



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  
Willow Trails Commercial

Project Name 10807 SW 29th Street

NW Corner of SW 29th St and S Sara Rd

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

Develop neighborhood commercial with residential amenities.

Summary Purpose Statement / Proposed Development

Staff Use Only	1650
Case No.: SPUD	6-13-24
File Date:	W3
Ward No.:	----
Nbhd. Assoc.:	Mustang
School District:	PUD-1976
Extg Zoning:	
Overlay:	

+/-2.6989

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):

Easy Yoke Development, LLC

Name

2304 W Hefner Rd., Suite 21508

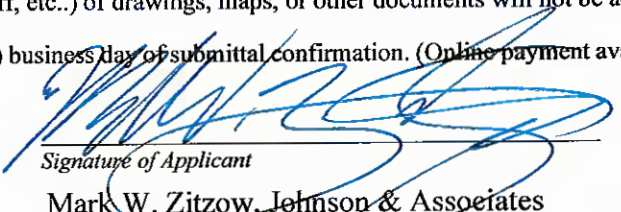
Mailing Address

Oklahoma City, OK, 73120

City, State, Zip Code

Phone

Email

  
Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK, 73104

City, State, Zip Code

(405) 235 - 8075

Phone

mzitzow@jaokc.com

Email

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

State Of Oklahoma  
Canadian County  
Documentary Stamps  
\$939.75



Doc#:R 2024 7949

Bk&Pg:RB 5824 465-470

Filed:04-04-2024

11:19:57 AM

LAR

WD

Canadian County, OK

6E

Not Official

WARRANTY DEED

That **Kelly J. Smith, a single person**, Party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Easy Yoke Development, LLC**, party of the second part, the following described real property and premises situate in **Canadian County**, State of Oklahoma, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

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

EXCEPT covenants, conditions, easements, and restrictions of record.

Signed and delivered this 25 day of March, 2024.

Kelly J. Smith  
Kelly J. Smith

State of Colorado  
County of Saguache

Before me, the undersigned, a Notary Public, in and for said County and State, on this 25 day of March, 2024, personally appeared Kelly J. Smith, a single person, to me known as 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 uses and purposes therein set forth.

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

ALICIA PALMER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20244003995  
MY COMMISSION EXPIRES 01/29/2028

Alicia Palmer  
Notary Public  
My Commission Expires 1/29/2028

Mail Tax Statements To:  
Easy Yoke Development, LLC

2304 W. Hwy 20  
St 21508  
OKC, OK 73120

PRESENTED FOR FILING BY AND RETURN TO:

Titan Title & Closing Platinum LLC  
6301 Waterford Blvd.  
Suite 325  
Oklahoma City, OK 73118  
File No.: PL24-0137  
Name of Title Insurer, if any:  
Fidelity National Title Insurance

Not Official

**EXHIBIT "A"****WEST TRACT:**

A tract of land lying in the Southeast Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:  
COMMENCING at southeast corner of said Southeast Quarter;

THENCE North 89°34'56" West, along the south line of said Southeast Quarter, a distance of 1,327.77 feet to the POINT OF BEGINNING;

THENCE continuing North 89°34'56" West, along said south line, a distance of 1,310.70 feet;

THENCE North 00°16'12" West a distance of 1,813.45 feet to a point on the southerly right of way of John Kilpatrick Turnpike and a point on a curve;

THENCE along said southerly right of way line the following three (3) courses;

1. Southeasterly along a non tangent curve to the left having a radius of 2,240.00 feet (said curve subtended by a chord which bears South 57°07'33" East a distance of 593.11 feet) for an arc distance of 594.86 feet;

2. South 64°32'11" East a distance of 1,214.87 feet;

3. South 68°16'42" East a distance of 227.44 feet;

THENCE South 11°10'05" West a distance of 25.95 feet;

THENCE South 07°39'21" West a distance of 79.98 feet;

THENCE South 16°24'05" West a distance of 20.97 feet;

THENCE South 05°51'31" West a distance of 46.39 feet;

THENCE South 35°43'15" West a distance of 46.64 feet;

