

Planning Commission Minutes
July 28, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:40 p.m. on July 22, 2022.)

10. (SPUD-1425) Application by Garret and Company, LLC., to rezone 928 NW 107th Street from the R-1 Single Family Residential, R-4 General Residential, and C-3 Community Commercial Districts to the SPUD-1425 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. EMD signs shall be prohibited.
2. Non-accessory signs/billboards shall be prohibited.
3. Modify Section 9. Access to state access ~~will~~may be taken from N Western Ave, NW 107th Street and NW 105th Street. Parcels are not required to have frontage on an improved street and may take access from a private drive.
4. Limit the use designated as Section M in the exhibit to access only and no site development with buildings and right turn only to travel south.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION, AS AMENDED.

MOVED BY LAFORGE, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, PRIVETT, HINKLE, GOVIN,
PENNINGTON, LAFORGE;

ABSENT: NOBLE



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 28, 2022

Item No. IV. 10.

(SPUD-1425) Application by Garret and Company, LLC., to rezone 928 NW 107th Street from the R-1 Single Family Residential, R-4 General Residential, and C-3 Community Commercial Districts to the SPUD-1425 Simplified Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant/Developer Representative

Name David M Box
Company Williams, Box, Forshee & Bullard PC
Phone 405-232-0080
Email dmbox@wbflaw.com

B. Case History

This application was continued from the July 14, 2022 meeting.

The application is associated with CE-1080, a request to close unimproved street and alley right-of-way within and adjacent to the SPUD boundary.

C. Reason for Request

This application is to permit light industrial development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Size of Site: 6.42 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1/C-3	R-4/C-3 PUD-203	R-4/C-3	R-4/C-3
Land Use	Undev/Com/Res	Off/Com	Com/Ind	Apt/Com	Com/Apt

4. **Development Context:** The subject site is comprised of several noncontiguous parcels generally located east of N Western Avenue and south of W Hefner Road. The parcels are zoned R-1 and R-4, and the parcel fronting N Western Ave is zoned C-3. The application is associated with CE-1080, a request to close unimproved street and alley right-of-way within and adjacent to the SPUD boundary. To the north and fronting W Hefner Road are homes and a pet hotel. To the east is a personal storage facility with outdoor RV storage. Abutting on the south and across N Western Ave to the west are apartment complexes. The arterial intersection is zoned C-3 and SPUD-1381 (C-3, 2022) and developed with office, retail and gas stations. The SPUD is requested for a light industrial development.

II. SUMMARY OF PUD APPLICATION

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:

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.27 Communications Services: Antennas
- 8300.30 Communication Services: Telecommunication Towers
- 8300.29 Communications Services: Limited
- 8300.32 Convenience Sales and Personal Services, limited to Block 6, Lots 25-32
- 8250.5 Cultural Exhibits
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Uses
- 8300.45 Gasoline Sales, Large, limited to Block 6, Lots 25-32
- 8300.46 Gasoline Sales, Small: Restricted, limited to Block 6, Lots 25-32
- 8150.6.3 Greenhouse
- 8150.6.5 Hoop House
- 8350.8 Industrial Light
- 8300.48 Laundry Services
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8200.4 Live/Work Units
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted

8300.55	Participant Recreation and Entertainment: Indoor
8300.57	Payday or Title Loan Agencies
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.65	Retail Sales and Services: Pawn Shops
8350.16	Wholesaling, Storage and Distribution: General

2. Maximum Building Height:

Maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

Maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

Maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district except as herein modified:

South Boundary of Block 6: 10 feet

6. Sight-proof Screening:

Screening requirements shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

8.1 Free standing accessory signs

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

8.2 Attached signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

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

8.4 Electronic Message Display signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

Access shall be taken from N. Western Ave.

10. Sidewalks

Sidewalks shall be required along the arterial street network on N. Western Ave., pursuant to Public Works requirements. Said sidewalk shall be a minimum of 5 feet wide or 6 feet wide if placed abutting the street curb.

II. Other Development Regulations:

1. Architecture:

Building exteriors shall be constructed in accordance with the architecture regulations per base zoning district; provided, however, use of architectural metals shall be permitted by right for all buildings. Garage doors and service areas for buildings constructed adjacent to N Western Ave. shall not face N Western Ave.

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.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction.

Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.

- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8” wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement. All existing unused wastewater services must be abandoned at the wastewater main.

b. Solid Waste Management

- 1) The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise the customer will have to utilize a private hauler for dumpster service. The City can provide service if there is sufficient space for the truck to maneuver.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 6” water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.

- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 4) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.
- 5) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 6) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 7) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site has access to an arterial street.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The SPUD regulations could provide a FAR within this range. The conceptual plan illustrates several building accessed from a private drive off Western Ave.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Protect existing traditional street grid and reconnect it where possible.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Keep existing alleys open and functional.
- Horizontally mixed-use developments should have connectivity between land uses.

