data	PO BOX 32501	OKLAHOMA CITY	OK	73123	WHEATLAND OR BENTON	6	0	WHEATLAND OR BENTON 006 000 LOTS 9 & 10	6914 S MAIN ST OKLAHOMA CITY
R141394500	OWENS PROPERTIES LLC	No Data	No Data	12500 S MUSTANG RD	MUSTANG	OK	73064-9681	WHEATLAND OR BENTON	5	22	WHEATLAND OR BENTON 005 022	6909 S MAIN ST OKLAHOMA CITY
R141425000	FREEMAN JEFF TRS	FREEMAN JEFF REV TR	No Data	7001 S COUNCIL RD	OKLAHOMA CITY	OK	73169-2215	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT SEC 30 11N 4W 000 000 PT SEC 30 11N 4W A TR BEG AT PT 517FT S OF NE/C SE4 SEC TH S347FT W343FT TO RR TH IN A NE DIR ALONG RR TO PT E138.7F TO BEG KNOWN AS TRACT 3	7001 S COUNCIL RD OKLAHOMA CITY
R141395410	SNOWMAN PROPERTIES LLC	No Data	No Data	PO BOX 623	WHEATLAND	OK	73097-0623	WHEATLAND OR BENTON	6	0	WHEATLAND OR BENTON 006 000 LOTS 21 THRU 23	6911 S KLEINER AVE OKLAHOMA CITY
R141394465	OWENS PROPERTIES LLC	No Data	No Data	12500 S MUSTANG RD	MUSTANG	OK	73064-9681	WHEATLAND OR BENTON	5	0	WHEATLAND OR BENTON 005 000 LOTS 20 & 21	6905 S MAIN ST OKLAHOMA CITY
R141395035	SANDBURG MATTHEW	SANDBURG DEUNA	No Data	6908 S MAIN ST	OKLAHOMA CITY	OK	73169	WHEATLAND OR BENTON	6	0	WHEATLAND OR BENTON 006 000 LOTS 11 12 & 13	6908 S MAIN ST OKLAHOMA CITY
R141394370	MURDOCK CYNTHIA A & JACK P REV TRUST	No Data	No Data	7227 SW 89TH ST	OKLAHOMA CITY	OK	73169	WHEATLAND OR BENTON	5	19	WHEATLAND OR BENTON 005 019	6903 S MAIN ST OKLAHOMA CITY
R141394850	MURDOCK CYNTHIA A & JACK P REV TRUST	No Data	No Data	7227 SW 89TH ST	OKLAHOMA CITY	OK	73169	WHEATLAND OR BENTON	6	14	WHEATLAND OR BENTON 006 014	6900 MAIN ST OKLAHOMA CITY
R141394180	CERVANTES ANTONIO O & NELDA G TRS	CERVANTES TRUST	No Data	7532 S EMBASSY TER	OKLAHOMA CITY	OK	73169	WHEATLAND OR BENTON	5	0	WHEATLAND OR BENTON 005 000 LOTS 7 THRU 16	6904 S COUNCIL RD OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
7/31/2024**

