



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  
1229 NW 122nd St.

Project Name

1229 NW 122nd St.

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

Office/Warehouse Park

Summary Purpose Statement / Proposed Development

Staff Use Only:	1536
Case No.: SPUD -	
File Date:	11MAY'23
Ward No.:	7
Nbhd. Assoc.:	MUSTARD SEED
School District:	OKC
Extg Zoning:	SPUD-1058
Overlay:	

3.81 acres, more or less

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

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

dmbbox@wbfbllaw.com / esilberg@wbfbllaw.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.

Return to:  
Southwest Title & Trust Company  
11300 North May Avenue

Oklahoma City, OK  
(OKLAHOMA STATUTORY FORM)

INDIVIDUAL  
**WARRANTY DEED**

DATE: 6-13-84 FORM 7009-2-7-83

APPROVED: DA 10811  
[Signature]  
DIRECTOR

KNOW ALL MEN BY THESE PRESENTS:

85830

BOOK 5195 PAGE 1396

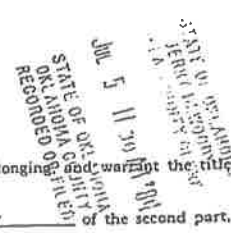
THAT CARL H. LEWIS AND MITTY P. LEWIS, husband and wife

part 1st 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  
hereby grant, bargain, sell and convey unto SUNNYMEADE BAPTIST CHURCH, INC.

part Y  
of the second part, the following described real property and premises situate in OKLAHOMA  
County, State of Oklahoma, to-wit:

The West Half (W $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the  
Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of  
Section Seventeen (17), Township Thirteen (13) North, Range  
Three (3) West of the Indian Meridian, in Oklahoma County,  
Oklahoma, LESS AND EXCEPT the West 100 feet of the South -  
435.60 feet of said W $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17,  
Township 13 North, Range 3 West of the Indian Meridian



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 part Y of the second part,  
1st heirs and assigns forever, free, clear and discharged of and from all former  
grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature.

Signed and delivered this 29th day of June, 19 84.

[Signature]  
CARL H. LEWIS  
[Signature]  
MITTY P. LEWIS

INDIVIDUAL ACKNOWLEDGMENT—OKLAHOMA FORM

STATE OF OKLAHOMA, County of OKLAHOMA, SS.  
Before me, a Notary Public in and for said County and State, on this 29th day of June, 19 84,  
personally appeared CARL H. LEWIS AND MITTY P. LEWIS, husband and wife

to me known to be the identical person 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.

Given under my hand and seal the day and year last above written.

My commission expires 4-1-87


[Signature]  
Dale E. King, Notary Public

277.50

H  
V  
A  
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E  
\*\*\*\*\*5.00

Exhibit A  
Legal Description

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, State of Oklahoma, LESS AND EXCEPT the West 100 feet of the South 435.60 feet of said W/2 SW/4 SE/4 SE/4 of said Section 17, Township 13 North, Range 3 West of the Indian Meridian.

An aerial photograph of a residential neighborhood. A large, irregularly shaped property is outlined in a thick white line. This property is mostly undeveloped, showing trees and grass. To the left of this main property is a row of houses with visible driveways and lawns. At the bottom of the main property, there is a small, partially developed area with a house and a driveway. The text '1229 NW 122ND ST' is overlaid in the center of the main property, with a small white dot above it. Below the address, the text '(Click for more information)' is displayed. The overall image is in grayscale.

**1229 NW 122ND ST**  
**(Click for more information)**



To whom it may concern,

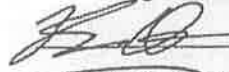
Sunnymeade Baptist Church Inc. authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, LESS AND EXCEPT THE WEST 100 FEET OF THE SOUTH 435.60 FEET OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN.