This application is associated with a request to close unimproved street right-of-way (CE-1080). The provided exhibit indicates a private drive would be installed that would provide access to the new development from N Western Avenue.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

The PUD requires sidewalks, although they were recently installed along Western Ave.

- 2) **Compatibility**: The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating office/warehouse and light industrial uses adjacent to existing residential uses, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building's orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD proposes light industrial development abutting an apartment complex on the south, and across unimproved right-of-way from homes fronting W Hefner Road. The other R-1 zoned land surrounding the subject site is not developed. Code will require screening, landscaping, and a step-down in building height adjacent to the R-1 District.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *No triggers requiring mitigation were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The SPUD proposes a modified light industrial base and limits gas sales to the parcel fronting N Western Ave, which is currently zoned C-3.*

- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the proposed development site.
- 5) **Transportation System:** This site has frontage and access from N Western Avenue, a Major Arterial Street within the Urban Low LUTA. Transit (bus) service is available along N Western Ave with a bus stop adjacent to the subject site.

6) Other Development Related Policies

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The noncontiguous subject sites are located east of N Western Avenue and south of W Hefner Road. The SPUD has frontage on N Western Ave. The application is associated with CE-1080, a request to close unimproved street and alley right-of-way within and adjacent to the SPUD boundary. The SPUD is requested for a light industrial development. Conceptual plans indicate several commercial buildings accessed from a new private driveway. The Master Design Statement may need to specifically allow access for individual parcels from a private drive should the associated CE-1080 application be approved and the right-of-way vacated. Plan conformance would be strengthened by eliminating EMD signs.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

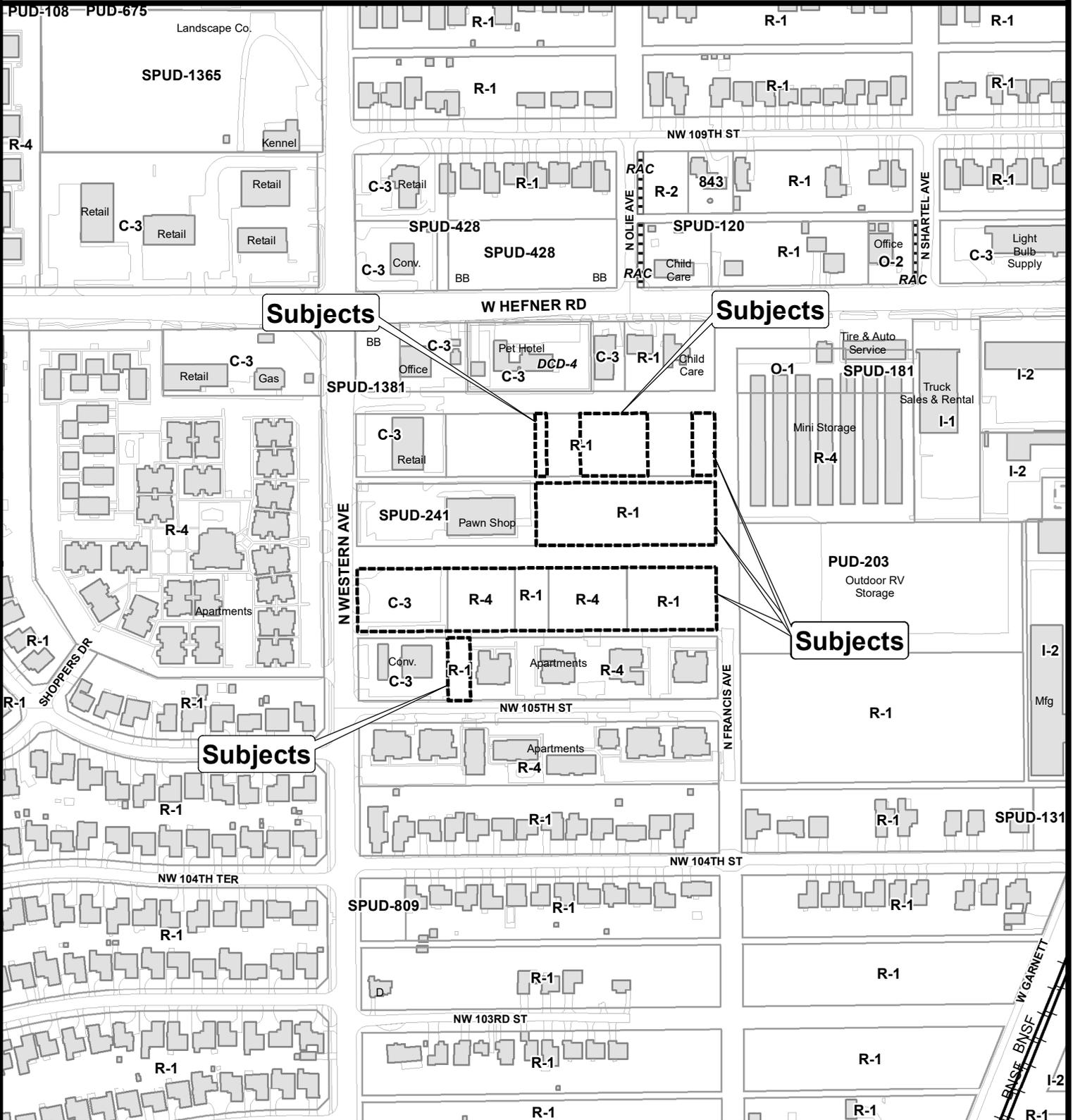
Approval of the application subject to the following Technical Evaluations:

1. EMD signs shall be prohibited.
2. Non-accessory signs/billboards shall be prohibited.
3. Modify Section 9. Access to state access will be taken from N Western Ave and NW 105th Street. Parcels are not required to have frontage on an improved street and may take access from a private drive.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

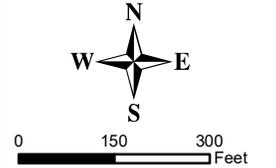
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Case No: SPUD-1425 Applicant: Garrett and Company, LLC
Existing Zoning: R-1 / R-4 / C-3
Location: 928 NW 107th St.



The City of OKLAHOMA CITY

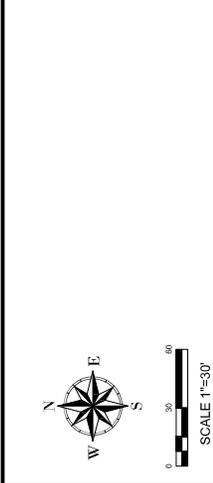
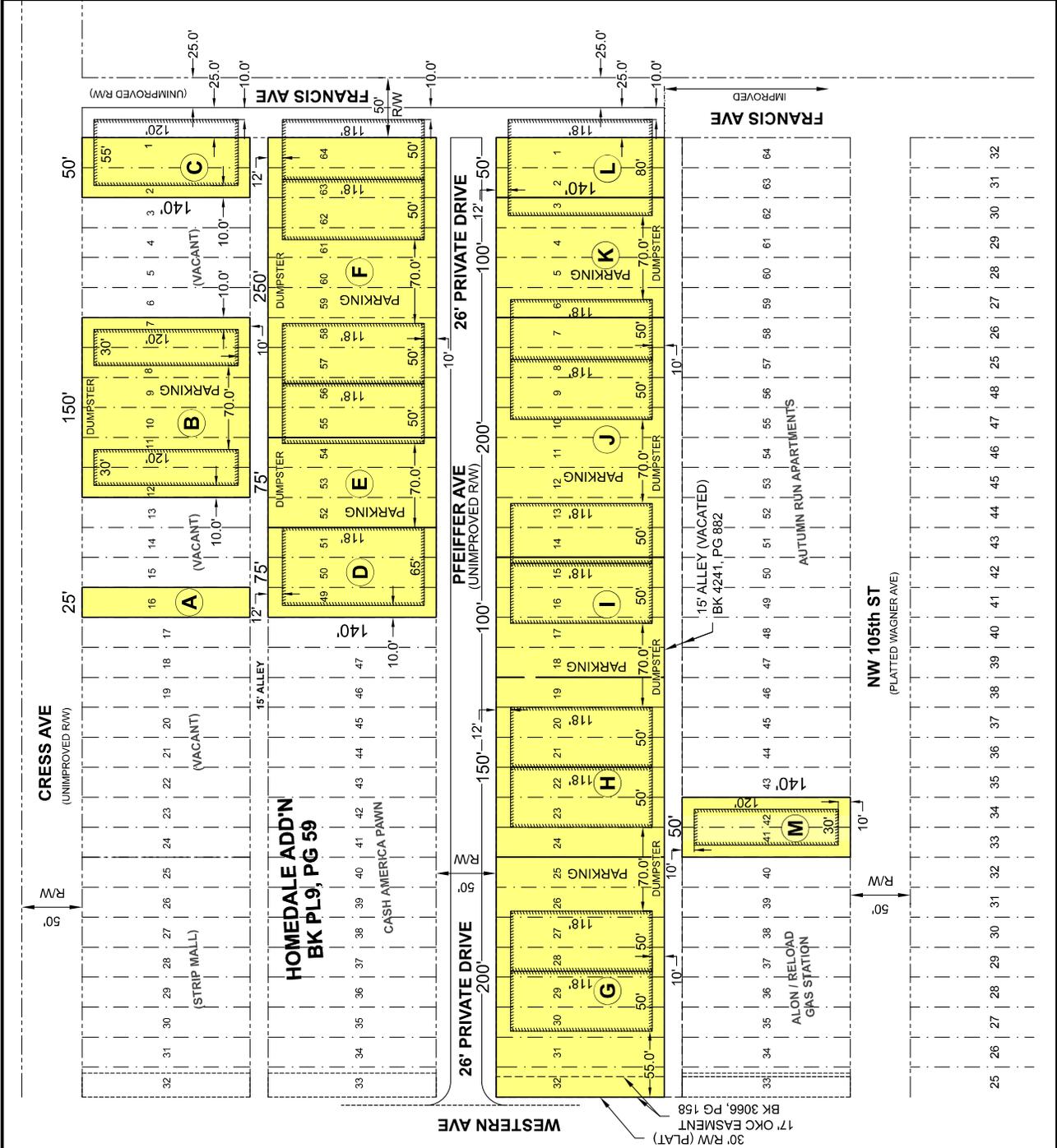
Simplified Planned Unit Development