R141394365	MURDOCK CYNTHIA A & JACK P REV TRUST	No Data	No Data	7227 SW 89TH ST	OKLAHOMA CITY	OK	73169	WHEATLAND OR BENTON	5 0	WHEATLAND OR BENTON 005 000 LOTS 17 & 18	6901 S MAIN ST OKLAHOMA CITY
R141394845	MURDOCK CYNTHIA A & JACK P REV TRUST	No Data	No Data	7227 SW 89TH ST	OKLAHOMA CITY	OK	73169	WHEATLAND OR BENTON	6 0	WHEATLAND OR BENTON 006 000 LOTS 15 & 16	6900 MAIN ST OKLAHOMA CITY
R141395320	MEZIERE GLENN D & RUBY L	MEZIERE MICHAEL D	KELLY KRISTIE LYNN	PO BOX 213	WHEATLAND	OK	73097-0213	WHEATLAND OR BENTON	6 0	WHEATLAND OR BENTON 006 000 LOTS 17 THRU 20	6901 S KLEINER AVE OKLAHOMA CITY
R141424010	FREEMAN JEFF TRS	FREEMAN JEFF REV TR	No Data	7001 S COUNCIL RD	OKLAHOMA CITY	OK	73169-2215	UNPLTD PT SEC 30 11N 4W	0 0	UNPLTD PT SEC 30 11N 4W 000 000 PT OF SE4 SEC 30 11N 4W BEG 2123FT N OF SE/C OF SE4 TH N163.85FT W50FT SWLY ALONG RR R/W 190.03FT E146.26FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R141393990	HARKINS WILLIAM G & BRENDA J	No Data	No Data	PO BOX 395	WHEATLAND	OK	73097-0395	WHEATLAND OR BENTON	4 0	WHEATLAND OR BENTON 004 000 LOTS 23 & 24	6823 MAIN ST OKLAHOMA CITY
R141391425	SOUTHWESTERN BELL	No Data	No Data	TELEPHONE CO	OKLAHOMA CITY	OK	0	WHEATLAND OR BENTON	3 0	WHEATLAND OR BENTON 003 000 E50FT OF LOTS 1 THRU 3 PUBLIC SERVICE	7929 DUDLEY OKLAHOMA CITY
R141392185	PARENT TARAN L	PARENT HANNAH	No Data	6823 KLEINER AVE	OKLAHOMA CITY	OK	73169	WHEATLAND OR BENTON	3 0	WHEATLAND OR BENTON 003 000 S17FT OF LT 21 & ALL LTS 22 THRU 24	6823 S KLEINER AVE OKLAHOMA CITY
R141393800	DOOLEY TERRY	DOOLEY KELLIE	No Data	508 SW 67TH ST	OKLAHOMA CITY	OK	73139	WHEATLAND OR BENTON	4 0	WHEATLAND OR BENTON 004 000 LOTS 21 & 22	6819 S HIGHWAY 152 OKLAHOMA CITY
R141391330	SOUTHWESTERN BELL TELE CO	No Data	No Data	405 N BROADWAY AVE RM 520	OKLAHOMA CITY	OK	73102-6442	WHEATLAND OR BENTON	3 0	WHEATLAND OR BENTON 003 000 W90FT OF LOTS 1 THRU 3 & ALL LOT 4 PUBLIC SERVICE	7929 DUDLEY OKLAHOMA CITY
R141392090	CULP MICHAEL	No Data	No Data	7000 S KLEINER AVE	WHEATLAND	OK	73097	WHEATLAND OR BENTON	3 0	WHEATLAND OR BENTON 003 000 LOTS 19 & 20 & N8FT LOT 21	6813 S KLEINER AVE OKLAHOMA CITY
R141391520	URIAH LODGE 227 AF & AM	No Data	No Data	0	Unknown	NO	0	WHEATLAND OR BENTON	3 0	WHEATLAND OR BENTON 003 000 LOTS 5 6 & 7 EXEMPT	6820 HIGHWAY 152 OKLAHOMA CITY
R141392280	BOESE BILL	No Data	No Data	1406 N EDNA TER	MUSTANG	OK	73064-4822	WHEATLAND OR BENTON	4 0	WHEATLAND OR BENTON 004 000 LOTS 1 THRU 12	6800 S COUNCIL RD OKLAHOMA CITY
R141393420	SOUTHWEST TERRAZZO INC	No Data	No Data	PO BOX 156	WHEATLAND	OK	73097-0156	WHEATLAND OR BENTON	4 0	WHEATLAND OR BENTON 004 000 LOTS 13 THRU 20	6805 MAIN ST OKLAHOMA CITY
R141391805	TA PROPERTIES LLC	No Data	No Data	3120 SW 131ST ST	OKLAHOMA CITY	OK	73170	WHEATLAND OR BENTON	3 0	WHEATLAND OR BENTON 003 000 LOTS 8 THRU 12	6800 S MAIN ST OKLAHOMA CITY



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

1. May 9, 2024

PREPARED BY:

Blake Murdock
6225 SW 109th
OKC, OK 73173
405-826-7695
LilthumperT70@aol.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 regulation 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:

8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.21	Automotive and Equipment: Storage
8300.24	Business Support Services
8300.31	Construction Sales and Services
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8350.15	Wholesaling, Storage and Distribution: General

1.1 Minimum Lot Size:

11,000 square feet

1.2 Minimum Lot Width:

70 feet

2. Maximum Building Height:

The maximum building height shall be per base zoning.

