



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

13541 N. Indiana Ave.

Project Name

13541 N. Indiana Ave.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1632
Case No.: SPUD -	5-1-24
File Date:	W7
Ward No.:	----
Nbhd. Assoc.:	Edmond
School District:	SPUD-127
Extg Zoning:	
Overlay:	

.9637 ac

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc.) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)
 522 Colcord Dr.

Applicant's Mailing Address
 Oklahoma City, OK 73102

City, State, Zip Code
 405-232-0080

Phone

dmbbox@wbfbaw.com; kturner@wbfbaw.com; esilberg@wbfbaw.com

Email

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.

**PARTNERSHIP
WARRANTY DEED
(Oklahoma Statutory Form)**

20100719010874550
07/19/2010 02:14:50 PM
Bk:RE11413 Pg:1148 Pgs:1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

THAT **LEMAR EK LTD, an Oklahoma limited partnership**, party of the first part, in consideration of the sum of Ten dollars and Zero cents and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **LTK Properties, Inc., an Oklahoma Corporation** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Lots One (1) and Two (2), in Block One (1), of MEMORIAL PLAZA, SECTION 1, to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Return To: LTK Properties, Inc.
PO Box 82126
Oklahoma City, OK 73148

Tax Statements To: LTK Properties, Inc.
PO Box 82129
Oklahoma City, OK 73148

TAX I.D. NUMBER: 122021000

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals which the grantor reserves unto himself.

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

Signed and delivered this 9th day of July, 2010.

LEMAR EK LTD, an Oklahoma limited partnership

By: Lee Ketner
Lee Ketner, General Partner

EXEMPTION: DOCUMENT STAMP
TAX O.S. TITLE 68, ARTICLE 32,
SECTION 3202 PAR 4

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

SS.

PARTNERSHIP ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of July, 2010, personally appeared Lee Ketner, as General Partner of LEMAR EK LTD, an Oklahoma limited partnership, to me known to be the identical person who executed the within and foregoing instrument on behalf of said partnership 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.

My Commission Expires: 4/19/13

10051052

PLEASE RETURN TO:
CAPITOL ABSTRACT & TITLE CO.
6601 N. BROADWAY EXT., BLDG. #5
OKLAHOMA CITY, OK 73116

A FILE #



20100719010874550
Filing Fee: \$13.00
Doc. Stamps: \$.00
07/19/2010 02:14:50 PM
DEED



Exempt Documentary Stamp Tax
OS Title 68
Article 32 Section 3201 or 3202,
Paragraph 4

X

1/13

Exhibit A

LEGAL DESCRIPTION

Lots One (1) and Two (2), in Block One (1), of MEMORIAL PLAZA, SECTION 1, to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Said tract of land contains an area of 41,979 square feet or 0.9637 acres, more or less.

LETTER OF AUTHORIZATION

LTK Properties, Inc, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____

13541 North Indiana Ave. DKL 73134

By: Leland R. Retner
Leland R. Retner

Title: President

Date: 4-25-24

(1200 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 1200 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 (5), both inclusive.

Dated: April 23, 2024 at 7:30 AM

By: Steven Jakowski
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2869586-OK99

LEGAL DESCRIPTION

Lots One (1) and Two (2), in Block One (1), of MEMORIAL PLAZA, SECTION 1, to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Said tract of land contains an area of 41,979 square feet or 0.9637 acres, more or less.