THENCE South 66°59'12" West a distance of 51.45 feet;

THENCE South 66°56'23" West a distance of 69.48 feet;

THENCE South 68°33'43" West a distance of 71.22 feet;

THENCE South 41°05'53" West a distance of 61.23 feet;

THENCE South 42°12'21" West a distance of 125.52 feet;

THENCE South 45°00'50" West a distance of 80.34 feet;

THENCE South 39°22'03" West a distance of 122.43 feet;

THENCE South 31°37'10" West a distance of 86.70 feet;

THENCE South 17°45'12" West a distance of 49.70 feet;

THENCE South 01°14'55" West a distance of 87.10 feet;

THENCE South 40°36'59" East a distance of 69.83 feet;

THENCE South 27°01'54" East a distance of 44.36 feet;

THENCE South 00°00'00" East a distance of 21.04 feet to the POINT OF BEGINNING.

AND

**FLOODWAY TRACT LEGAL DESCRIPTION:**

A tract of land lying in the Southeast Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southeast Quarter;

THENCE North 89°34'56" West, along the south line of said Southeast Quarter a distance of 1,151.10 feet

to the POINT OF BEGINNING;

THENCE continuing North 89°34'56" West, along said south line, a distance of 176.68 feet;

THENCE North 00°00'00" West a distance of 21.04 feet;

THENCE North 27°01'54" West a distance of 44.36 feet;

THENCE North 40°36'59" West a distance of 69.83 feet;

THENCE North 01°14'55" East a distance of 87.10 feet;

THENCE North 17°45'12" East a distance of 49.70 feet;

THENCE North 31°37'10" East a distance of 86.70 feet;

THENCE North 39°22'03" East a distance of 122.43 feet;

THENCE North 45°00'50" East a distance of 80.34 feet;

THENCE North 42°12'21" East a distance of 125.52 feet;

THENCE North 41°05'53" East a distance of 61.23 feet;

THENCE North 68°33'43" East a distance of 71.22 feet;

THENCE North 66°56'23" East a distance of 69.48 feet;

THENCE North 66°59'12" East a distance of 51.45 feet;

THENCE North 35°43'15" East a distance of 46.64 feet;

THENCE North 05°51'31" East a distance of 46.39 feet;

THENCE North 16°24'05" East a distance of 20.97 feet;

THENCE North 07°39'21" East a distance of 79.98 feet;

THENCE North 11°10'05" East a distance of 25.95 feet to a point on the southerly right of way of John Kilpatrick Turnpike;

THENCE South 68°16'42" East, along said southerly right of way line, a distance of 51.81 feet;

THENCE South 01°31'09" East a distance of 52.00 feet;

THENCE South 06°50'52" West a distance of 57.04 feet;

THENCE South 05°23'25" West a distance of 40.20 feet;

THENCE South 18°17'19" West a distance of 59.27 feet;

THENCE South 48°43'52" West a distance of 40.97 feet;

THENCE South 58°24'11" West a distance of 45.85 feet;

THENCE South 64°56'45" West a distance of 51.40 feet;

THENCE South 62°47'44" West a distance of 29.55 feet;

THENCE South 29°13'53" West a distance of 34.62 feet;

THENCE South 49°41'59" West a distance of 82.69 feet;

THENCE South 42°00'05" West a distance of 51.41 feet;

THENCE South 26°34'37" West a distance of 51.26 feet;

THENCE South 10°29'40" West a distance of 52.45 feet;

THENCE South 18°26'38" West a distance of 54.36 feet;

THENCE South 37°53'29" West a distance of 65.35 feet;

Not Official

THENCE South 54°28'36" West a distance of 65.75 feet;

THENCE South 18°26'23" West a distance of 42.28 feet;

THENCE South 05°51'36" West a distance of 74.89 feet;

THENCE South 21°02'56" East a distance of 53.21 feet;

THENCE South 49°46'38" East a distance of 93.73 feet to the POINT OF BEGINNING.

