



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  
Total Healthcare Partners II

Project Name

4516 Grant Boulevard

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

Request to rezone for commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only:

1696

Case No.: SPUD \_\_\_\_\_

File Date: 11-20-24 \_\_\_\_\_

Ward No.: W1 \_\_\_\_\_

Nbhd. Assoc.: -----

School District: Yukon \_\_\_\_\_

Extg Zoning: PUD-813 \_\_\_\_\_

Overlay: \_\_\_\_\_

2.16 acres

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):

Grant Blvd Land, LLC/ Daniel Mask

Name

4400 Grant Blvd

Mailing Address

Oklahoma City, OK 73099

City, State, Zip Code

405.203.5610

Phone

dmask@thpok.com

Email

Signature of Applicant

WallaceDesignCollective, PC/Purvi Patel

Applicant's Name (please print)

410 N Walnut Ave, Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

405.536.2032

Phone

purvi.patel@wallace.design

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

State Of Oklahoma

Canadian County

Documentary Stamps

\$1050.00



Doc#:R 2023 18274

Bk&Pg:RB 5710 451-451

Filed:07-31-2023 DAR

03:38:08 PM WD

Canadian County, OK 1E

Not Official

Ret to:

OLD REPUBLIC TITLE

4040 N. TULSA

Oklahoma City, OK 73112

WARRANTY DEED

Individual

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That ~~ROUTE 66 LANDING, L.L.C., an Oklahoma limited liability company~~ party 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, does hereby grant, bargain, sell and convey unto ~~GRANT BLVD LAND, LLC~~ party of the second part the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

A part of Lot One (1), in Block Two (2), of Route 66 Landing, Phase 4, an Addition to Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Beginning at the Southwest corner of Lot 1 of Block 2 in said ROUTE 66 LANDING, PHASE 4 ADDITION; Thence N00°00'00"E along the West line of said Lot 1 a distance of 190.00 feet; Thence N90°00'00"E and parallel with the South line of said Lot 1 a distance of 495.09 feet to a point on the East line of said Lot 1; Thence S00°09'03"E along the East line of said Lot 1 a distance of 190.00 feet to the Southeast corner of said Lot 1; Thence N90°00'00"W along the South line of said Lot 1 a distance of 495.59 feet to the POINT OF BEGINNING.

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

~~REXXXXXXXXX~~ TAXES TO:  
GRANT BLVD LAND, LLC  
4400 GRANT BLVE  
YUKON, OK 73099

together with all the improvements thereon, and the appurtenances thereunto belonging, and warrant the title to the same.  
TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered 31 day of July, 2023.

ROUTE 66 LANDING, L.L.C.,  
an Oklahoma limited liability company

KEN R. MCGEE  
BY: KEN R. MCGEE  
ITS: MANAGER

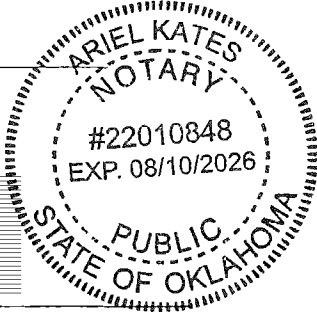
STATE OF OKLAHOMA }  
COUNTY OF Canadian } ss

Before me, a Notary Public in and for this State, on this 31 day of July, 2023 personally appeared KEN R. MCGEE as MANAGER, on behalf of ROUTE 66 LANDING, L.L.C., an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma  
File# 23294470  
Underwriter: Old Republic National Title Insurance Company



## **LEGAL DESCRIPTION**

A part of Lot One (1) in Block Two (2) of ROUTE 66 LANDING, PHASE 4, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of Block 2 in said ROUTE 66 LANDING, Phase 4 Addition;

Thence N 00°00'00" E along the West line of said Lot 1 a distance of 190.00 feet;

Thence N 90°00'00" E and parallel with the South line of said Lot 1 a distance of 495.09 feet to a point on the East line of said Lot 1;

Thence S 00°09'03" E along the East line of said Lot 1 a distance of 190.00 feet to the Southeast corner of said Lot 1;

Thence N 90°00'00" W along the South line of said Lot 1 a distance of 495.55 feet to the POINT OF BEGINNING.

Containing 94,116 Sq. Ft. or 2.160 Acres, more or less.

November 18, 2024

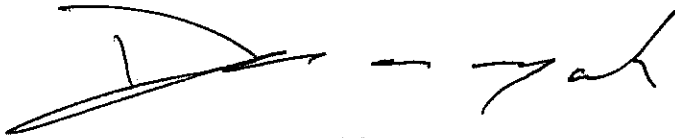
City of Oklahoma City  
Planning Department, Subdivision & Zoning  
420 West Main Street, Suite 910  
Oklahoma City, OK 73102

RE: Letter of Authorization for a SPUD Rezoning Application

To Whom It May Concern,

This letter is to authorize Wallace Design Collective, PC to submit a SPUD rezoning application with the City of Oklahoma City for the parcel located at 4516 Grant Boulevard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Mask', with a long horizontal line extending to the right.

*Grant Blvd Land, LLC,  
Daniel Mask, Manager  
405-203-5610  
dmask@thpok.com*

AFFIRMATION

STATE OF OKLAHOMA       )  
  ) §  
COUNTY OF OKLAHOMA    )

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

Executed at Oklahoma City, Oklahoma, on the 19<sup>th</sup> day of November, 2024



Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 19 day of November, 20 24.