OWNERSHIP REPORT
ORDER 2869586-OK99

DATE PREPARED: APRIL 30, 2024
EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3668	R122021000	LTK PROPERTIES INC		PO BOX 82129	OKLAHOMA CITY	OK	73148-0129	MEMORIAL PLAZA SEC 1	001	000	MEMORIAL PLAZA SEC 1 001 000 LOTS 1 & 2 (SUBJECT PROPERTY)	13541 N INDIANA AVE OKLAHOMA CITY
3665	R168511000	HOUSTON HEIGHTS	LIMITED PARTNERSHIP	13230 PAWNEE DR STE 301	OKLAHOMA CITY	OK	73114-1428	BRITTON TOWNSHIP	000	000	BRITTON TOWNSHIP 000 000 PT NE4 SEC 17 13N 3W BEG 1572.34FT S OF NE/C NE4 TH S1064.83FT TO SE/C NE4 W2667.78FT TO SW/C NE4 N2340.19FT TO S LINE OF TURNPIKE TH SELY ALONG A CURVE 1663.56FT SELY442.45FT S726.40FT E571.93FT S20.38FT E75FT TO BEG & EX A TR BEG 50FT W OF SE/C NE4 TH W200.02FT N200FT E200.02FT S200FT TO BEG & EX A TR BEG 377.94FT W OF SE/C NE4 TH W1067.47FT NELY723.68FT SELY ON A CURVE 297.24FT SWLY117.55FT SELY757.32FT SWLY339.31FT TO BEG & EX A TR BEG 1051.15FT S & 75FT W & 609.45FT NW OF NE/C NE4 TH S745.36FT W356.64FT N20FT W304.91FT NW46.86FT NELY ALONG A CURVE 153.50FT NELY ON A CURVE 271.91FT NELY150.61FT NELY114.45FT N43.79FT E181.55FT NELY167.05FT SELY157.97FT	13310 PAWNEE DR OKLAHOMA CITY
	R168511000	(continued)									TO BEG & EX A TR BEG 1051.15FT S & 75FT W & 1051.90FT NWLY & 927.34FT NWLY ON A CURVE FROM NE/C NE4 TH SWLY165.53FT NWLY123.62FT SW46.46FT NLY ALONG A CURVE 160.84FT NE34.62FT SELY ON A CURVE 186.79FT TO BEG & EX A TR BEG 1572.34FT S & 75FT W & 20.35FT N & 190.01FT W OF NE/C NE4 TH S346.74FT W635.56FT WLY ALONG A CURVE 128.10FT NELY102.07FT NELY230.03FT E341.49FT N18.96FT E381.92FT TO BEG & EX A TR BEG 1572.34FT S & 50FT W & 299.33FT S & 35.36FT SW & 825.56FT W & 588.12FT NW ON A CURVE & .70FT NW OF NE/C NE4 TH NW4.34FT NWLY ON A CURVE 105.68FT NE34.01FT NELY188.82FT NELY ALONG A CURVE 175.19FT NELY ON A CURVE 289.61FT NELY150.61FT NW66.47FT NE68.47FT NE79.19FT NELY150.34FT NW35.12FT SELY ON A CURVE	