Not Official

Not Official

Not Official

Not Official

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

TO: ~~THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA~~

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

OAG 2023-2 — NON-EXEMPT BUSINESS/TRUST

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature] 4-4-24  
AFFIANT, individually and as authorized agent of the Entity Date

The foregoing instrument was acknowledged before me this 4<sup>TH</sup> day of April, 2024,  
by James Lter.



[Signature]  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

LEGAL DESCRIPTION  
Willow Trails  
SPUD Commercial Tract  
May 22, 2024  
Revised June 11, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said SE/4;

THENCE South 89°34'56" East, along and with the South line of said SE/4, a distance of 1,085.01 feet;

THENCE North 00°25'04" East, departing said South line, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North 44°34'56" West, a distance of 35.36 feet;

THENCE North 00°25'04" East, a distance of 19.91 feet;

THENCE North 14°47'37" West, a distance of 38.11 feet;

THENCE North 00°25'04" East, a distance of 223.32 feet;

THENCE South 89°34'56" East, a distance of 472.16 feet;

THENCE South 18°26'38" West, a distance of 42.35 feet;

THENCE South 37°53'29" West, a distance of 65.35 feet;

THENCE South 54°28'36" West, a distance of 65.75 feet;

THENCE South 18°26'23" West, a distance of 42.28 feet;

THENCE South 05°51'36" West, a distance of 74.89 feet;

THENCE South 21°02'56" East, a distance of 53.21 feet;

THENCE South 49°46'38" East, a distance of 15.63 feet;

THENCE North 89°34'56" West, parallel with and 50.00 feet North of the South line of said SE/4, a distance of 342.36 feet to the POINT OF BEGINNING.

Containing 117,565 square feet or 2.6989 acres, more or less.

Basis of Bearing: The South line of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West having a bearing of South 89°34'56" East.



June 12, 2024

City of Oklahoma City  
Development Services Department  
420 W Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

**RE: Willow Trails Commercial Development: SPUD Submittal**

Dear Ms. Welch:

On behalf of our client, Easy Yoke Development, LLC, we are submitting a request for a Simplified Planned Unit Development application for the Willow Trails development to be reviewed and approved by the Planning Commission. The subject property is located north of SW 29<sup>th</sup> Street, just west of S Sara Road, south of the John Kilpatrick Turnpike in southwest Oklahoma City. The subject site is currently zoned as PUD-1976, with a base zoning of R-1, "Single-Family Residential". The property is currently undeveloped. The proposed SPUD, totaling +/-2.6989 acres, seeks to develop a commercial development with a base of C-1, "Neighborhood Commercial" district.

Please find attached the following submittal documents for the above referenced project:

- Application
- Letter of Authorization
- Warranty Deed
- Legal description
- Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **July 25, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.  
**JOHNSON & ASSOCIATES**

TWJ/rw  
Attachment(s)  
cc: Mark W. Zitzow, AICP, J&A  
[5636 000 / PA]

**Easy Yoke Development, LLC**  
**2304 W Hefner Road, Suite 21508**  
**Oklahoma City, OK, 73120**  
**PH: (405) 698-0424**

May 8, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Preliminary Plat application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

  
Signature

SAMOS RITEN, MANAGER  
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File: 5636 000/PA

CERTIFICATE OF BONDED ABTRACTOR  
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF CANADIAN                                 )

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said SE/4;

THENCE South 89°34'56" East, along and with the South line of said SE/4, a distance of 1,085.01 feet;

THENCE North 00°25'04" East, departing said South line, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North 44°34'56" West, a distance of 35.36 feet;

THENCE North 00°25'04" East, a distance of 19.91 feet;

THENCE North 14°47'37" West, a distance of 38.11 feet;

THENCE North 00°25'04" East, a distance of 223.32 feet;

THENCE South 89°34'56" East, a distance of 472.16 feet;

THENCE South 18°26'38" West, a distance of 42.35 feet;

THENCE South 37°53'29" West a distance of 65.35 feet;

THENCE South 54°28'36" West a distance of 65.75 feet;

THENCE South 18°26'23" West, a distance of 42.28 feet;