Date

5/8/2023

Roger Ouverson, Senior Pastor

  
\_\_\_\_\_  
Jacob Torres, Church Administrator

2800 W. Britton Road  
Oklahoma City, OK 73120

INDIVIDUAL ACKNOWLEDGMENT—OKLAHOMA FORM

STATE OF \_\_\_\_\_ County of \_\_\_\_\_ SS.  
 Before me, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_,  
 personally appeared \_\_\_\_\_  
 \_\_\_\_\_  
 to me known to be the identical person \_\_\_\_\_ who executed the within and foregoing instrument, and acknowledged to me that  
 \_\_\_\_\_ executed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein set forth.  
 Given under my hand and seal the day and year last above written.  
 My commission expires \_\_\_\_\_ Notary Public

INDIVIDUAL  
 WARRANTY DEED  
 (Oklahoma Statutory Form)

FROM

TO

SOUTHWEST TITLE & TRUST Co.  
 Post Office Box 1218  
 OKLAHOMA CITY, OKLAHOMA 73102



RETURN TO

**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 (5 ), 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: May 5, 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. 2812367-OK99

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, State of Oklahoma, LESS AND EXCEPT the West 100 feet of the South 435.60 feet of said W/2 SW/4 SE/4 SE/4 of said Section 17, Township 13 North, Range 3 West of the Indian Meridian.



OWNERSHIP REPORT  
ORDER 2812367-OK99

DATE PREPARED: MAY 10, 2023  
EFFECTIVE DATE: MAY 5, 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
3666	R134385500	SUNNYMEADE BAPTIST CHURCH INC		2800 W BRITTON RD	OKLAHOMA CITY	OK	73120-4428	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W BEING W 1/2 OF SW4 SE4 SE4 LESS W100FT OF S435.6FT EXEMPT (SUBJECT PROPERTY)	1229 NW 122ND ST OKLAHOMA CITY
3666	R211771710	HERITAGE OAKS HOMEOWNERS ASSOCIATION INC	C/O NATALIE MESINGER SMITH	1322 FRETZ DR	EDMOND	OK	73003-5871	HERITAGE OAKS SEC 3	000	000	HERITAGE OAKS SEC 3 000 000 COMMON AREAS L & M	0 UNKNOWN OKLAHOMA CITY
3666	R211771290	TUA TODD	SILVA RONALD TUA	12508 HERITAGE OAKS DR	OKLAHOMA CITY	OK	73120	HERITAGE OAKS SEC 3	014	008	HERITAGE OAKS SEC 3 014 008	12508 HERITAGE OAKS DR OKLAHOMA CITY
3666	R211771300	TING TAI HSIUNG & SHU WAN YANG TRS	TING SHU WAN 2016 TRUST	3131 VIA SERENA N UNIT C	LAGUNA WOODS	CA	92637-0409	HERITAGE OAKS SEC 3	014	009	HERITAGE OAKS SEC 3 014 009	12512 HERITAGE OAKS DR OKLAHOMA CITY
3666	R211771310	SIMPLE LIFE REALTY 2 LLC	12516 HERITAGE OAKS SERIES	3126 S BOULEVARD STE 261	EDMOND	OK	73013-5308	HERITAGE OAKS SEC 3	014	010	HERITAGE OAKS SEC 3 014 010	12516 HERITAGE OAKS DR OKLAHOMA CITY
3666	R211771320	RICHARDSON JENNIFER M		12520 HERITAGE OAKS DR	OKLAHOMA CITY	OK	73120-2097	HERITAGE OAKS SEC 3	014	011	HERITAGE OAKS SEC 3 014 011	12520 HERITAGE OAKS DR OKLAHOMA CITY
3666	R211771330	ZOUITA DRISS	ZAGRI MERIEM	12524 HERITAGE OAKS DR	OKLAHOMA CITY	OK	73120-2097	HERITAGE OAKS SEC 3	014	012	HERITAGE OAKS SEC 3 014 012	12524 HERITAGE OAKS DR OKLAHOMA CITY
3666	R212901060	LIFE STORAGE LP		620 EIGHTH AVE	NEW YORK	NY	10018-1405	HERITAGE OAKS SEC 7	000	000	HERITAGE OAKS SEC 7 000 000 COMMON AREA P	0 UNKNOWN OKLAHOMA CITY

