



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  
13128 NW 10th

Project Name

13128 NW 10th

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1578

File Date: 10/30/23

Ward No.: W3

Nbhd. Assoc.: ---

School District: Yukon

Extg Zoning: AA

Overlay:

5 acres

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

*Kaitlyn Turner*

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

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.com

Email

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

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

## Exhibit A

### 13128 NW 10<sup>th</sup> Yukon, OK 73099 Legal Description

A part of the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Beginning at a point on the North line of said Northeast Quarter (NE/4) and 1320 feet East of the Northwest corner of said Northeast Quarter (NE/4); Thence South and parallel to the West line of said Northeast Quarter (NE/4) for a distance of 660 feet; Thence East and parallel to the North line of said Northeast Quarter (NE/4) for a distance of 334.52 feet to a point 990 feet West of the East line of said Northeast Quarter (NE/4); Thence North and parallel to the East line of said Northeast Quarter (NE/4) for a distance of 660 feet to a point on the North line of said Northeast Quarter (NE/4); Thence West on the North line of said Northeast Quarter (NE/4) for a distance of 332.48 feet to the Point of Place of Beginning

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

KNOW ALL MEN BY THESE PRESENTS:

THAT **Newman Family Revocable Trust dated August 4, 2005** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **YKOK LLC** party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:

**For Tax Map ID(s): 21416**

A part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

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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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered July 28, 2023.

Newman Family Revocable Trust dated August 4, 2005

BY: Nora Gail Newman  
Nora Gail Newman  
Trustee

The State of OKLAHOMA

TRUSTEE ACKNOWLEDGMENT

County of CANADIAN

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28 day of July, 2023 personally appeared Nora Gail Newman, Trustee(s) of the Newman Family Revocable Trust dated August 4, 2005 to me known to be the identical person(s) who executed the within foregoing instrument as its Trustee, and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed, for the uses and purposes therein set forth.

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



K E Holt  
Notary Public in and for the State of \_\_\_\_\_

Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

## LETTER OF AUTHORIZATION

YKOK, LLC., (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 \_\_\_\_

13128 NW 10<sup>th</sup>, Yukon, OK 73099

By: MSOB  
M. SEAN O'BRIEN

Title: Manager.

Date: 9/25/23.

## (400 FEET RADIUS REPORT)

STATE OF OKLAHOMA

The undersigned bonded abstractor in and for Canadian County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 400 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 (1 ), both inclusive.