THENCE South 05°51'36" West, a distance of 74.89 feet;

THENCE South 21°02'56" East, a distance of 53.21 feet;

THENCE South 49°46'38" East, a distance of 15.63 feet;

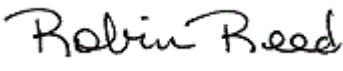
THENCE North 89°34'56" West, parallel with and 50.00 feet North of the South line of said SE/4, a distance of 342.36 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), 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: June 4, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Robin Reed

Abstractor License No. 4746

OAB Certificate of Authority # 0058

File No. 2875822-WA99



Owner	Mailing Address	Lot	Block	Legal Description
EASY YOKE DEVELOPMENT LLC	2304 W HEFNER RD STE 21508.OKLAHOMA CITY.OK.73120			PT SE/4 10-11N-5W (A#1 ON THE MAP) - INCLUDES SUBJECT PROPERTY
BENT WOOD CREEK LLC	1417 E ANGEL FIRE TER.MUSTANG.OK.73064			PT SE/4 10-11N-5W (A#8 ON THE MAP)
MARSHA GREGG, CALEB GREGORY & CAMERON GEFFEROY GREGG	3001 SAHOMA TRL.YUKON.OK.73099	7	1	BROOKSTONE VILLAS 1
BROOKSTONE VILLAS HOA % NEIGHBORHOOD SERVICE CORP	1326 FRETZ DR.EDMOND.OK.73003			BROOKSTONE VILLAS 1 COMMON AREA "B"
LOHMAN INVESTMENTS LLC %ASHER INVESTMENTS LLC	200 SW 19TH ST.MOORE.OK.73160			PT NE/4 15-11N-5W (A#10 ON THE MAP)
BROOKSTONE LAKES WEST HOME OWNERS ASSOCIATION	1326 FRETZ DR.EDMOND.OK.73003			BROOKSTONE LAKES WEST 4 COMMON AREA "C"
KROHN CONSORTIUM III, LLC	1440 MOON RIVER DR. PROVO CANYON.UT. 84604	6	15	BROOKSTONE LAKES WEST 4
CHLOE COWAN & CAMERON COWAN	3000 COPAN CT.YUKON.OK.73099	5	15	BROOKSTONE LAKES WEST 4
JESUS VALDEZ & DIANA CAPOL	3001 COPAN CT.YUKON.OK.73099	4	15	BROOKSTONE LAKES WEST 4
BRIAN MURDOCK	3005 COPAN CT.YUKON.OK.73099	3	15	BROOKSTONE LAKES WEST 4
JIMMY C LUSTER & COURTNEY R JERNIGAN	3012 BROOKSTONE LAKES DR.YUKON.OK.73099	4	3	BROOKSTONE LAKES WEST 1
TAYLOR ANN STOW & CHRISTOPHER WAYNE STOW	3008 BROOKSTONE LAKES DR.YUKON.OK.73099	3	3	BROOKSTONE LAKES WEST 1
AUSTIN TYLER COWAN & RACHEL NICOLE COWAN	3004 BROOKSTONE LAKES DR.YUKON.OK.73099	2	3	BROOKSTONE LAKES WEST 1
DAVID LESLIE LEE FISHINGHAWK & YOSELYN DOMINGUEZ VALDEZ	3000 BROOKSTONE LAKES DR.YUKON.OK.73099	1	3	BROOKSTONE LAKES WEST 1
SOKRY REOUNG & RATANA MEY	10901 SW 30TH TER.YUKON.OK.73099	10	2	BROOKSTONE LAKES WEST 1
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

State Of Oklahoma  
Canadian County  
Documentary Stamps  
**\$939.75**



Doc#: R 2024 7950  
Bk&Pg: RB 5824 471-476  
Filed: 04-04-2024 LAR  
11:19:58 AM WD  
Canadian County, OK 6E

**WARRANTY DEED**

That Ian J. Smith, joined by his spouse, Rebecca Smith, Party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Easy Yoke Development, LLC**, party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:

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together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

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EXCEPT covenants, conditions, easements, and restrictions of record.