3. Maximum Building Size:

7,000 square feet

4. Maximum Number of Buildings:

There shall be one building within this SPUD. Accessory buildings and structures shall be permitted.

5. Building Setback Lines

Front Yard: 0 feet, in-line with neighboring buildings

Rear Yard: 15 feet

Side Yard: 10 feet, current is 0

Corner Side Yard: 5 feet, current is 0

6. Sight-proof Screening: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

7. Landscaping: The subject site 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

Free standing signs shall be permitted per base zoning, except that no pole signs will be allowed.

8.2 Attached Signs

Attached signs shall be permitted per base zoning.

8.3 Non-Accessory Signs

Non-accessory signs shall not be permitted within this SPUD.

8.4 Electronic Message Display signs

Electronic Message Display signs shall not be permitted within this SPUD.

9. Access:

Access may be taken from one driveway on Dudley Street and one driveway on South Main Street.

10. Sidewalks:

Sidewalk requirements shall be those in place at the time of development. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

II. Other Development Regulations:

1. Architecture:

Per Base Zoning

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.

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. Dumpsters shall be a minimum of 50 feet away from any residential 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 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. Angled parking on Main St. side following Traffic Division Requirements. {Has currently been used for parking the last 60 years with no problems}

7. Maintenance:

Maintenance of the common areas, private drainage easements, and islands/medians 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 may cause a blockage of flow or an adverse effect on the functioning of any storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements on the site.