	R168511000	(continued)									85.61FT SE6.42FT SW35.39FT SW73.74FT SW74.69FT SE38.99FT SE39.44FT S51.38FT SWLY114.45FT SWLY150.61FT SWLY ALONG A CURVE 271.91FT SWLY ON A CURVE 202.77FT SWLY189.43FT SE34.39FT TO BEG & EX A TR BEG 1051.15FT S & 75FT W & 1051.90FT NWLY & 85.61FT NW ALONG A CURVE FROM NE/C OF NE4 TH SE35.12FT SWLY150.34FT SW79.19FT SW68.47FT SE66.47FT SWLY150.61FT SWLY ALONG A CURVE 289.61FT SWLY ON A CURVE 175.19FT SWLY188.82FT SW34.01FT NWLY ALONG A CURVE 509.89FT NW91.39FT NWLY ON A CURVE 390.67FT NWLY152.01FT NWLY ON A CURVE 196.47FT NE46.46FT SELY123.62FT NELY165.53FT SELY ALONG A CURVE 841.73FT	
	R168511000	(continued)									TO BEG & EX A TR BEG 1445.41FT W OF SE/C NE4 TH W646.29FT NW81.84FT NELY ALONG A CURVE 463.84FT NELY461.92FT NE36.43FT SELY ON A CURVE 189.20FT SWLY723.68FT TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 1572.34FT S & 75FT W & 20.35FT N & 571.93FT W & 18.95FT S & 341.49FT W OF NE/C NE4 TH SW230.03FT SW102.07FT RIGHT ON CURVE NW460.02FT NW.70FT NW34.39FT NE189.43FT LEFT ON CURVE NE49.27FT SE46.86FT E304.91FT S20FT E15.15FT TO BEG	
3631	R140315500	PORTLAND POINTE PLAZA LLC GNS8 LLC DRAGA INVESTMENTS LLC RAMJI KRUPA LLC	MAZAHERI CAPITAL LLC BHANUMATINIDHI LLC PARAS INVESTMENTS LLC JDP CAPITAL EDMOND LLC	3000 W MEMORIAL RD, Unit 225	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 08 13N 3W	000	000	UNPLTD PT SW4 SEC 8 13N 3W BEG 949.50FT N & 76.91FT E OF SW/C SW4 TH E954.86FT S662.49FT W60.04FT S15FT W619.21FT N101.01FT W45FT N142.76FT E112.26FT S112FT E142.50FT N333FT W142.50FT S94FT W125.16FT N138.26FT E57.90FT N102.86FT W218.98FT SWLY32.93FT W17.62FT NWLY65.30FT TO BEG	13710 N PENNSYLVANIA AVE, Unit 10 OKLAHOMA CITY
3631	R140314500	DARNELL DRILLING INC TIEN THAI T	WHEELER RICHARD JR & REBECCA R	2250 NW 39TH ST STE 100	OKLAHOMA CITY	OK	73112- 8895	UNPLTD PT SEC 08 13N 3W	000	000	UNPLTD PT SEC 08 13N 3W 000 000 PT SW4 SEC 8 13N 3W PT OF TRS 5 & 6 BEG 1028.08FT E & 285.02FT N OF SW/C SW4 TH N1193.24FT E1032.2FT S1187.38FT SWLY518.44FT WLY381.28FT NWLY136.21FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3631	R140314000	NORTH CHURCH INC		PO BOX 3307	EDMOND	OK	73083- 3307	UNPLTD PT SEC 08 13N 3W	000	000	UNPLTD PT SEC 08 13N 3W 000 000 PT SW4 SEC 8 13N 3W BEG 275.02FT N OF SE/C SW4 TH W385.33FT NW111.80FT W103.73FT N2318.64FT E588.94FT S1571.35FT W190FT S74.98FT SELY153.19FT E140.64FT S576.53FT TO BEG	1601 W MEMORIAL RD OKLAHOMA CITY
3631	R140314510	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 08 13N 3W	000	000	UNPLTD PT SEC 08 13N 3W 000 000 PT OF SW4 SEC 8 13N 3W S40FT OF TRACTS 5 & 6 IN SW4 EXEMPT	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2869586-OK99

DATE PREPARED: APRIL 30, 2024
EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 AM

