



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
Highway 66 & Lutheran Rd.

Project Name

19301 Lutheran Rd.

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

Mixed use development.

Summary Purpose Statement / Proposed Development

Staff Use Only	1695
Case No.: SPUD -	11-20-24
File Date:	W7
Ward No.:	---
Nbhd. Assoc.:	---
School District:	Luther
Extg Zoning:	AA
Overlay:	---

3.5 acres MOL

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 the 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

Email
dmbbox@wbfbllaw.com; kturner@wbfbllaw.com;
esulharg@wbfbllaw.com

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



WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2108395
American Security Title Insurance Company

Know All Men by These Presents:

THAT, Emie L Alsobrook and Sarah Hiler, a married couple, an undivided 1/3 Interest, and Deborah K Lyon and Larry E Lyon, a married couple, an undivided 1/3 Interest, and Mitzie Barnes and James Barnes, Jr., a married couple, an undivided 1/3 Interest, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Gold Jack Properties, LLC, an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 189761790

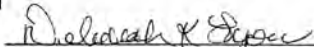
Grantee's Mailing Address: 3160 W Britton Rd., Suite DD, Oklahoma City, OK 73120

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 of the second part, its 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. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

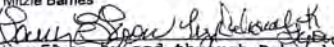
Signed and Delivered this 7th day of September, 2021

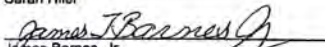

Emie L Alsobrook


Deborah K Lyon


Mitzie Barnes


Sarah Hiler


Larry E Lyon by and through Deborah K Lyon, as Attorney-in-Fact


James Barnes, Jr.

2108395

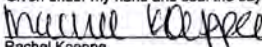
Doc Stamps \$ 421.50

INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of September, 2021, personally appeared, Emie L. Alsobrook and Sarah Hiler, a married couple, an undivided 1/3 Interest, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

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


Rachel Koeppe

Commission Expires: _____



RETURN TO:
Oklahoma City Abstract & Title Co.
1900 N.W. Expressway, Suite 210
OKC OK 73118

WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2108395
American Security Title Insurance Company

This document has been recorded in the office of the
County Clerk under O.S. Title 10 Section 66.1

ET, SEQ Electronic Recording Act Effective 11-1-08

In Book 14904 Page 10816

On 9/23/2021 3:27

By: Oklahoma City Abstract & Title Co.

Know All Men by These Presents:

THAT, Emie L Alsobrook and Sarah Hiler, a married couple, an undivided 1/3 interest, and Deborah K Lyon and Larry E Lyon, a married couple, an undivided 1/3 interest, and Mitzie Barnes and James Barnes, Jr., a married couple, an undivided 1/1 interest, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Gold Jack Properties, LLC, an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

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TAX ID No.: 189761790

Grantee's Mailing Address: 3160 W Britton Rd., Suite DD, Oklahoma City, OK 73120

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 of the second part, its 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. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 7th day of September, 2021

Emie L Alsobrook
Emie L Alsobrook

Deborah K Lyon
Deborah K Lyon

Mitzie Barnes
Mitzie Barnes

Sarah Hiler
Sarah Hiler

Larry E Lyon by and through Deborah K Lyon, as Attorney-in-Fact
Larry E Lyon by and through Deborah K Lyon, as Attorney-in-Fact

James Barnes, Jr.
James Barnes, Jr.

2108395

Doc Stamps \$ 421.50

INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of September, 2021, personally appeared, Emie L. Alsobrook and Sarah Hiler, a married couple, an undivided 1/3 interest, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

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

Rachel Koeppe
Rachel Koeppe
Commission Expires: _____



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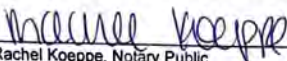
ACKNOWLEDGMENT

State of Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 22nd day of September, 2021, personally appeared Deborah K Lyon, spouse of Larry E Lyon, and Larry E Lyon, but and through Deborah K Lyon as Attorney-in-Fact, spouse of Deborah K Lyon, a undivided 1/3 interest to me known to be the identical persons who subscribed to the foregoing instrument and acknowledged to me that same was executed as their free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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