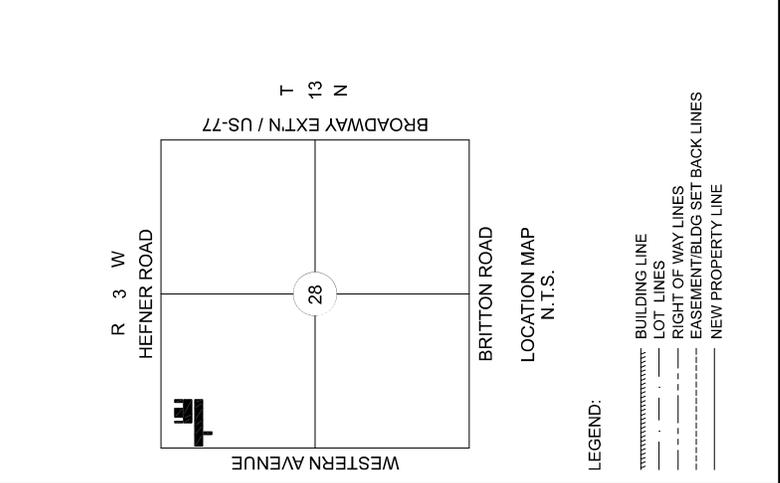


Garrett and Company, LLC
 Oklahoma City, OK 73114
 (405) 840-3371

NO.	REVISION	DATE



ID	Block / Lots	Zoning	Parcel	Record Owner	Deed Info
A	Bk 7 Lot 16	R-1	R130845189	Garrett and Company, LLC	BK 14450, Pg 1225
B	Bk 7 Lots 7-12	R-1	R130845049	Garrett and Company, LLC	BK 8902, Pg 126
C	Bk 7 Lots 1&2	R-1	R130844900	Garrett and Company, LLC	BK 8302, Pg 137
D	Bk 7 Lots 49-51	R-1	R130846200	Industry Property & Design, LLC	BK 15070, Pg 279
E	Bk 7 Lots 52-54	R-1	R130846200	Industry Property & Design, LLC	BK 14819, Pg 187
F	Bk 7 Lots 55-56	R-1	R130846200	Garrett and Company, LLC	BK 11199, Pg 1749
G	Bk 6 Lots 25-32	C-3	R130844501	Mae's Car Washes, LLC	BK 10700, Pg 2004
H	Bk 6 Lots 19-24	R-4	R130844480	Mae's Car Washes, LLC	BK 10700, Pg 2004
I	Bk 6 Lots 15-18	R-1	R130844410	Industry Property & Design, LLC	BK 14819, Pg 987
J	Bk 6 Lots 7-14	R-4	R130843240	Industry Property & Design, LLC	BK 14819, Pg 987
K	Bk 6 Lots 5-6	R-1	R130842270	Garrett and Company, LLC	BK 8902, Pg 126
L	Bk 6 Lots 1&2	R-1	R130844500	Garrett and Company, LLC	BK 14974, Pg 1053
M	Bk 6 Lots 41&42	R-1	R130844610	Garrett and Company, LLC	BK 4452, Pg 1311