3631	R140314010	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 08 13N 3W	000	000	UNPLTD PT SEC 08 13N 3W 000 000 PT OF SW4 SEC 8 13N 3W S40FT OF TR 4 IN SW4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
3631	R140315510	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 08 13N 3W	000	000	UNPLTD PT SEC 08 13N 3W 000 000 PT OF SW4 SEC 8 13N 3W OR PT TR 8 BEG AT SW/C OF SW4 N80FT E40FT SELY TO PT 80FT E & 40FT N OF SW/C E TO E LINE TR 8 S40FT W TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
3631	R140315010	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 08 13N 3W	000	000	UNPLTD PT SEC 08 13N 3W 000 000 PT OF SW4 SEC 8 13N 3W S40FT OF TR 7 IN SW4 OF SW4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
3668	R122021020	SS CHISHOLM CREEK LLC	DEPT PT OK 22102	PO BOX 25025	GLENDALE	CA	91221-5025	MEMORIAL PLAZA SEC 1	001	000	MEMORIAL PLAZA SEC 1 001 000 LOTS 3 THRU 8	13401 N INDIANA AVE OKLAHOMA CITY
3668	R122021080	SILVER CREEK LLC		13230 PAWNEE DR STE 301	OKLAHOMA CITY	OK	73114-1428	MEMORIAL PLAZA SEC 1	002	000	MEMORIAL PLAZA SEC 1 002 000 LOTS 10 & 11	0 UNKNOWN OKLAHOMA CITY
3668	R122021210	BENEFIEL MINISTRIES INC	AKA CHURCH ON THE ROCK-OKC C/O JOHN BENEFIEL	PO BOX 720006	OKLAHOMA CITY	OK	73172	MEMORIAL PLAZA SEC 1	003	000	MEMORIAL PLAZA SEC 1 003 000 LOTS 12 THRU 16	0 UNKNOWN OKLAHOMA CITY
3668	R122021200	BENEFIEL MINISTRIES INC	AKA CHURCH ON THE ROCK OKC	PO BOX 720006	OKLAHOMA CITY	OK	73172-0006	MEMORIAL PLAZA SEC 1	003	000	MEMORIAL PLAZA SEC 1 003 000 LOT 11 EX A TR IN NW/C BEING 18.43FT ON E & 163.411FT ON S	0 UNKNOWN OKLAHOMA CITY
3668	R122021190	BENEFIEL MINISTRIES INC	AKA CHURCH ON THE ROCK OKC	PO BOX 720006	OKLAHOMA CITY	OK	73172-0006	MEMORIAL PLAZA SEC 1	003	000	MEMORIAL PLAZA SEC 1 003 000 E175FT OF LOT 10	0 UNKNOWN OKLAHOMA CITY
3668	R122021100	BENEFIEL MINISTRIES INC	AKA CHURCH ON THE ROCK OKC	PO BOX 720006	OKLAHOMA CITY	OK	73172	MEMORIAL PLAZA SEC 1	003	000	MEMORIAL PLAZA SEC 1 003 000 LOTS 1 THRU 8 & EX PT OF LOTS 5 6 7 8 BEG 35.36FT SE & 340FT E & 315FT N & 30FT W & 187.50FT N & 49FT E OF SW/C LOT 16 BLK 3 TH N332.50FT E226FT SE35.36FT S307.50FT W251FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3668	R122021185	BENEFIEL MINISTRIES INC	AKA CHURCH ON THE ROCK OKC	PO BOX 720006	OKLAHOMA CITY	OK	73172-0006	MEMORIAL PLAZA SEC 1	003	000	MEMORIAL PLAZA SEC 1 003 000 E175FT OF LOT 9	0 UNKNOWN OKLAHOMA CITY
3668	R122021180	BENEFIEL MINISTRIES INC	AKA CHURCH ON THE ROCK OKC	PO BOX 720006	OKLAHOMA CITY	OK	73172-0006	MEMORIAL PLAZA SEC 1	003	000	MEMORIAL PLAZA SEC 1 003 000 PT LOTS 9 10 & 11 BEG 175FT W OF NE/C LOT 9 TH S238.43FT W163.411FT NLY ALONG A CURVE 100.798FT TH N112.92FT NELY 35.36FT E145FT TO BEG	1780 W MEMORIAL RD OKLAHOMA CITY
3668	R203191030	ARISTOTLE INVESTMENTS INC	C/O KAUFMAN ROSSIN & CO ATTN STEVE DEMAR	3310 MARY ST STE 501	MIAMI	FL	33133	ROARING FORKS SEC 1	000	000	ROARING FORKS SEC 1 000 000 PT OF LOT 3 BEG NE/C LT 3 TH S194.95FT W247.10FT N180.65FT NE20.11FT E235.66FT TO BEG CONT 1.11ACRS MORE OR LESS	13320 N PENNSYLVANIA AVE OKLAHOMA CITY