My Commission Expires:

01/02/27



Notary Public

Commission # 19000041



THP

ROUTE 66 LANDING LLC  
4324 GRANT BLVD  
YUKON OK 73099

OKLAHOMA TURNPIKE AUTHORITY  
3500 MARTIN LUTHER KING AVE  
OKLAHOMA CITY OK 73136

ROUTE 66 LANDING LLC  
4324 GRANT BLVD  
YUKON OK 73099

RETAIL BUILDINGS INC  
PO BOX 702377  
TULSA OK 74170-0000

GREAT PLAINS NATIONAL BANK  
6701 BROADWAY EXT STE 400  
OKLAHOMA CITY OK 73116

OKLAHOMA BLOOD INSTITUTE  
1001 N LINCOLN BLVD  
OKLAHOMA CITY OK 73104

ROUTE 66 LANDING PROPERTY  
OWNERS  
4324 GRANT BLVD  
YUKON OK 73099-

MC GEE MANAGEMENT INC  
4324 GRANT BLVD  
YUKON OK 73099-0000

MC GEE MANAGEMENT INC  
4324 GRANT BLVD  
YUKON OK 73099-0000

BETHANY MEDICAL BUILDING LLC  
4400 GRANT BLVD  
YUKON OK 73099-

R66 STRIP LLC  
4324 GRANT BLVD  
YUKON OK 73099-

CDY INVESTMENTS LLC  
10800 S MAY AVE  
EDMOND OK 73025-

BRISCOE, LOUIS W REVOCABLE  
TRUST ETAL  
PO BOX 55500  
OKLAHOMA CITY OK 73133-

FAFO REALTY LLC  
4308 GRANT BLVD  
YUKON OK 73099

ROUTE 66 LANDING LLC  
4324 GRANT BLVD  
YUKON OK 73099

ROUTE 66 LANDING LLC  
4324 GRANT BLVD  
YUKON OK 73099

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4324 GRANT BLVD  
YUKON OK 73099

GRANT BLVD LAND LLC  
4400 GRANT BLVD  
YUKON OK 73099

ROUTE 66 LANDING LLC  
4324 GRANT BLVD  
YUKON OK 73099

ROUTE 66 LANDING LLC  
4324 GRANT BLVD  
YUKON OK 73099

ELITE REAL ESTATE HOLDINGS LLC  
PO BOX 32105  
EDMOND OK 73003

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD – XXX**

**MASTER DESIGN STATEMENT FOR**

**Total Healthcare Partners II**

4516 Grant Boulevard, OKC OK 73099

November 20, 2024

**PREPARED FOR:**

Grant Blvd Land, LLC  
4400 Grant Blvd  
Oklahoma City, OK 73099

**PREPARED BY:**

Wallace Design Collective  
410 N Walnut Ave, Suite 200  
Oklahoma City, OK 73104  
405.536.2032  
[Purvi.Patel@wallace.design](mailto:Purvi.Patel@wallace.design)

# **SPUD-(XXX) 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:

- Administrative and Professional Offices (8300.1)
- Business Support Services (8300.24)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)



- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)

**2. Maximum Building Height:**

The maximum building height of any structure in this SPUD shall be 50 feet or two stories; except medical services related uses shall be permitted a maximum height of 50 feet or three stories.

**3. Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

N/A

**5. Building Setback Lines**

North: None

South: None

East: None

West: 25 feet

**6. Sight-proof Screening:**

Sight-proof screening not required.

**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**

Shall be per the City of Oklahoma City signage regulations.

**8.2 Attached signs**

Attached signs shall be in accordance with the C-3 District regulations.

### **8.3 Non-Accessory Signs**

Non-accessory signs are not permitted in the SPUD.

### **8.4 Electronic Message Display signs**

Electronic message display signs shall be in accordance with the C-3 District regulations.

## **9. Access:**

Access shall be taken from Grant Boulevard via a maximum of two (2) private drives.

## **10. Sidewalks**

A sidewalk along Grant Boulevard is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of any buildings within this SPUD.

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

### **1. Architecture:**

All structures built within this SPUD shall be designed and shall reflect a similar architectural theme as the Route 66 Landing development. Such architectural theme shall include similar color schemes and architectural elements, including, without limitation, similar awnings, brick patterns, decorative fixtures, and the like.

No metal building shall be permitted anywhere in this SPUD. No plain concrete block shall be permitted to be used in any building anywhere in this SPUD. Tilt-up concrete is permitted but only if color and texture are incorporated consistent with the architectural theme of Route 66 Landing development.

A minimum of 50% of the exterior walls of all structures within this SPUD, except as listed, shall consist of brick, rock, stone, masonry, stucco or wood. The 50% required hereby shall be calculated as an average of the total elevation coverage of each building. A minimum of 75% of the south elevation of each building within this SPUD shall consist of brick, rock, stone, masonry, stucco or wood.

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

N/A

### **3. Street Improvements:**

N/A

**4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams.

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 screened with walls constructed of the same materials as are the adjacent building. 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 Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

N/A

**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**

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Thence N 90°00'00" W along the South line of said Lot 1 a distance of 495.55 feet to the POINT OF BEGINNING.

Containing 94,116 Sq. Ft. or 2.160 Acres, more or less.





THP MEDICAL OFFICES		OKLAHOMA CITY, OKLAHOMA	
REV	DESCRIPTION	DATE	
DATE	11/15/2024		
PROJECT NO.	2480124		
SHEET NAME			
EXHIBIT B - CONCEPTUAL SITE PLAN			
SHEET NO.			
C1.0			