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3666	R212901000	LIFE STORAGE LP		620 EIGHTH AVE	NEW YORK	NY	10018-1405	HERITAGE OAKS SEC 7	028	001	HERITAGE OAKS SEC 7 028 001	1401 NW 122ND ST OKLAHOMA CITY
3666	R134385510	FOOTE CATHY		1301 NW 122ND ST	OKLAHOMA CITY	OK	73114-8026	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT OF SE4 SEC 17 13N 3W W100FT OF S435.6FT OF SW4 OF SE4 OFSE4	1301 NW 122ND ST OKLAHOMA CITY
3666	R134383155	O G & E		PO BOX 321	OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT SE4 SEC 17 13N 3W BEG 80FT W OF SE/C SW4 SE4 N508FT W125FT S508FT E125FT TO BEG CONT 1.20ACRS MORE OR LESS PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
3666	R134385010	O G & E		PO BOX 321	OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT OF SE4 SEC 17 13N 3W E80FT OF SE4 OF SW4 OF SE4 PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
3666	R134384010	COMMUNITY ENHANCEMENT	CORPORATI ON	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117-3803	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SE4 SEC 17 13N 3W BEING E/2 OF SW4 SE4 SE4 & SE4 OF SE4 OF SE4 EX A TR BEG SE/C SE4 TH W336.33FT N302.39FT E57.05FT N254.78FT E273.01FT S557.84FT TO BEG & EX A TR BEG 336.33FT W & 302.39FT N & 57.05FT E & 108.01FT N OF SE/C SE4 TH W238.90FT N128.77FT E238.90FT S128.77FT TO BEG	1213 NW 122ND ST OKLAHOMA CITY

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3666	R134383500	CHISHOLM CREEK PARTNERS LLC		13230 PAWNEE DR, Unit 300	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W BLK 000 LOT 000 PT SE4 SEC 17 13N 3W NW4 OF SE4 SE4 EX W333.53FT & EX E20FT OF N20FT PLUS S66.97FT OF SW4 NE4 SE4 EX W333.53FT & EX E20FT PLUS A TR BEG 658.55FT N & 396.84FT W OF SE/C SE4 TH W270.24FT N658.65FT E270.16FT S658.61FT TO BEG PLUS N16FT OF E 1/2 OF SE4 OF SE4	12613 N WESTERN AVE OKLAHOMA CITY
3666	R134382000	CHISHOLM CREEK PARTNERS LLC		13230 PAWNEE DR, Unit 300	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT SE4 SEC 17 13N 3W BEING W/2 OF NE4 SE4 EX A TR BEG 333.53FT E OF SW/C SW4 NE4 SE4 TH E318.07FT N66.97FT W318.07FT S66.97FT TO BEG PLUS A TR BEG AT NW/C OF SE4 SE4 TH E333.53FT S658.87FT W333.53FT N658.79FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3677	R102070700	ARNOLD JONATHAN S		5101 SPINNAKER PPOINT	EDMOND	OK	73013	GEORGES ADDITION	002	000	GEORGES ADDITION 002 000 LOT 21 EX N17FT	0 UNKNOWN OKLAHOMA CITY
3677	R102070300	MAY ROBERT C & LAWANDA C LIFE ESTATE	MAY ROBERT C JR	1208 NW 122ND ST	OKLAHOMA CITY	OK	73114-8023	GEORGES ADDITION	002	000	GEORGES ADDITION BLK 002 LOT 000 LOTS 3 THRU 8	1208 NW 122ND ST OKLAHOMA CITY
3677	R102070800	COVARRUBIAS SERGIO & MARIA I		1222 NW 122ND ST	OKLAHOMA CITY	OK	73114-8023	GEORGES ADDITION	002	000	GEORGES ADDITION 002 000 LOTS 22 THRU 24 EX N17FT OF LOT 22	0 UNKNOWN OKLAHOMA CITY
3677	R102070810	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	GEORGES ADDITION	002	000	GEORGES ADDITION 002 000 N17FT OF LOT 22	0 UNKNOWN OKLAHOMA CITY