3668	R203191010	TENNEY J DONALD, TENNEY CAROL A	HELMUT HOPPE FAMILY TRUST FBO TEREZA L HOPPENSTEADT, FBO ROBERT L HOPPE	525 W MONROE ST, Unit 2360	CHICAGO	IL	60661	ROARING FORKS SEC 1	000	000	ROARING FORKS SEC 1 000 000 PT OF LOT 2 BEG 924.65FT S & 50.88FT E OF NW/C NW4 SEC 17 13N 3W TH E254.27FT S269.46FT W236.83FT NW20.41FT N247.63FT NE7.57FT TO BEG CONT 1.5636ACRS MORE OR LESS	13400 N PENNSYLVANIA AVE OKLAHOMA CITY
3668	R203191020	WEST WIND INVESTMENTS LLC		1110 DOGWOOD DR	ELK CITY	OK	73644	ROARING FORKS SEC 1	000	000	ROARING FORKS SEC 1 000 000 PT OF LOT 2 BEG AT NW/C LT 2 TH E124.61FT NELY88.04FT S169.2FT W254.27FT NLY141.22FT NE35.51FT TO BEG	13500 N PENNSYLVANIA AVE OKLAHOMA CITY
3668	R203191005	GHA PROPERTIES LLC		12324 COBBLESTONE CT	OKLAHOMA CITY	OK	73142- 2220	ROARING FORKS SEC 1	000	000	ROARING FORKS SEC 1 000 000 PT OF LOT 1 BEG AT SE/C TH W45.37FT SWLY83.26FT W86.80FT NW21.44FT N181.71FT E231.53FT S192.50FT TO BEG CONT 1.03 ACRS MORE OR LESS	13600 N PENNSYLVANIA AVE OKLAHOMA CITY
3668	R203191000	BROADSTONE WI GREAT PLAINS LLC	C/O WEN OKLAHOMA	45 OTTAWA AVE SW, Unit 600	GRAND RAPIDS	MI	49503- 4011	ROARING FORKS SEC 1	000	000	ROARING FORKS SEC 1 000 000 LOT 1 EX BEG AT SE/C TH W45.37FT SWLY83.26FT W86.80FT NW21.44FT N181.71FT E231.53FT S192.50FT TO BEG	13606 N PENNSYLVANIA AVE OKLAHOMA CITY
3668	R140421325	SILVER CREEK LLC		13230 PAWNEE DR STE 301	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT NW4 SEC 17 13N 3W E 1/2 OF NW4 EX BEG NE/C NW4 TH S1330.05FT W1318.58FT TO SW/C LT 8 BLK 1 MEMORIAL PLAZA SEC I TH N1330.11FT TO N LINE NW4 TH E TO BEG SUBJ TO ESMTS	0 UNKNOWN OKLAHOMA CITY
3668	R140421340	CHISHOLM CREEK COMMERCIAL	ASSOCIATION INC	13230 PAWNEE DR STE 301	OKLAHOMA CITY	OK	73114- 1428	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT NW4 SEC 17 13N 3W BEG 2651.22FT E & 275.01FT S & CONT 885.04FT S OF NW/C NW4 TH S170.01FT W260.41FT N145FT NE35.36FT E233.68FT PLUS A TR BEG 2651.22FT E & 275.01FT S & CONT 835.04FT S OF NW/C NW4 TH S50FT W233.68FT N50FT E233.19FT TO BEG	UNKNOWN
3668	R140421285	WAL MART REAL ESTATE BUSINESS TRUST	ATTN PROPERTY TAX DEPT MS 0555	PO BOX 8050	BENTONVILLE	AR	72716- 0555	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT NW4 SEC 17 13N 3W BEG 1179.81FT S & 50FT E OF NW/C NW4 TH SE20.41FT E236.83FT N186.26FT E520.91FT N65.31FT E496.11FT S1039.82FT W1023.16FT N293.92FT WLY223.13FT SW30.98FT N108.01FT SE17.61FT ELY232.84FT N338.11FT W235.66FT SW20.11FT N108.01FT TO BEG	2000 W MEMORIAL RD OKLAHOMA CITY
3668	R140421315	CN CHISHOLM CREEK LP		865 N COWAN AVE	LEWISVILLE	TX	75057- 3025	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT NW4 SEC 17 13N 3W BEG 2651.22FT E & 275.01FT S & CONT 147.24FT S OF NW/C NW4 TH S687.80FT W233.19FT NW35.36FT N5FT NWLY ON A CURVE 190.21FT NW57.12FT NWLY ALONG A CURVE 164.09FT N262.76FT E351.26FT TO BEG	13316 N BLACKWELDER AVE OKLAHOMA CITY