Dated: September 20, 2023 UPDATE: October 23, 2023 at 7:30 AM

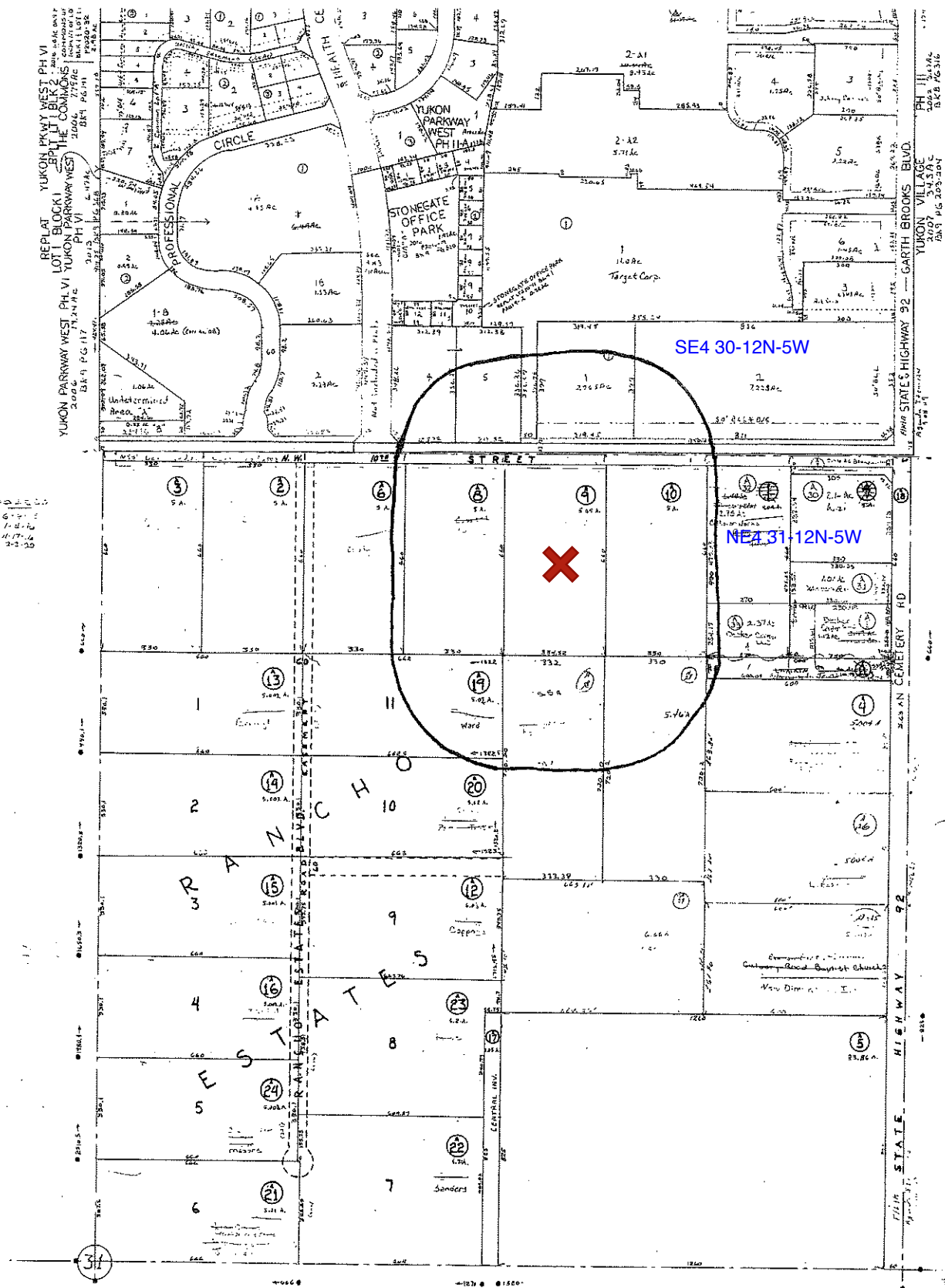
By: Robin Reed

Robin Reed  
 Abstractor License No. 4746  
 OAB Certificate of Authority # 0058  
 File No. 2837382-WA99

Owner	Mailing Address	Lot	Block	Legal Description
YKOK LLC	5651 36TH AVE NE NORMAN, OK 73026			PT NE4 31-12N-5W (A-9 ON MAP)-SUBJECT PROPERTY
MICHAEL C NEWMAN & NORA G NEWMAN & KENNETH L NEWMAN & GERALYN D NEWMAN	13128 NW 10TH ST. YUKON, OK 73099			PT NE4 31-12N-5W (A-10 ON MAP)
MDC COAST 12 LLC, ATTN LEGAL DEPARTMENT	11995 EL CAMINO REAL SAN DIEGO, CA 92130			PT NE4 31-12N-5W (A-32 ON MAP)
DECKER CENTER LLC	10601 S WESTERN AVE. OKLAHOMA CITY, OK 73170			PT NE4 31-12N-5W (A-33 ON MAP)
FULL GOSPEL OF CHRIST MINISTRIES INC	817 N CEMETERY RD.YUKON, OK 73099			PT NE4 31-12N-5W (A-4 ON MAP)
UNDIV. 1/2 INT. LEO BRADLEY LIVING TRUST & UNDIV. 1/2 INT. SHIRLEY BRADLEY LIVING TRUST	13175 FIDDLER RD. YUKON, OK 73099			PT NE4 31-12N-5W (A-29 ON MAP)
VIRGINIA KOEHN TRUST	7625 CLAYTON DR. OKLAHOMA CITY, OK 73132			PT NE4 31-12N-5W (A-28 ON MAP)
JERRY L COOPER & RUBY R COOPER & ROBERT COOPER	804 RANCHO ESTATES BLVD. YUKON, OK 73099			PT NE4 31-12N-5W (A-20 ON MAP)
BARRY WARD & MARY WARD	828 RANCHO ESTATES BLVD. YUKON, OK 73099			PT NE4 31-12N-5W (A-19 ON MAP)
ROSEMARY E KENNEY FAMILY TRUST	3065 ALVESTON DR NW CONCORD, NC 28027			PT NE4 31-12N-5W (A-8 ON MAP)
JASON WARNER & AMY WARNER	13240 NW 10TH ST. YUKON, OK 73099			PT NE4 31-12N-5W (A-6 ON MAP)
DEVELOPMENT23 LLC %DWIGHT DARIN MILLER	13401 N WESTERN STE 302 OKLAHOMA CITY, OK 73114			PT SE4 30-12N-5W (A-3 ON MAP)
COOPER YUKON INVESTMENTS LLC	14349 N KELLY AVE. OKLAHOMA CITY, OK 73013	4, 5	5	YUKON PARKWAY WEST PHASE V
COOPER YUKON INVESTMENTS LLC	PO BOX 21748 OKLAHOMA CITY, OK 73156	1, 2	1	YUKON PARKWAY WEST PHASE IV
TARGET CORP (PROPERTY DEVEL); C/O PROPERTY TAX DEPT	PO BOX 9456 MINNEAPOLIS, MN 55440	1	1	YUKON VILLAGE ADDITION
CITY OF YUKON, OFFICE OF THE CITY CLERK	500 W. MAIN ST. YUKON, OK 73099			STREETS & EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