8. Drainage:

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

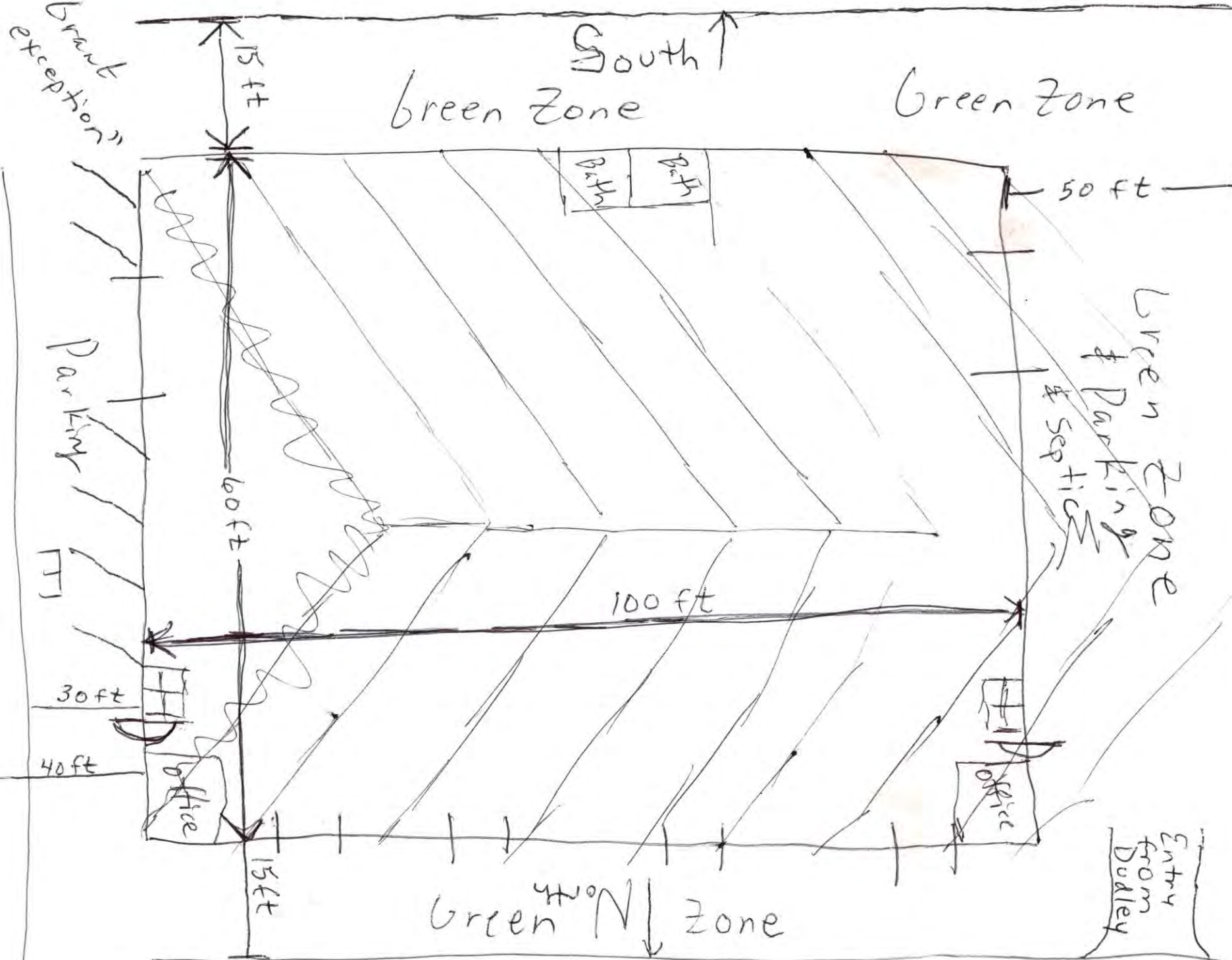
III. Supporting Documents

Exhibit A: Legal Description

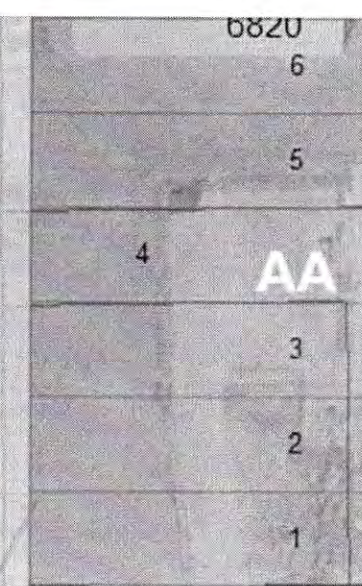
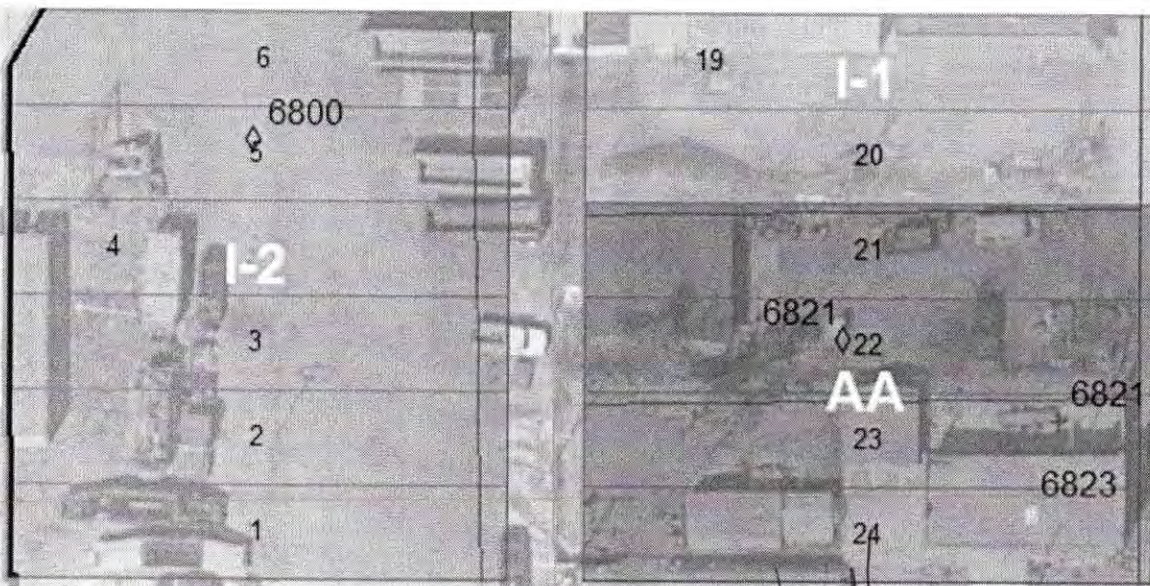
Exhibit B: Conceptual Site Plan

"Grant exception"