3668	R140421310	STATE OF OKLA DEPT OF HWYS		200 NE 21ST ST	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT OF NW4 SEC 17 13N 3W BEG WHERE S R/W LINE OF N OUTER LOOP INTERSECTS W LINE OF E 1/2 OF NW4 OF NW4 285.03FT S OF NW/C TH SELY 95FT SWLY 200FT NWLY 92.89FT TO PT ON W LINE TH N200FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3668	R140421330	SILVER CREEK LLC		13230 PAWNEE DR STE 301	OKLAHOMA CITY	OK	73114- 1428	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT NW4 SEC 17 13N 3W BEG 2651.22FT E & 275.01FT S OF NW/C NW4 TH S147.24FT W351.26FT N122.24FT NE35.36FT E324.76FT TO BEG CONT 1.18ACRS MORE OR LESS	UNKNOWN
3668	R140421290	WAL-MART STORES EAST INC	ATTN PROPERTY TAX DEPT MS 0555	PO BOX 8050	BENTONVILLE	AR	72716- 0555	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W 000 000 PT NW4 SEC 17 13N 3W BEG 326.84FT S & 80FT E OF NW/C NW4 TH NE48.66FT E1214.29FT S APPROX S1692.70FT W1268.7FT NLY1045.61FT NE257.08FT N350FT TO BEG EX 8.18ACRS PLTD INTO ROARING FORKS SEC 1 & EX A TR BEG 1179.81FT S & 50FT E OF NW/C NW4 TH SE20.41FT E236.83FT N186.26FT E520.91FT N65.31FT E496.11FT S1039.82FT W1023.16FT N293.92FT WLY223.13FT SW30.98FT N108.01FT SE17.61FT ELY232.84FT N338.11FT W235.66FT SW20.11FT N108.01FT TO BEG	1900 W MEMORIAL RD OKLAHOMA CITY
3668	R140421400	GJSHACK OK CITY LLC		50 MCCORMICK PL, Unit 1	ASHEVILLE	NC	28801	UNPLTD PT SEC 17 13N 3W	000	000	UNPLTD PT SEC 17 13N 3W BLK 000 LOT 000 PT E 1/2 NW4 SEC 17 13N 3W BEG 275.02FT S OF NW/C E/2 NW4 TH E180FT S242FT W180FT N242FT TO BEG	1800 W MEMORIAL RD OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

13541 N. Indiana Ave.

April 30, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbflaw.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 **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
8300.13	Automotive: Parking as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General

8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

2. Maximum Building Height:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be 5,000 square feet.

4. Maximum Number of Buildings:

There shall be a maximum of two (2) buildings.

5. Building Setback Lines:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

North:	0 feet
South:	10 feet
East:	25 feet
West:	15 feet

6. Sight-Proof Screening:

Sight-proof screening shall be required where adjacent to residential uses.

7. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations.