Rachel Koeppe, Notary Public

Commission Expires: _____



State of Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 22nd day of September, 2021, personally appeared Mitzie Barnes and James Barnes, Jr., a married couple, an undivided 1/3 interest, to me known to be the identical persons who subscribed to the foregoing instrument and acknowledged to me that same was executed as their free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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


Rachel Koeppe, Notary Public

Commission Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

Lot THIRTY (30), H & L # 10: a tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the I.M., more particularly described as follows: Commencing at the Southeast (SE) corner of the Southeast Quarter (SE/4) of said Section; thence North 89°33' 28" West 1711.08 feet to the true point of beginning; thence North 89°33' 28" West a distance of 880.00 feet; thence North 0°12' 56" East a distance of 250.00 feet; thence South 89°33' 28" East a distance of 880.00 feet; thence South 0°12' 56" West a distance of 250.00 feet to the point of beginning. LESS AND EXCEPT the East 30 feet thereof and LESS AND EXCEPT A strip, piece or parcel of land lying in part of the SE/4, Section 20, Township 14 North, Range 1 East, I.M., Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the Southwest corner of said SE/4, thence N 00°09'47" W along the West line of said SE/4 a distance of 82.80 feet, thence N 82°15'16" E a distance of 92.30 feet, thence N 89°50'57" E a distance of 100.00 feet, thence S 86°20'12" E a distance of 300.67 feet, thence N 89°50'57" E a distance of 388.49 feet, thence S 00°09'46" E a distance of 80.20 feet to a point on the South line of said SE/4, thence N 89°48'45" W along said South line a distance of 880.00 feet to the point of beginning.

Exhibit A
Legal Description

Lot THIRTY (30), H & L # 10: a tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the I.M., more particularly described as follows: Commencing at the Southeast (SE) corner of the Southeast Quarter (SE/4) of said Section; thence North 89°33' 28" West 1711.08 feet to the true point of beginning; thence North 89°33' 28" West a distance of 880.00 feet; thence North 0°12' 56" East a distance of 250.00 feet; thence South 89°33' 28" East a distance of 880.00 feet; thence South 0°12' 56" West a distance of 250.00 feet to the point of beginning. LESS AND EXCEPT the East 30 feet thereof and LESS AND EXCEPT A strip, piece or parcel of land lying in part of the SE/4, Section 20, Township 14 North, Range 1 East, I.M., Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the Southwest corner of said SE/4, thence N 00°09'47" W along the West line of said SE/4 a distance of 82.80 feet, thence N 82°15'16" E. a distance of 92.30 feet, thence N 89°50'57" E a distance of 100.00 feet, thence S 86°20'12" E a distance of 300.67 feet, thence N 89°50'57" E a distance of 388.49 feet, thence S 00°09'46" E a distance of 80.20 feet to a point on the South line of said SE/4, thence N 89°48'45" W along said South line a distance of 880.00 feet to the point of beginning.

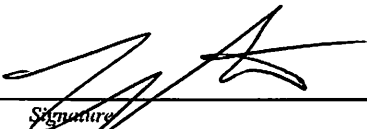
LETTER OF AUTHORIZATION

I, Gold Jack Properties, LLC or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Williams, Box, Forshee & Bullard, P.C.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: 
Signature

Title: Manager
Manager / Proprietor

Date: 11/7/2024
MM/DD/YYYY

(1000 FEET RADIUS REPORT)

STATE 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 1000 feet in all directions of the following described land:

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

Dated: November 14, 2024 at 7:30 AM

By:

Steven Jakowski

OAB Certificate of Authority # 0049

File No. 2903274-OK99

Lot THIRTY (30), H & L # 10: a tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the I.M., more particularly described as follows: Commencing at the Southeast (SE) corner of the Southeast Quarter (SE/4) of said Section; thence North 89°33' 28" West 1711.08 feet to the true point of beginning; thence North 89°33' 28" West a distance of 880.00 feet; thence North 0°12' 56" East a distance of 250.00 feet; thence South 89°33' 28" East a distance of 880.00 feet; thence South 0°12' 56" West a distance of 250.00 feet to the point of beginning. LESS AND EXCEPT the East 30 feet thereof and LESS AND EXCEPT A strip, piece or parcel of land lying in part of the SE/4, Section 20, Township 14 North, Range 1 East, I.M., Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the Southwest corner of said SE/4, thence N 00°09'47" W along the West line of said SE/4 a distance of 82.80 feet, thence N 82°15'16" E. a distance of 92.30 feet, thence N 89°50'57" E a distance of 100.00 feet, thence S 86°20'12" E a distance of 300.67 feet, thence N 89°50'57" E a distance of 388.49 feet, thence S 00°09'46" E a distance of 80.20 feet to a point on the South line of said SE/4, thence N 89°48'45" W along said South line a distance of 880.00 feet to the point of beginning.

OWNERSHIP REPORT
ORDER 2903274-OK99

DATE PREPARED: NOVEMBER 19, 2024
EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
4078	R189761790	GOLD JACK PROPERTIES LLC		3160 W BRITTON RD, Unit DD	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 1711.08FT W OF SE/C SE4 TH W880FT N250FT E880FT S250FT TO BEG CONT 5.05ACRS MORE OR LESS AKA LOT 30 H & L #10 UNREC EX E30FT SUBJ TO ESMTS & R/W'S OF RECORD (SUBJECT PROPERTY WITHIN)	19301 LUTHERAN RD OKLAHOMA CITY
4078	R189761550	BALLWEBER BLAKE C & LAURIE L		19401 N PEEBLY RD	LUTHER	OK	73054-8178	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 522.85FT NELY FROM SE/C SE4 TH W862.77FT N253.94FT E878.19FT SWLY254.35FT TO BEG CONT 5.07ACRS MORE OR LESS AKA LOT 8 H&L #10 UNREC	19401 N PEEBLY RD OKLAHOMA CITY
4078	R189761560	BALLWEBER BLAKE C & LAURIE L		19401 N PEEBLY RD	LUTHER	OK	73054-8178	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 263.87FT NE OF SE/C SE4 TH W847.07FT N258.56FT E862.77FT SWLY258.98FT TO BEG CONT 5.07ACRS MORE OR LESS AKA LOT 9 H&L #10 UNREC	UNKNOWN
4078	R189761590	FLH RENTALS LLC	SPESS PAUL L & PAULA A	400 NE 102ND ST	OKLAHOMA CITY	OK	73114	UNPLTD PT SE4 SEC 20 14N 1E BEG SE/C SD SE4 TH W831.08FT N263.45FT E847.07FT SLY263.87FT TO BEG CONT 5.07ACRS MORE OR LESS AKA LOT 10 H&L #10 UNREC SUBJ TO ESMTS & R/W'S OF RECORD	17901 E HIGHWAY 66 OKLAHOMA CITY
4078	R189761600	EXTREME EROSION CONTROL LLC		13310 HICKORY HILLS RD	ARCADIA	OK	73007-8100	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 831.08FT W OF SE/C SE4 TH W440FT N500FT E440FT S500FT TO BEG CONT 5.05ACRS MORE OR LESS AKA LOT #11 H & L #10 UNREC SUBJ TO ESMTS & RD R/W'S OF RECORD	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2903274-OK99