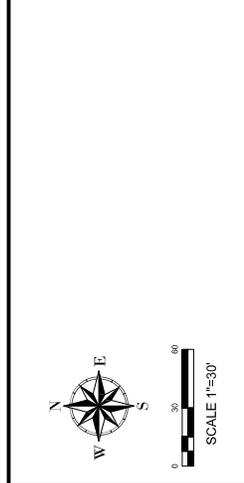
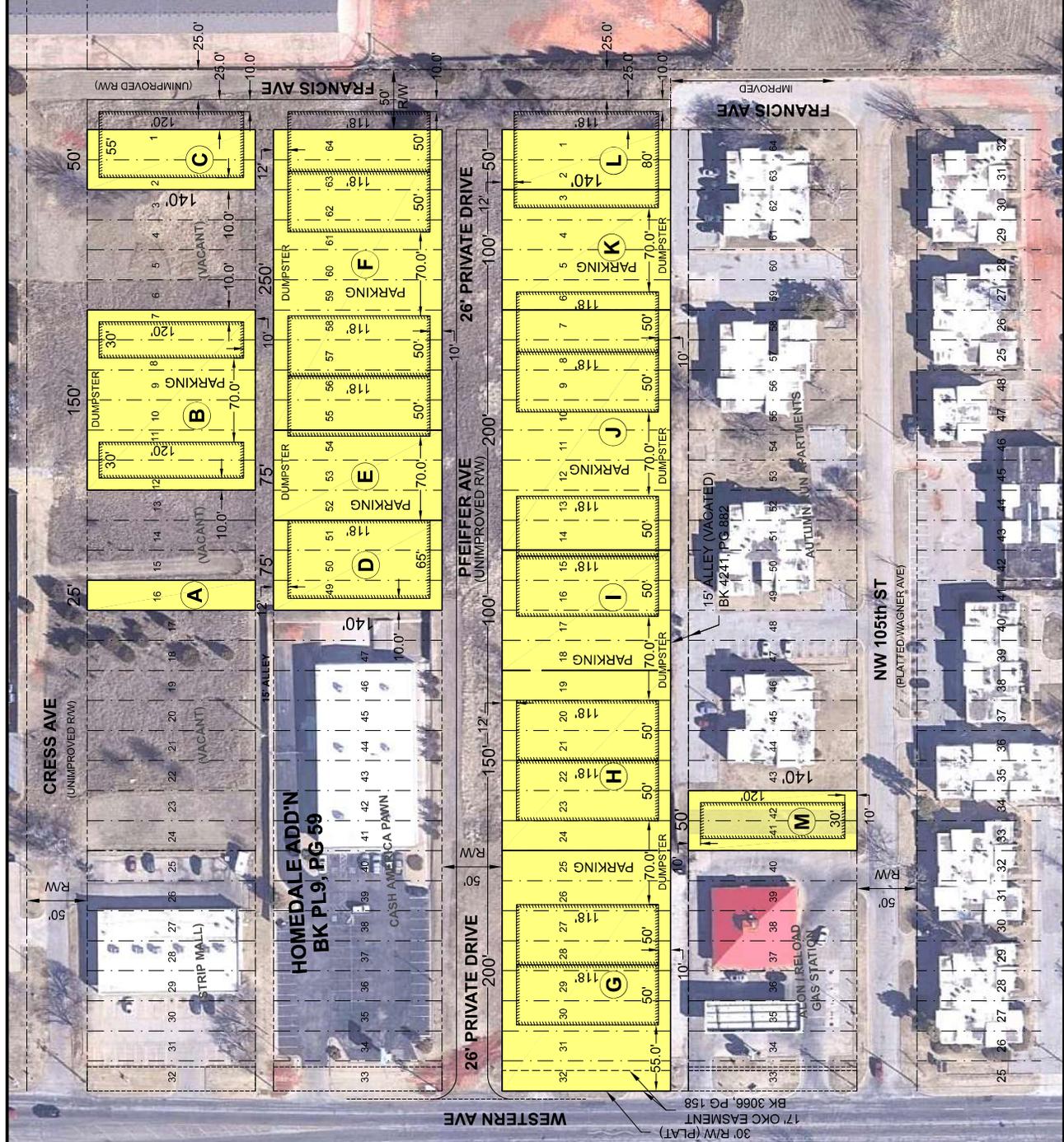
LEGEND:

-----	BUILDING LINE
-----	LOT LINES
-----	RIGHT OF WAY LINES
-----	EASEMENT/BLDG SET BACK LINES
-----	NEW PROPERTY LINE

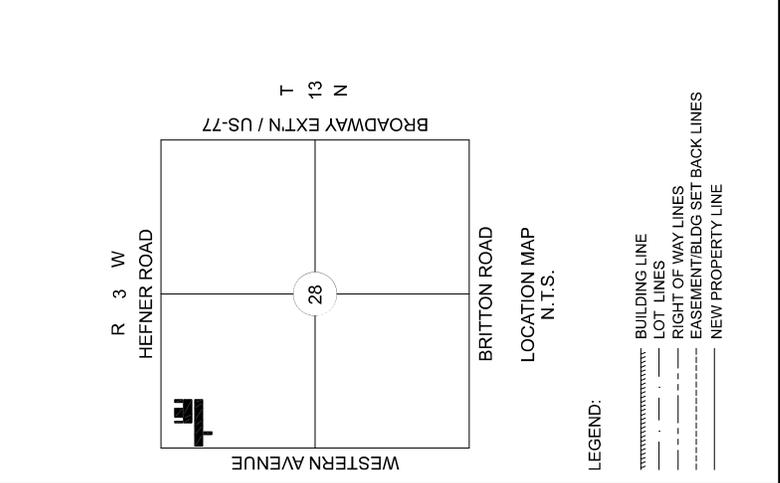


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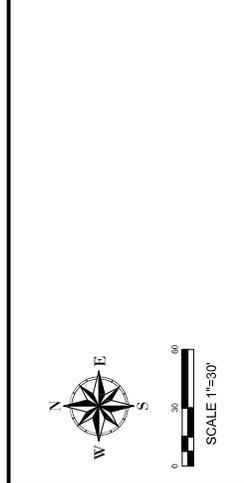
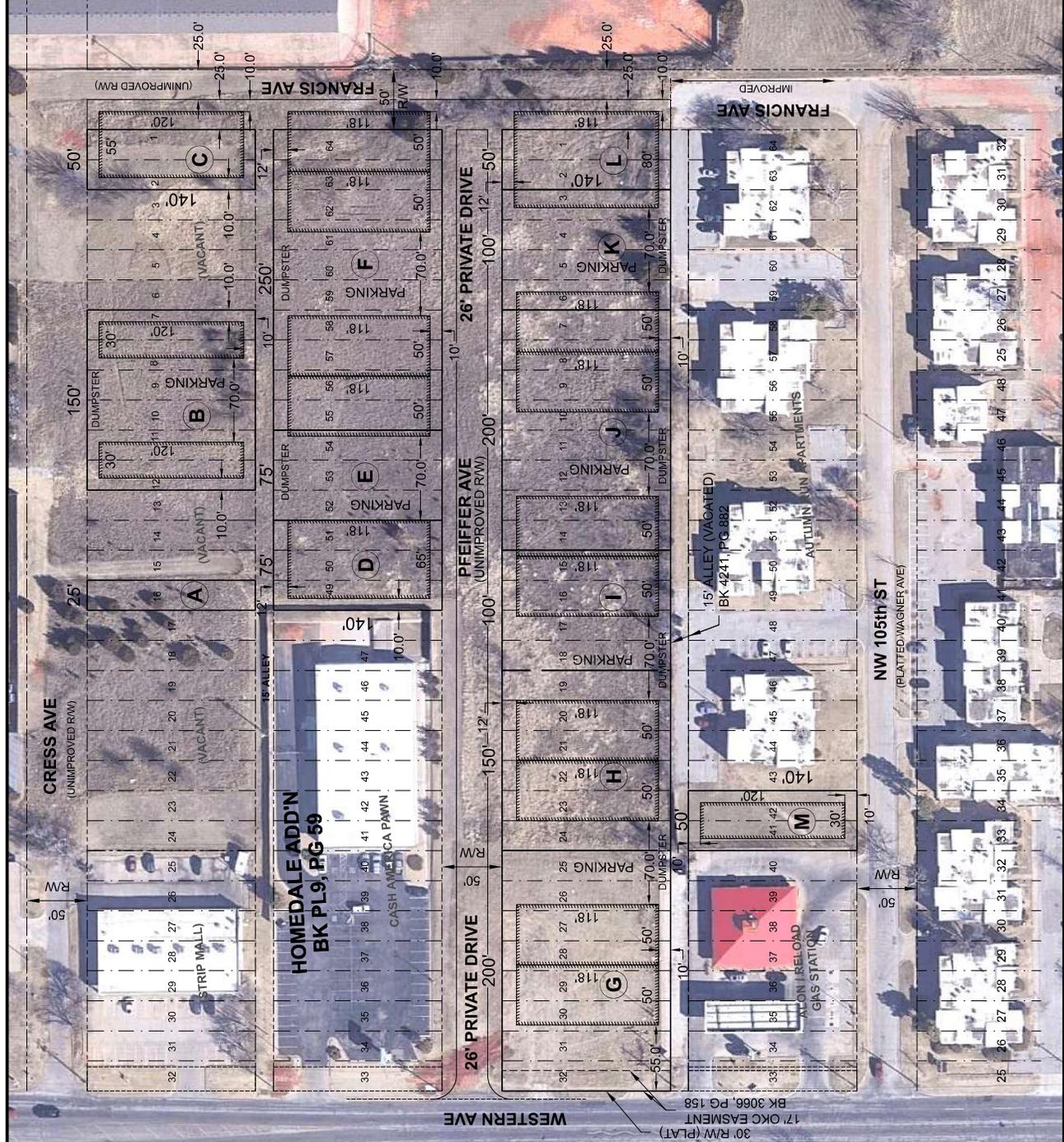
NO.	REVISION	DATE	BY



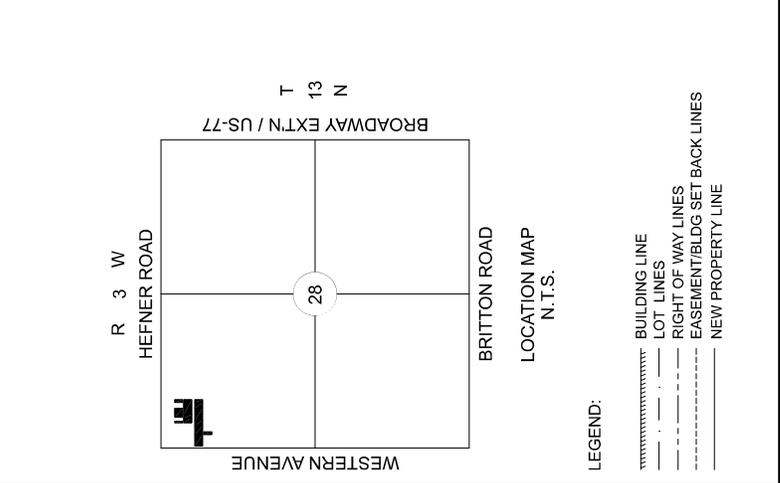
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B	Bk 7 Lots 7-12	R-1	R130845049	Garrett and Company, LLC	BK 8902, Pg 126
C	Bk 7 Lots 1&2	R-1	R130844900	Garrett and Company, LLC	BK 8302, Pg 137
D	Bk 7 Lots 49-51	R-1	R130846200	Industry Property & Design, LLC	BK 15070, Pg 279
E	Bk 7 Lots 52-54	R-1	R130846200	Industry Property & Design, LLC	BK 14819, Pg 87
F	Bk 7 Lots 55-64	R-1	R130846200	Garrett and Company, LLC	BK 11199, Pg 1749
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M	Bk 6 Lots 41&42	R-1	R130844610	Garrett and Company, LLC	BK 4458, Pg 1311