Signed and delivered this 2 day of APRIL, 2024.

Ian J. Smith  
Rebecca Smith

State of Colorado  
County of El Paso

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2<sup>ND</sup> day of April, 2024, personally appeared Ian J. Smith, joined by his spouse, Rebecca Smith, to me known as 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.

Carlouise Peppers  
Notary Public  
My Commission Expires 02-01-2025

Mail Tax Statements To:  
Easy Yoke Development, LLC  
2804 W. Hwy 101 Box 21508  
OKC, OK 73125

CARLOUISE PEPPERS  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20124078550  
MY COMMISSION EXPIRES FEB 1, 2025

PRESENTED FOR FILING BY AND RETURN  
TO:  
Titan Title & Closing Platinum LLC  
6301 Waterford Blvd.  
Suite 325  
Oklahoma City, OK 73118  
File No.: PL24-0137  
Name of Title Insurer, if any:  
Fidelity National Title Insurance

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1. Southeasterly along a non tangent curve to the left having a radius of 2,240.00 feet (said curve subtended by a chord which bears South 57°07'33" East a distance of 593.11 feet) for an arc distance of 594.86 feet;

2. South 64°32'11" East a distance of 1,214.87 feet;

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AND

**FLOODWAY TRACT LEGAL DESCRIPTION:**

A tract of land lying in the Southeast Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southeast Quarter;

THENCE North 89°34'56" West, along the south line of said Southeast Quarter a distance of 1,151.10 feet



to the POINT OF BEGINNING;

THENCE continuing North 89°34'56" West, along said south line, a distance of 176.68 feet;

THENCE North 00°00'00" West a distance of 21.04 feet;

THENCE North 27°01'54" West a distance of 44.36 feet;

THENCE North 40°36'59" West a distance of 69.83 feet;

THENCE North 01°14'55" East a distance of 87.10 feet;

THENCE North 17°45'12" East a distance of 49.70 feet;

THENCE North 31°37'10" East a distance of 86.70 feet;

THENCE North 39°22'03" East a distance of 122.43 feet;

THENCE North 45°00'50" East a distance of 80.34 feet;

THENCE North 42°12'21" East a distance of 125.52 feet;

THENCE North 41°05'53" East a distance of 61.23 feet;

THENCE North 68°33'43" East a distance of 71.22 feet;

THENCE North 66°56'23" East a distance of 69.48 feet;

THENCE North 66°59'12" East a distance of 51.45 feet;

THENCE North 35°43'15" East a distance of 46.64 feet;

THENCE North 05°51'31" East a distance of 46.39 feet;

THENCE North 16°24'05" East a distance of 20.97 feet;

THENCE North 07°39'21" East a distance of 79.98 feet;

THENCE North 11°10'05" East a distance of 25.95 feet to a point on the southerly right of way of John Kilpatrick Turnpike;

THENCE South 68°16'42" East, along said southerly right of way line, a distance of 51.81 feet;

THENCE South 01°31'09" East a distance of 52.00 feet;

THENCE South 06°50'52" West a distance of 57.04 feet;

THENCE South 05°23'25" West a distance of 40.20 feet;

THENCE South 18°17'19" West a distance of 59.27 feet;

THENCE South 48°43'52" West a distance of 40.97 feet;

THENCE South 58°24'11" West a distance of 45.85 feet;

THENCE South 64°56'45" West a distance of 51.40 feet;

THENCE South 62°47'44" West a distance of 29.55 feet;

THENCE South 29°13'53" West a distance of 34.62 feet;

THENCE South 49°41'59" West a distance of 82.69 feet;

THENCE South 42°00'05" West a distance of 51.41 feet;

THENCE South 26°34'37" West a distance of 51.26 feet;

THENCE South 10°29'40" West a distance of 52.45 feet;

THENCE South 18°26'38" West a distance of 54.36 feet;

THENCE South 37°53'29" West a distance of 65.35 feet;

THENCE South 54°28'36" West a distance of 65.75 feet;

THENCE South 18°26'23" West a distance of 42.28 feet;