DATE PREPARED: NOVEMBER 19, 2024
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4078	R189761610	SANFILIPPO CHRISTOPHER A & SHIRLEY A		17701 E HIGHWAY 66	LUTHER	OK	73054- 9729	UNPLTD PT SE4 SEC 20 14N 1E BEG 1271.08FT W SE/C SE4 TH W440FT N500FT E440FT S500FT TO BEG EX W30FT AKA LOT 12 H&L #10 UNREC PLAT SUBJ TO ESMTS & RD R/W'S OF RECORD	17701 E HIGHWAY 66 OKLAHOMA CITY
4078	R189761630	HULL COURTNEY NICOLE		19500 LUTHERAN RD	LUTHER	OK	73054	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 1711.08FT W & 750FT N OF SE/C SE4 TH N250FT E880FT S250FT W880FT TO BEG EX W30FT AKA LOT 14 H&L #10 UNREC	19500 LUTHERAN RD OKLAHOMA CITY
4078	R189761635	GARCIA JOSE DE JESUS VELASCO		19400 LUTHERAN RD	LUTHER	OK	73054- 8182	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 1711.08FT W & 500FT N OF SE/C SE4 TH N250FT E880FT S250FT W880FT TO BEG EX W30FT AKA LOT 13 H&L #10 UNREC	19400 LUTHERAN RD OKLAHOMA CITY
4078	R189761640	FITZWILLIAM BOYD		19600 LUTHERAN RD	LUTHER	OK	73054- 8196	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 1711.08FT W & 1000FT N SE/C SE4 THN250FT E880FT S250FT W880FT TO BEG AKA LOT H & L #10 UNREC EX W30FT	19600 LUTHERAN RD OKLAHOMA CITY
4078	R189761760	MACKEY LYLE E & DONITA K CO TRS	MACKEY LYLE & DONITA REV TRUST	19501 LUTHERAN RD	LUTHER	OK	73054- 8106	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 1711.08FT W & 1000FT N OF SE/C SE4 TH W880FT N250FT E880FT S250FT TO BEG PLUS BEG 1711.08FT W & 750FT N OF SE/C SE4 TH W880FT N250FT E880FT S250FT TO BEG EX E30FT AKA LOTS 26 & 27 H&L #10 UNREC	19501 LUTHERAN RD OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2903274-OK99

DATE PREPARED: NOVEMBER 19, 2024
EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 AM

4078	R189761770	GREEN ALLEN J & MARY F		19315 LUTHERAN RD	LUTHER	OK	73054-2003	UNPLTD PT SEC 20 14N 1E 000 000 PT SE4 SEC 20 14N 1E BEG 1711.08FT W & 500FT N SE/C SE4 TH W880FT N250FT E880FT S250FT TO BEG PLUS BEG 1711.08FT W & 250FT N SE/C SE4 TH W880FT N250FT E880FT S250FT TO BEG EX E30FT AKA LOTS 28 & 29 H&L #10 UNREC PLAT	19315 LUTHERAN RD OKLAHOMA CITY
4079	R168642725	GOODRICH SIDNEY WILLIAM & KATHERINE JANE TRS	GOODRICH FAMILY TRUST	17325 E DANFORTH RD	LUTHER	OK	73054-9434	LUTHER TOWNSHIP BLK 000 LOT 000 PT SW4 SEC 20 14N 1E BEING SW4 SUBJ TO ESMTS & ROAD R/W'S OF RECORD	17325 NE 192ND ST UNINCORPORATED
4113	R168644000	BENTLEY HILLS LLC SERIES 2		2137 CROSSGATE DR	OKLAHOMA CITY	OK	73170-3403	LUTHER TOWNSHIP BLK 000 LOT 000 PT NE4 SEC 29 14N 1E GOVT LOTS 1 2 6 & 7 OF NE4 LESS RR SUBJ TO ESMTS & RD R/W'S OF RECORD	0 UNKNOWN UNINCORPORATED
4113	R185570900	BENTLEY HILLS LLC SERIES 2		2137 CROSSGATE DR	OKLAHOMA CITY	OK	73170-3403	UNPLTD PART SEC 29 14N 1E 000 000 PT NE4 SEC 29 14N 1E BEG 415FT S OF NW/C NE4 TH S154FT TH ELY TO A POINT IN EAST LINE NE4 BEING 192.8FT S OF NE/C NE4 TH N154FT TH WLY ALONG R/W TO BEG FORMERLY RR R/W	0 UNKNOWN OKLAHOMA CITY
4116	R168644025	WILSON WALTER B & MARY B CO TRS	WILSON WALTER & MARY REV TRUST	16600 E DANFORTH RD	LUTHER	OK	73054-9572	LUTHER TOWNSHIP 000 000 PT NW4 SEC 29 14N 1E BEG NW/C NW4 TH E1417.56FT SELY 1069.46FT SELY 1234.94FT TO E LINE NW4 TH S706.35FT TO SE/C NW4 W2633.77FT TO SW/C NW4 N2628.7FT TO BEG EX 1.15ACRS OF ROAD R/W	0 UNKNOWN UNINCORPORATED
4116	R185576000	WILSON WALTER B & MARY B CO TRS	WILSON WALTER & MARY REV TRUST	16600 E DANFORTH RD	LUTHER	OK	73054-9572	UNPLTD PART SEC 29 14N 1E 000 000 PT NW4 SEC 29 14N 1E BEG 65FT S OF NE/C NW4 TH W328.13FT SW82.46FT W300FT SW101.98FT W373.94FT SE944.71FT SE1234.94FT TH N TO BEG	16600 E DANFORTH RD OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Highway 66 & Lutheran Rd.