NO.	REVISION	DATE



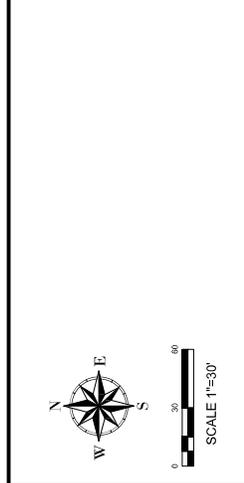
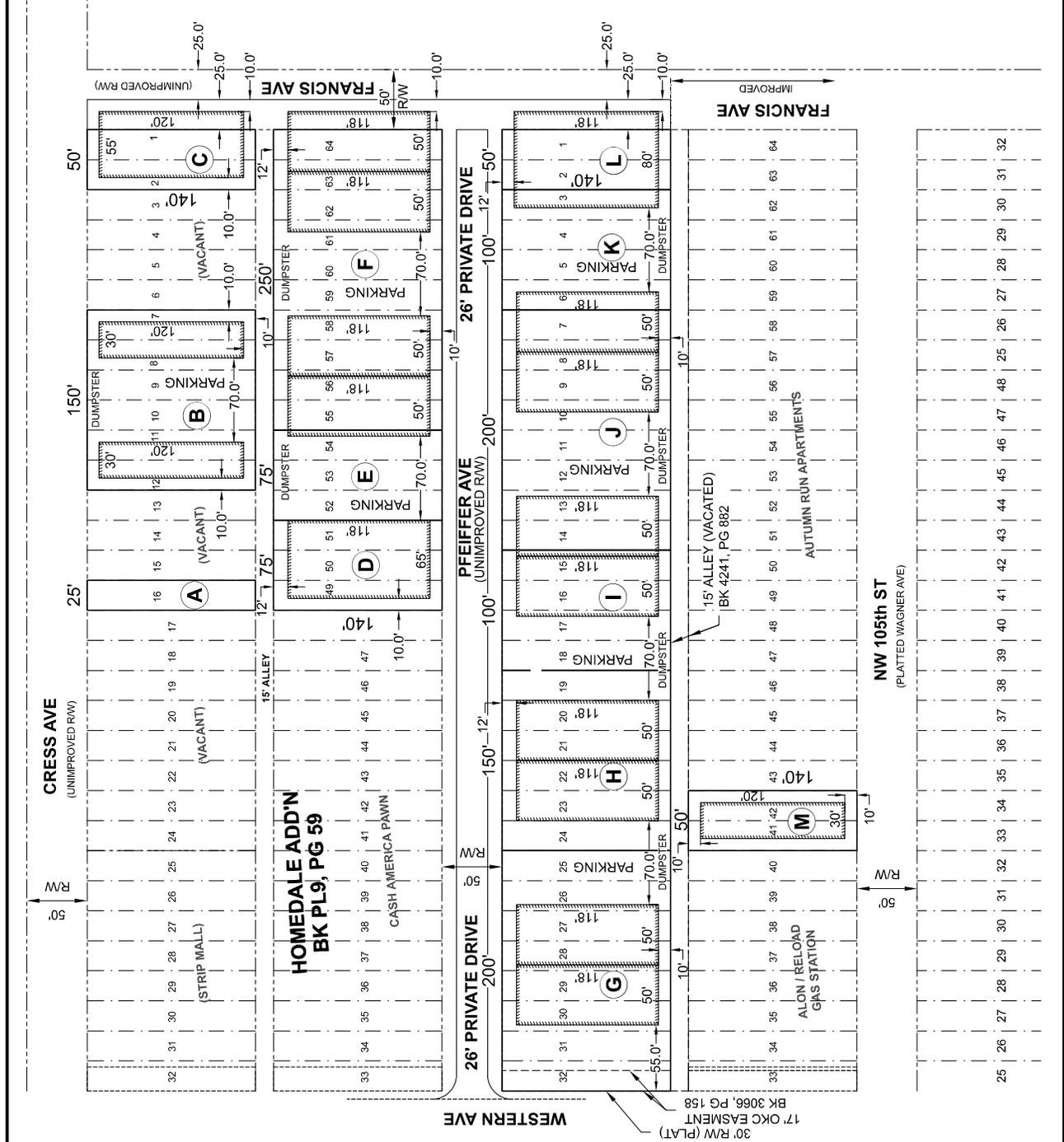
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E	Bk 7 Lots 52-54	R-1	R130846200	Industry Property & Design, LLC	BK 14819, Pg 87
F	Bk 7 Lots 55-56	R-1	R130846200	Garrett and Company, LLC	BK 11199, Pg 1749
G	Bk 6 Lots 25-32	C-3	R130844501	Mae's Car Washes, LLC	BK 10700, Pg 2004
H	Bk 6 Lots 19-24	R-4	R130844480	Mae's Car Washes, LLC	BK 10700, Pg 2004
I	Bk 6 Lots 15-18	R-1	R130844410	Industry Property & Design, LLC	BK 14819, Pg 87
J	Bk 6 Lots 7-14	R-4	R130843240	Industry Property & Design, LLC	BK 14819, Pg 87
K	Bk 6 Lots 5-6	R-1	R130842270	Garrett and Company, LLC	BK 8902, Pg 126
L	Bk 6 Lots 1&2	R-1	R130844509	Garrett and Company, LLC	BK 14974, Pg 1063
M	Bk 6 Lots 41&42	R-1	R130844610	Garrett and Company, LLC	BK 4458, Pg 1311