47-2-20  
6-1-10  
1-1-10  
1-17-10  
2-2-20



NE 4 31 - 12 - 5  
CANADIAN COUNTY

State Of Oklahoma  
Canadian County  
Documentary Stamps  
**\$1350.00**



Doc#: R 2023 18503  
Bk&Pg: RB 5711 450-451  
Filed: 08-02-2023 DAR  
10:28:27 AM WD  
Canadian County, OK 2E

**RECORDER'S MEMORANDUM**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

**WARRANTY DEED**  
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Newman Family Revocable Trust** dated August 4, 2005 party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **YKOK LLC** party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:

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

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered July 28, 2023.

Newman Family Revocable Trust dated August 4, 2005

BY: Nora Gail Newman  
Nora Gail Newman  
Trustee

The State of OKLAHOMA

**TRUSTEE ACKNOWLEDGMENT**

County of CANADIAN

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28 day of July, 2023 personally appeared Nora Gail Newman, Trustee(s) of the Newman Family Revocable Trust dated August 4, 2005 to me known to be the identical person(s) who executed the within foregoing instrument as its Trustee, and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed, for the uses and purposes therein set forth.

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



K E Holt  
Notary Public in and for the State of \_\_\_\_\_

Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_



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

**Mail Deed and Tax Statements To:**  
YKOK LLC  
13128 NW 10th Street  
Yukon, OK 73099

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 716262300323  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Company

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**13128 NW 10<sup>th</sup> St.**

**October 30, 2023**

**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@wbfbllaw.com](mailto:dmbox@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 **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Childcare Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services

8250.2	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
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
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

**2. Maximum Building Height:**

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

**3. Maximum Building Size:**

The maximum building size shall be 15,000 square feet.

**4. Maximum Number of Buildings:**

There shall be a maximum of six (6) buildings 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 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 prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access shall be taken from one (1) access point off of NW 10<sup>th</sup> St.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**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, 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 metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

Open space shall be in accordance with the base zoning district.