November 20, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

Kaitlyn Turner

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbfbllaw.com

kturner@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 **AA Agricultural 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:

8150.2	Agricultural Processing: General
8150.3	Animal Raising: Commercial
8150.5	Animal Raising: Personal
8300.9	Animal Sales and Services: Horse Stables
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8250.3	Community Recreation: Property Owners Association
8250.2	Community Recreation: General
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.40	Family Day Care Homes
8150.6.3	Greenhouse
8150.6.4	Home Garden
8150.6.5	Hoop House
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted

8300.50	Lodging Accommodations: Campgrounds [including pickleball and event space]
8300.51	Lodging Accommodations: Commercial Lodging [limited to cabins and including pickleball and event space]
8250.14	Low Impact Institutional: Neighborhood-Related
8200.5	Low Impact Institutional: Residential-Oriented
8200.7	Manufactured (Mobile) Home Residential
8250.16	Murals
8150.8	Row and Field Crops
8200.14	Single-Family Residential

2. Maximum Building Height:

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

3. Maximum Building Size and Lot Coverage:

Maximum building size shall be in accordance with the base zoning district. The maximum lot coverage within this SPUD shall be in accordance with the base zoning district, except that lot coverage associated with use units 8300.50 and 8300.51 shall be 100%

4. Maximum Number of Buildings:

There shall be a maximum of fifteen (15) structures within this SPUD.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

Sight-proof screening 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 Freestanding On-Premise 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 Off-Premise Signs

Non-accessory signs will be prohibited.

8.4 Electronic Message Display Signs

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

9. Access:

Access may be taken from Highway 66 and Lutheran Rd.

10. Sidewalks

Sidewalks shall not be required within this SPUD.

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, siding, architectural metal, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

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 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 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

Exhibit A
Legal Description

Lot THIRTY (30), H & L # 10: a tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the I.M., more particularly described as follows: Commencing at the Southeast (SE) corner of the Southeast Quarter (SE/4) of said Section; thence North 89°33' 28" West 1711.08 feet to the true point of beginning; thence North 89°33' 28" West a distance of 880.00 feet; thence North 0°12' 56" East a distance of 250.00 feet; thence South 89°33' 28" East a distance of 880.00 feet; thence South 0°12' 56" West a distance of 250.00 feet to the point of beginning. LESS AND EXCEPT the East 30 feet thereof and LESS AND EXCEPT A strip, piece or parcel of land lying in part of the SE/4, Section 20, Township 14 North, Range 1 East, I.M., Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the Southwest corner of said SE/4, thence N 00°09'47" W along the West line of said SE/4 a distance of 82.80 feet, thence N 82°15'16" E. a distance of 92.30 feet, thence N 89°50'57" E a distance of 100.00 feet, thence S 86°20'12" E a distance of 300.67 feet, thence N 89°50'57" E a distance of 388.49 feet, thence S 00°09'46" E a distance of 80.20 feet to a point on the South line of said SE/4, thence N 89°48'45" W along said South line a distance of 880.00 feet to the point of beginning.