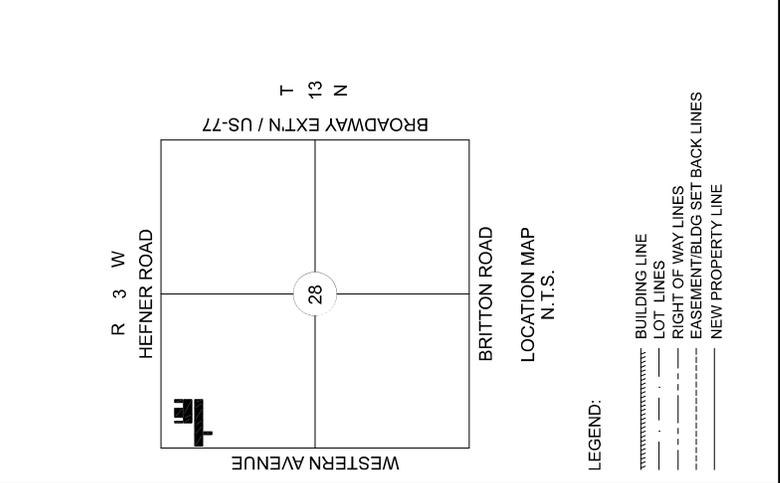


Garrett and Company, LLC
 Oklahoma City, OK 73114
 (405) 840-3371

NO.	REVISION	DATE



ID	Block / Lots	Zoning	Parcel	Record Owner	Deed Info
A	Bk 7 Lot 16	R-1	R130845189	Garrett and Company, LLC	BK 14450, Pg 1225
B	Bk 7 Lots 7-12	R-1	R130845049	Garrett and Company, LLC	BK 8902, Pg 126
C	Bk 7 Lots 1&2	R-1	R130844900	Garrett and Company, LLC	BK 8302, Pg 137
D	Bk 7 Lots 49-51	R-1	R130846200	Industry Property & Design, LLC	BK 15070, Pg 279
E	Bk 7 Lots 52-54	R-1	R130846200	Garrett and Company, LLC	BK 14819, Pg 87
F	Bk 7 Lots 55-56	R-1	R130846200	Garrett and Company, LLC	BK 11199, Pg 1749
G	Bk 6 Lots 25-32	C-3	R130844501	Mae's Car Washes, LLC	BK 10700, Pg 2004
H	Bk 6 Lots 19-24	R-4	R130844480	Mae's Car Washes, LLC	BK 10700, Pg 2004
I	Bk 6 Lots 15-18	R-1	R130844410	Industry Property & Design, LLC	BK 14819, Pg 87
J	Bk 6 Lots 7-14	R-4	R130843240	Industry Property & Design, LLC	BK 14819, Pg 87
K	Bk 6 Lots 5-6	R-1	R130842270	Garrett and Company, LLC	BK 8902, Pg 126
L	Bk 6 Lots 1&2	R-1	R130844500	Garrett and Company, LLC	BK 14974, Pg 1053
M	Bk 6 Lots 41&42	R-1	R130844610	Garrett and Company, LLC	BK 4458, Pg 1311



- LEGEND:
- BUILDING LINE
 - LOT LINES
 - RIGHT OF WAY LINES
 - EASEMENT/BLDG SET BACK LINES
 - NEW PROPERTY LINE

Case No: SPUD-1425 Applicant: Garrett and Company, LLC
Existing Zoning: R-1 / R-4 / C-3
Location: 928 NW 107th St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