THENCE South 05°51'36" West a distance of 74.89 feet;

THENCE South 21°02'56" East a distance of 53.21 feet;

THENCE South 49°46'38" East a distance of 93.73 feet to the POINT OF BEGINNING.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA     )  
  )     ss.  
COUNTY OF Oklahoma     )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned James Riter  
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am Dan Manager (role, such as titled officer or trustee) of Easy Voke Development, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature] 4-4-24  
AFFIANT, individually and as authorized agent of the Entity Date

The foregoing instrument was acknowledged before me this 4<sup>TH</sup> day of April, 2024,  
by James Riter.



[Signature]  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT**

**Willow Trails**

**June 13, 2024**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Suite 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.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).*

## **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 which 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-1, "Neighborhood 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)
- Child Care Centers (8300.25), outdoor play area permitted
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2), ancillary to a childcare facility
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)

- Medical Services: General (8300.52)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55), limited to uses ancillary to childcare
- Personal Services: General (8300.58)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Single Family Residential (8200.14)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Maximum Building Size: N/A**

**4. Maximum Number of Buildings: N/A**

**5. Building Setback Lines:**

North: 10 feet

East: 0 feet

West: 10 feet

South: 10 feet

**6. Sight-proof Screening:**

Sight-proof screening shall be required for this SPUD along the north property line adjacent to proposed single-family homes and only where new development occurs.

This SPUD shall be permitted the use of coated/treated chain link fencing to secure the site and play area for the children.

**7. Landscaping:**

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

If developed as commercial, A 5-foot landscape buffer shall only be required along the north property line adjacent to single family homes and only where new development occurs. Any other uses shall meet the City of Oklahoma City Landscaping Ordinance.

**8. Signs:**

**8.1 Freestanding 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-1, "Neighborhood Commercial" District regulations.

**8.3 Non-accessory Signs**

Non-accessory signs are not permitted in this SPUD.

**8.4 Electronic Message Display Signs**

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

**9. Access:**

Access shall be taken from SW 29<sup>th</sup> Street and/or Titus Dr., via a maximum of two (2) private drives.

**10. Sidewalks:**

Sidewalks shall be constructed along SW 29<sup>th</sup> Street and along Titus Dr. as part of the Willow Trails 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:**

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed untreated metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.



**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 consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

**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.

**9. Platting:**

Platting shall be per the City of Oklahoma City Subdivision Regulations.

**10. Other:** N/A

### **III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

LEGAL DESCRIPTION  
Willow Trails  
SPUD Commercial Tract  
May 22, 2024  
Revised June 11, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said SE/4;

THENCE South 89°34'56" East, along and with the South line of said SE/4, a distance of 1,085.01 feet;

THENCE North 00°25'04" East, departing said South line, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North 44°34'56" West, a distance of 35.36 feet;

THENCE North 00°25'04" East, a distance of 19.91 feet;

THENCE North 14°47'37" West, a distance of 38.11 feet;

THENCE North 00°25'04" East, a distance of 223.32 feet;

THENCE South 89°34'56" East, a distance of 472.16 feet;

THENCE South 18°26'38" West, a distance of 42.35 feet;

THENCE South 37°53'29" West, a distance of 65.35 feet;

THENCE South 54°28'36" West, a distance of 65.75 feet;

THENCE South 18°26'23" West, a distance of 42.28 feet;

THENCE South 05°51'36" West, a distance of 74.89 feet;