8. Signs:

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

8.1 Freestanding 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 may be taken from two (2) access points off of N. Indiana Ave. The radius for the access drives shall be in accordance with Exhibit B.

10. Sidewalks:

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, architectural metal, masonry, 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.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

Existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 B-1: Aerial Conceptual Site Plan

Exhibit C: Topography Map

Exhibit D: Elevations

Exhibit A

LEGAL DESCRIPTION

Lots One (1) and Two (2), in Block One (1), of MEMORIAL PLAZA, SECTION 1, to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Said tract of land contains an area of 41,979 square feet or 0.9637 acres, more or less.

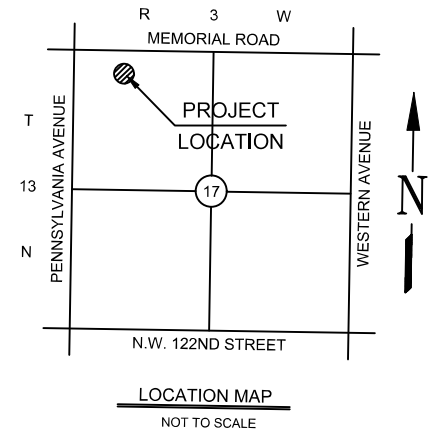
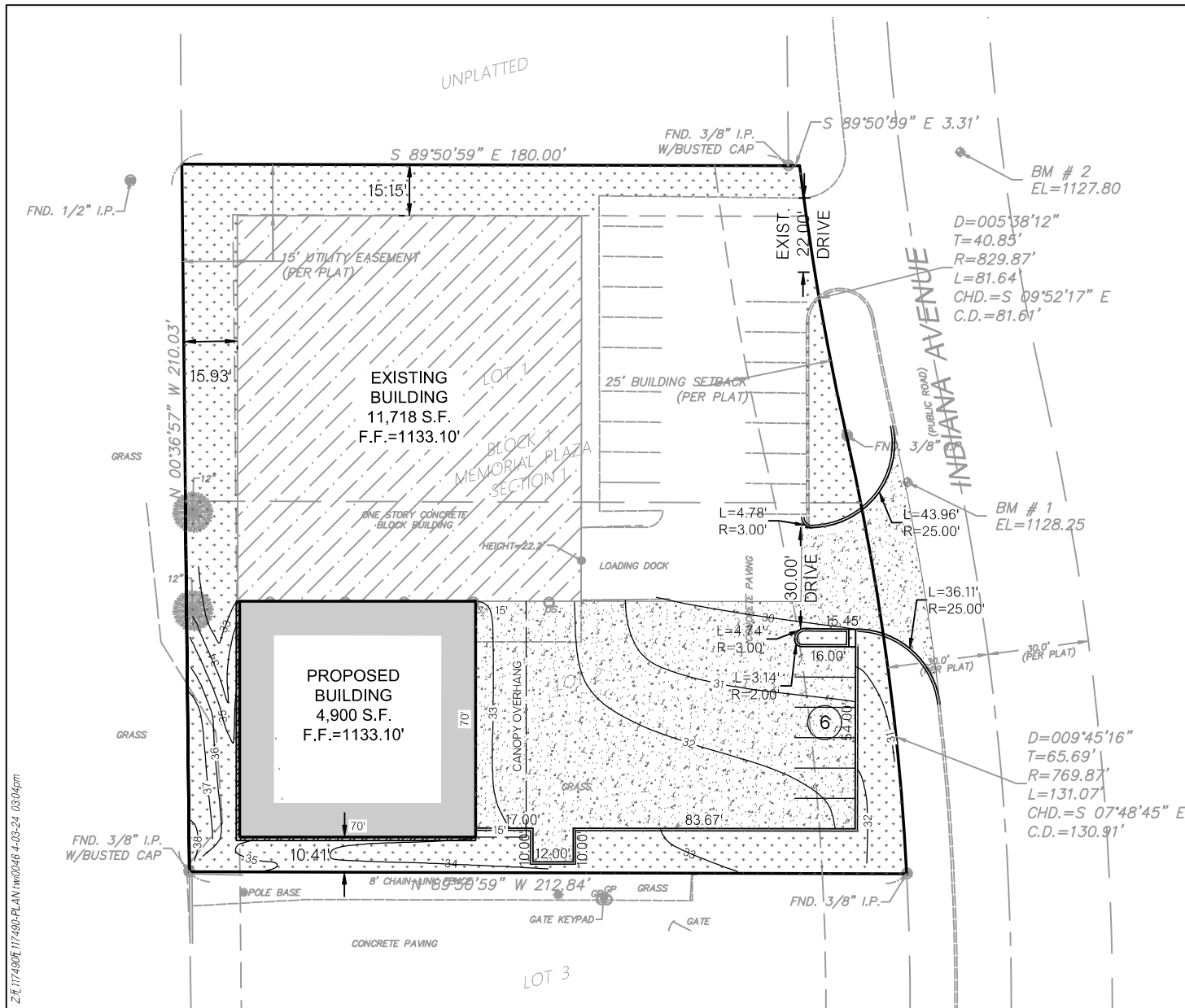