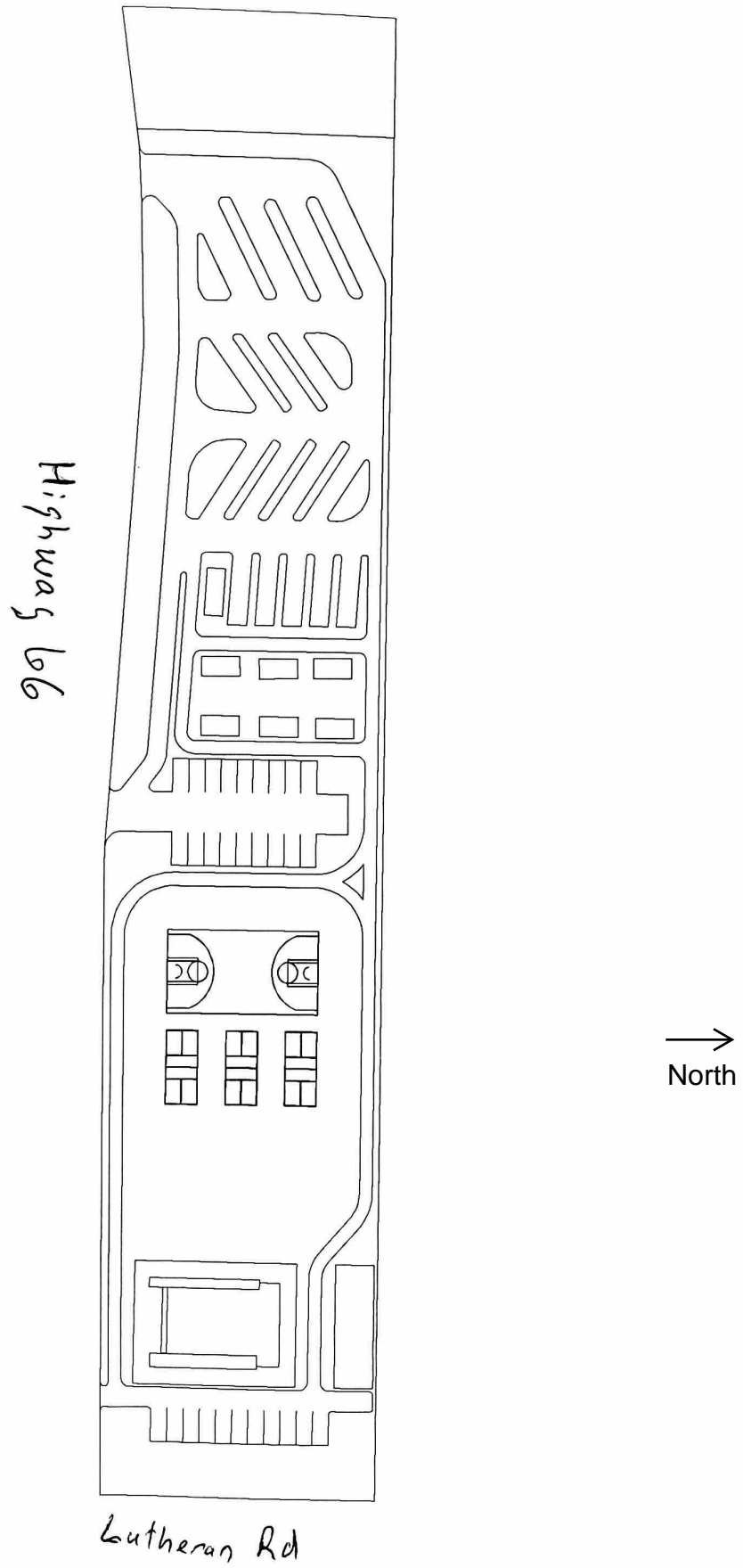


Exhibit C