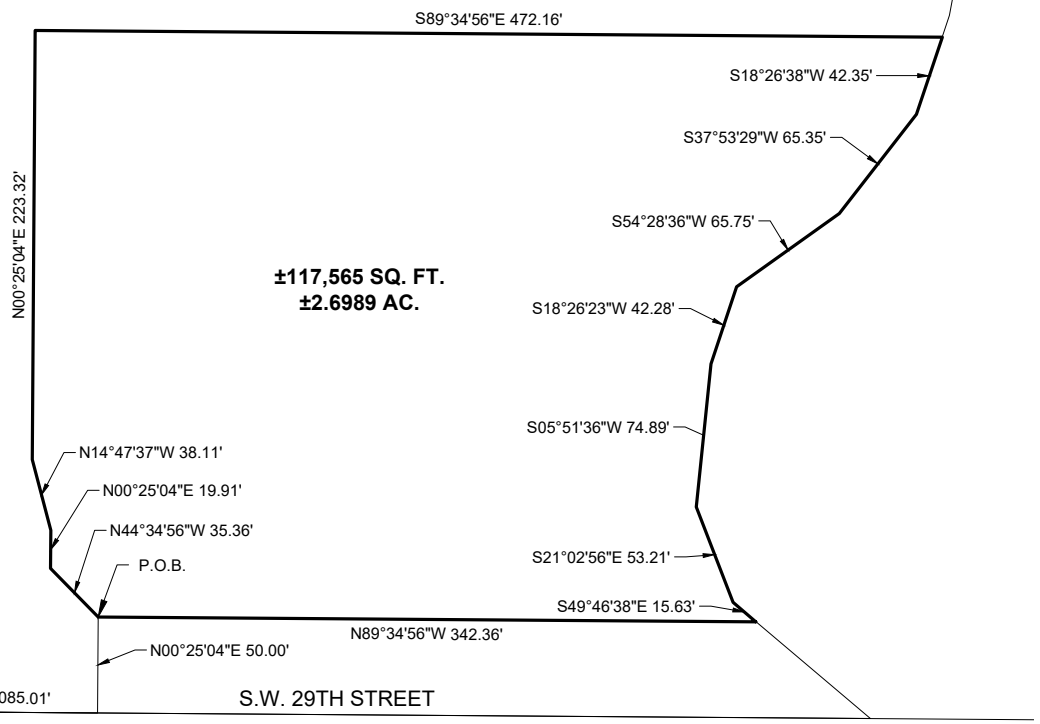
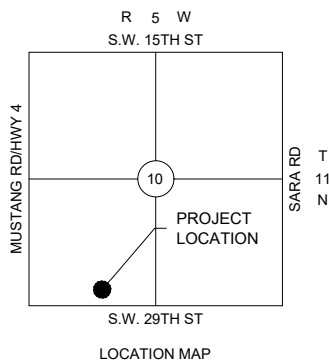
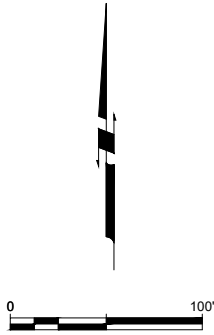
THENCE South 21°02'56" East, a distance of 53.21 feet;

THENCE South 49°46'38" East, a distance of 15.63 feet;

THENCE North 89°34'56" West, parallel with and 50.00 feet North of the South line of said SE/4, a distance of 342.36 feet to the POINT OF BEGINNING.

Containing 117,565 square feet or 2.6989 acres, more or less.

Basis of Bearing: The South line of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West having a bearing of South 89°34'56" East.



ACAD FILE: H:\5636\Exhibit\5636-Commercial SPUD.dwg, 6/11/2024 9:13 AM, Matt Johnson  
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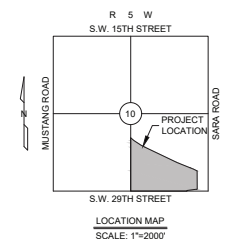
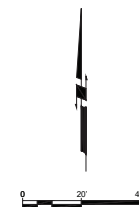
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Proj. No.: 5636  
Date: 5-22-24  
Scale: 1"=100'  
Revised 6-11-24

**WILLOW TRAILS**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**COMMERCIAL SPUD**



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2025  
• ENGINEERS • SURVEYORS • PLANNERS •



## SPUD-       Willow Trails

Conceptual Site Plan  
Exhibit B  
73 Parking Spaces  
12,000 Total SF



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
405.235.8875 FAX 405.235.8875

ENGINEERS SURVEYORS PLANNERS

6/10/24  
Conceptual site plan showing feasible option  
permitted under proposed rezoning