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3677	R102070710	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	GEORGES ADDITION	002	000	GEORGES ADDITION 002 000 N17FT LOT 21	0 UNKNOWN OKLAHOMA CITY
3677	R102070650	COVARRUBIAS SERGIO & MARIA I		1222 NW 122ND ST	OKLAHOMA CITY	OK	73114- 8023	GEORGES ADDITION	002	000	GEORGES ADDITION 002 000 LOTS 13 THRU 20	1222 NW 122ND ST OKLAHOMA CITY
3677	R102070600	COVARRUBIAS SERGIO & MARIA I		1222 NW 122ND ST	OKLAHOMA CITY	OK	73114- 8023	GEORGES ADDITION	002	000	GEORGES ADDITION 002 000 LOTS 9 THRU 12	0 UNKNOWN OKLAHOMA CITY
3677	R102070210	BODHI DEVELOPMENT COMPANY		1000 W WILSHIRE BLVD STE 205	OKLAHOMA CITY	OK	73116- 7036	GEORGES ADDITION	002	002	GEORGES ADDITION 002 002	UNKNOWN
3677	R102071100	TIDROW I L		279 MONTE CRISTO BLVD	ST PETERSBURG	FL	33715- 1836	GEORGES ADDITION	3	0	GEORGES ADDITION 003 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
3677	R102071200	COVARRUBIAS SERGIO & MARIA I		1222 NW 122ND ST	OKLAHOMA CITY	OK	73114- 8023	GEORGES ADDITION	003	000	GEORGES ADDITION 003 000 LOTS 9 THRU 18	1222 NW 122ND ST OKLAHOMA CITY
3677	R102071300	COVARRUBIAS SERGIO & MARIA I		1222 NW 122ND ST	OKLAHOMA CITY	OK	73114- 8023	GEORGES ADDITION	003	000	GEORGES ADDITION 003 000 LOTS 19 & 20	0 UNKNOWN OKLAHOMA CITY
3677	R102071400	LEVESCY LOLA M	C/O PER REP OF ESTATE	2505 NW 42ND ST	OKLAHOMA CITY	OK	73112- 3752	GEORGES ADDITION	003	021	GEORGES ADDITION 003 021	0 UNKNOWN OKLAHOMA CITY
3677	R102071500	LEVESCY LOLA M	C/O PER REP OF ESTATE	2505 NW 42ND ST	OKLAHOMA CITY	OK	73112- 3752	GEORGES ADDITION	003	022	GEORGES ADDITION 003 022	0 UNKNOWN OKLAHOMA CITY
3677	R134420810	BODHI DEVELOPMENT COMPANY		1000 W WILSHIRE BLVD STE 205	OKLAHOMA CITY	OK	73116- 7036	UNPLTD PT SEC 20 13N 3W	0	0	UNPLTD PT SEC 20 13N 3W 000 000 PT NE4 SEC 20 13N 3W FORMERLY LOT 1 BLK 2 GEORGES ADDN NOW VACATED PLUS N/2 OF VACATED SCOTT ST ADJ ON S & W/2 OF VACATED GEORGE AVE ADJ ON E	

OWNERSHIP REPORT  
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3677	R134420200	WALKER JOHN POWELL	6805 REED DR	OKLAHOMA CITY	OK	73116- 2126	UNPLTD PT SEC 20 13N 3W	000	000	UNPLTD PT SEC 20 13N 3W 000 000 PT NE4 SEC 20 13N 3W BEING PT E 1/2 NE4 FORMERLY LOTS 3 & 4 & LT 41 BLK 6 & LOTS 5 THRU 20 & LTS 23 THRU 48 BLK 7 & ALL OF BLKS 10 & 11 & 14 LOTS 18 THRU 40 & 42 THRU 48 BLK 6 LTS 21 & 22 BLK 7 & LTS 5 & 6 & 23 & 24 & 25 THRU 28 & LOTS 31 THRU 34 BLK 3 & LTS 1& 2 & 5 & 6 BLK 6 & LTS 3 THRU 6 & LTS 13 THRU 16 & 25 & 26 & 29 & 30 BLK 15 PLUS VACATED STREETS & ALLEYS ADJ SD PROPERTY NOW VACATED	0 UNKNOWN OKLAHOMA CITY
3677	R134420180	EPC TREVI LLC	4500 DORR ST	TOLEDO	OH	43615	UNPLTD PT SEC 20 13N 3W	000	000	UNPLTD PT NE4 SEC 20 13N 3W BEG 425.75FT E OF NW/C NE4 TH E907.07FT S1984.80FT W247.50FT N103.32FT W655.24FT N1885.85FT TO BEG CONT 39.754ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	1400 NW 122ND ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-\_\_\_\_

MASTER DESIGN STATEMENT FOR

1229 NW 122<sup>ND</sup> St.

May 11, 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 **O-2 General Office 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  
8150.7. Horticulture.  
8300.55. Participant Recreation and Entertainment: Indoor  
8300.58. Personal Services: General.  
8300.59. Personal Services: Restricted.  
8300.60. Personal Storage.  
8300.61. Repair Services: Consumer.  
8300.62. Research Services: Restricted.  
8350.16 Wholesaling, Storage & Distribution: Restricted.