Main St

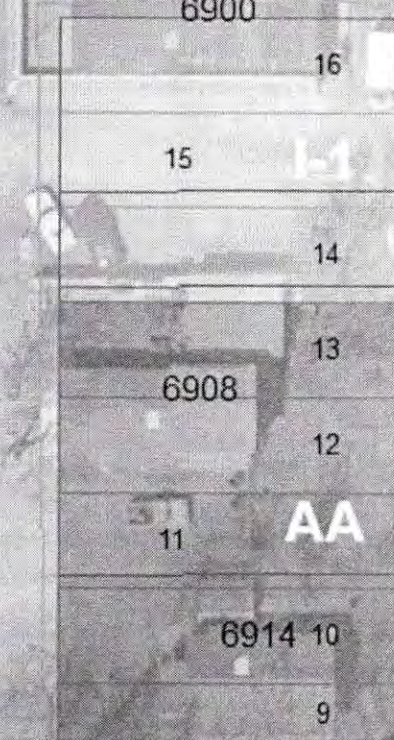
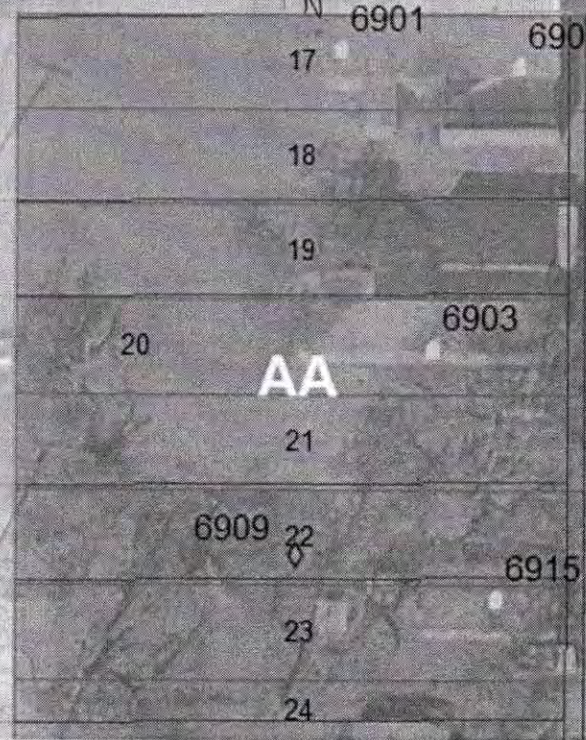
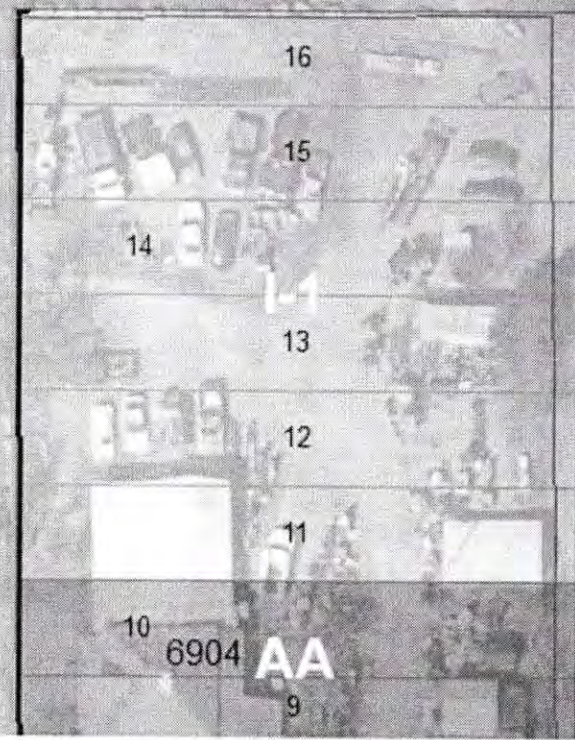


Dudley



DUDLEY ST

BENTON O.T.



S COUNCIL RD

S MAIN ST

Dudley

N/A

10ft

Driveway Approach

LOT 16

~ = Property line

Proposed

Existing

Murdock-Wheatland 2024

Parking

Temp. Parking

30 Ft

LOT 17

100 Ft

LOT 18

Proposed 60x100' Building

Temp. Parking

LOT 19

50ft

20'

LOT 20

20' Easement

1:8 Scale

1 inch = 8 Ft

S

Main St

10 Ft

10ft