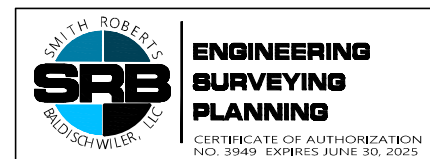
Exhibit B

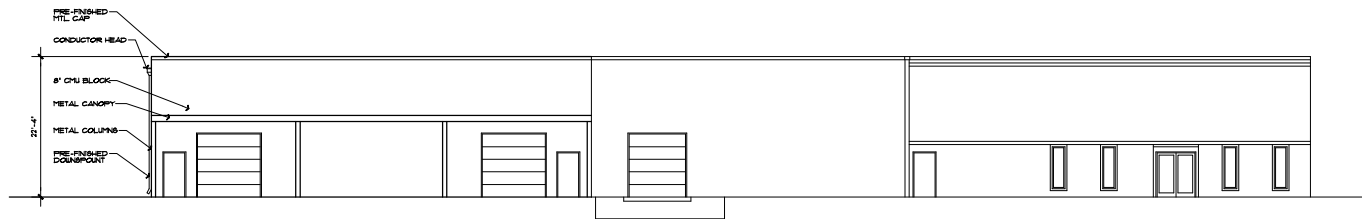


1"=30'

**JOHNSTONE SUPPLY
BUILDING ADDITION
13541 N. INDIANA AVE
LOTS 1 & 2, BLOCK 1,
MEMORIAL PLAZA, SECTION 1
OKLAHOMA CITY, OKLAHOMA.
MASTER SITE PLAN**



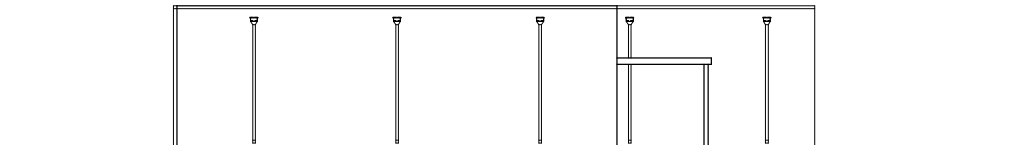




1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

Exhibit D

PRELIMINARY
NOT FOR CONSTRUCTION

Johnstone Supply
13541 N. Indiana Ave.
Oklahoma City, OK

SAM GRESHAM
ARCHITECTURE
ARCHITECTS
13541 N. Indiana Ave.
Oklahoma City, OK 73103
405.842.2999

ELEVATIONS



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PROJECT #: 240031
DATE: 04.17.24
DRAWING NO.

A3.1