**2. Maximum Building Height:**

35 Feet.

**3. Building Setback Lines:**

Front Yard: 25 feet

Rear Yard: 25 feet

West Side Yard: 40 feet

East Side Yard: 5 feet

**4. Sight-proof Screening:**

No less than a six-foot and no greater than an eight-foot high fence or wall shall be required near the west property boundary where abutting a residential use. Said fence shall be constructed of stucco, stone, wood or iron and/or any combination thereof and shall be solid and opaque. Said fence shall not be required along the north one hundred fifty feet (150') of the west property boundary or where there is a natural, undisturbed wooded area at least twenty (20) feet in width. Sight-proof screening shall not be required along the north and east property boundaries.

**5. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development with the following exceptions. The eastern boundary of the tract shall not be required to provide landscape residential buffer and screening.

**6. Signs:**

**6.1 Free standing accessory signs**

Freestanding signs will be in accordance with the O-2 base zoning district regulations.

**6.2 Attached signs**

Attached signs will be in accordance with the O-2 base zoning district regulations. No pole signs will be allowed.

**6.3 Non-Accessory Signs**

Non-Accessory signs will be in accordance with the O-2 base zoning district regulations.



#### **6.4 Electronic Message Display signs**

Electronic Message Display signs shall be prohibited.

#### **7. Access:**

There shall be one access point from NW 122nd Street. Shared driveways will be permitted.

#### **8. Sidewalks:**

A five (5) foot sidewalk shall be constructed along NW 122<sup>nd</sup> Street.

### **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, EIFS (Exterior Insulation Finish System), and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Concrete block buildings shall not be permitted.

#### **2. Open Space:**

Yard requirements in this SPUD shall be the same as the building setback lines described herein.

#### **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 the SPUD shall be in accordance with Section 59 Article X of the Oklahoma City Municipal Code, 2010, as amended, except as noted herein. The number of parking spaces may be reduced by twenty-five percent (25%) of the minimum parking requirement.

**7. Stream Bank Preservation:**

The existing stream bank shall be maintained in a natural or enhanced state, and all structures and paving shall be setback a minimum 30 feet from the north 430 feet of the west property boundary and 130 feet from the north 223 feet of the west property boundary. Fee in lieu of on-site stormwater detention facilities shall be permitted. In the event that on-site detention is constructed, a pond outlet structure shall be permitted within the north 80 feet of the property.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan


Exhibit C: Conceptual Renderings

Exhibit A  
Legal Description

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, State of Oklahoma, LESS AND EXCEPT the West 100 feet of the South 435.60 feet of said W/2 SW/4 SE/4 SE/4 of said Section 17, Township 13 North, Range 3 West of the Indian Meridian.

## **Exhibit B**

**(Site Plan – To Be Supplemented)**

An aerial photograph of a residential neighborhood. A large, irregularly shaped property is outlined in a thick black line. Within this outlined area, a small white dot marks a specific location. To the left of the outlined area, there is a row of houses. To the right, there is a large, open lot with some trees and a building. The overall scene is a grayscale aerial view of a suburban area.

**1229 NW 122ND ST**  
**(Click for more information)**

**Exhibit C**  
**(Example / conceptual renderings)**










Exhibit A  
Legal Description

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, State of Oklahoma, LESS AND EXCEPT the West 100 feet of the South 435.60 feet of said W/2 SW/4 SE/4 SE/4 of said Section 17, Township 13 North, Range 3 West of the Indian Meridian.

## **Exhibit B**

**(Site Plan – To Be Supplemented)**

An aerial photograph of a residential neighborhood. A large rectangular area is outlined in a dark line, indicating a specific property. Within this outlined area, a small white dot marks the location of 1229 NW 122nd St. The surrounding area shows other houses, streets, and trees. The text "1229 NW 122ND ST" is displayed in a bold, white font, with "(Click for more information)" in a smaller, white font below it.

**1229 NW 122ND ST**  
(Click for more information)

**Exhibit C**  
**(Example / conceptual renderings)**