**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

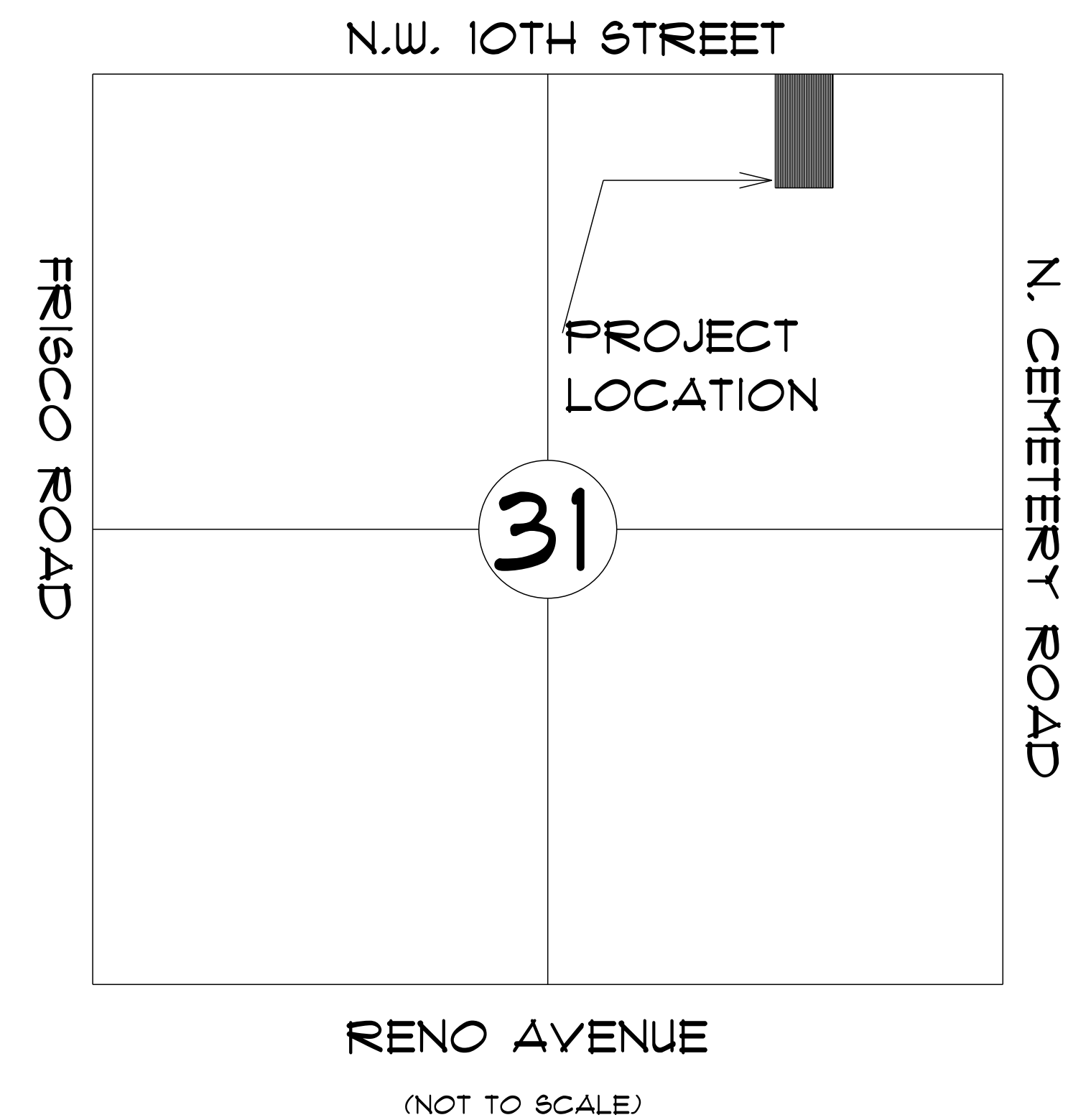
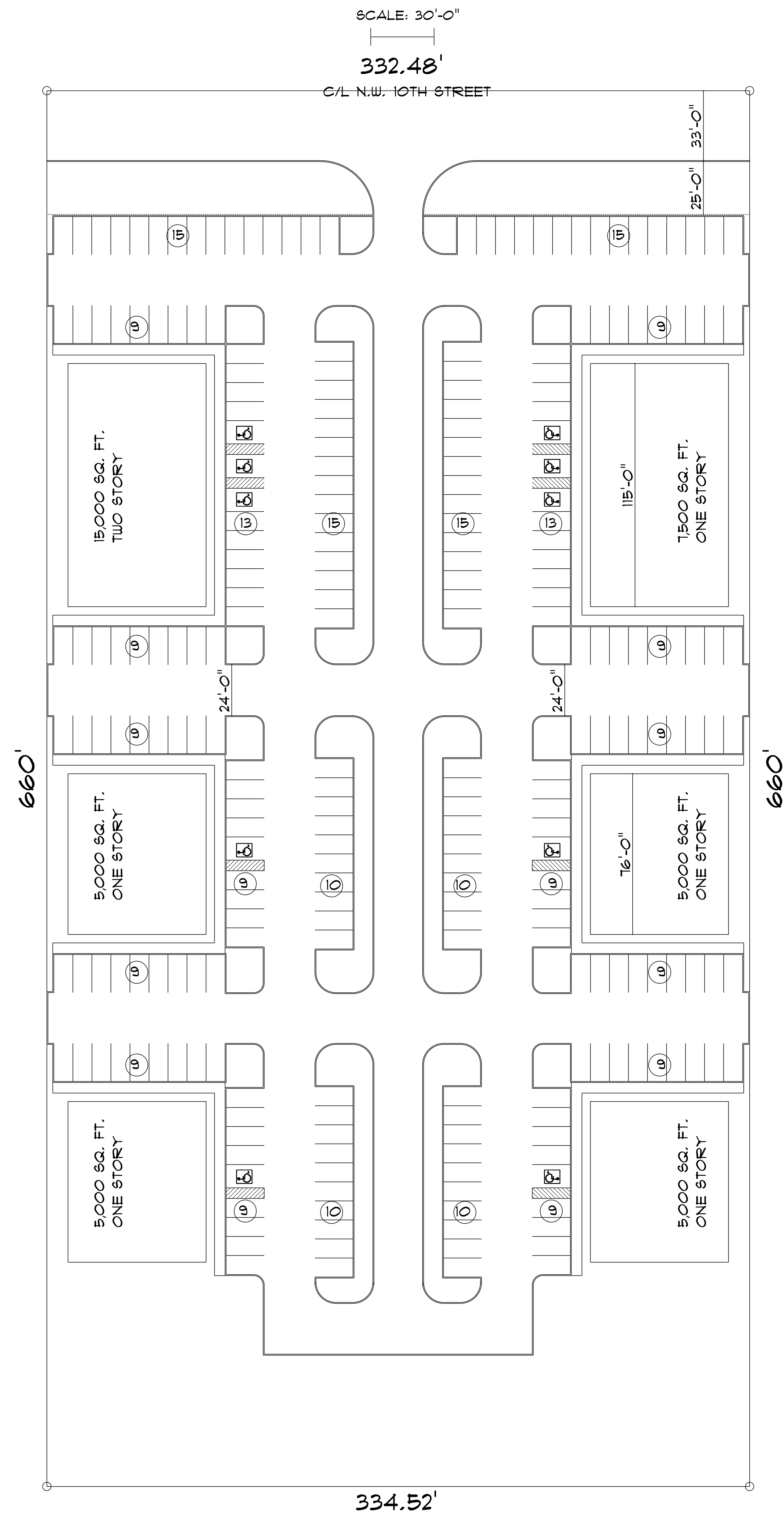
Exhibit B: Conceptual Site Plan



## Exhibit A

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Total  
Dimensions  
Design

DISCLAIMER:

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND DRAWINGS ARE DESIGNED TO COMPLY WITH THE OWNER'S WISHED AND CRITERIA. ANY CHANGES MADE TO THESE DRAWINGS AFTER FINAL PRINTS ARE MADE, WILL BE AT THE SOLE EXPENSE OF THE OWNER/ CONTRACTOR.

THE OWNER / CONTRACTOR WILL  
BE RESPONSIBLE FOR  
VERIFICATION OF ALL  
DIMENSIONS, DETAILS, AND  
SPECIFICATIONS.

TOTAL DIMENSIONS DESIGN, THEIR  
EMPLOYEES, OR THEIR  
SUBCONTRACT LABOR PERSONAL  
WILL NOT BE LIABLE FOR ANY  
HUMAN ERROR AFTER THE  
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NO WARRANTIES ARE GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THESE PLANS.

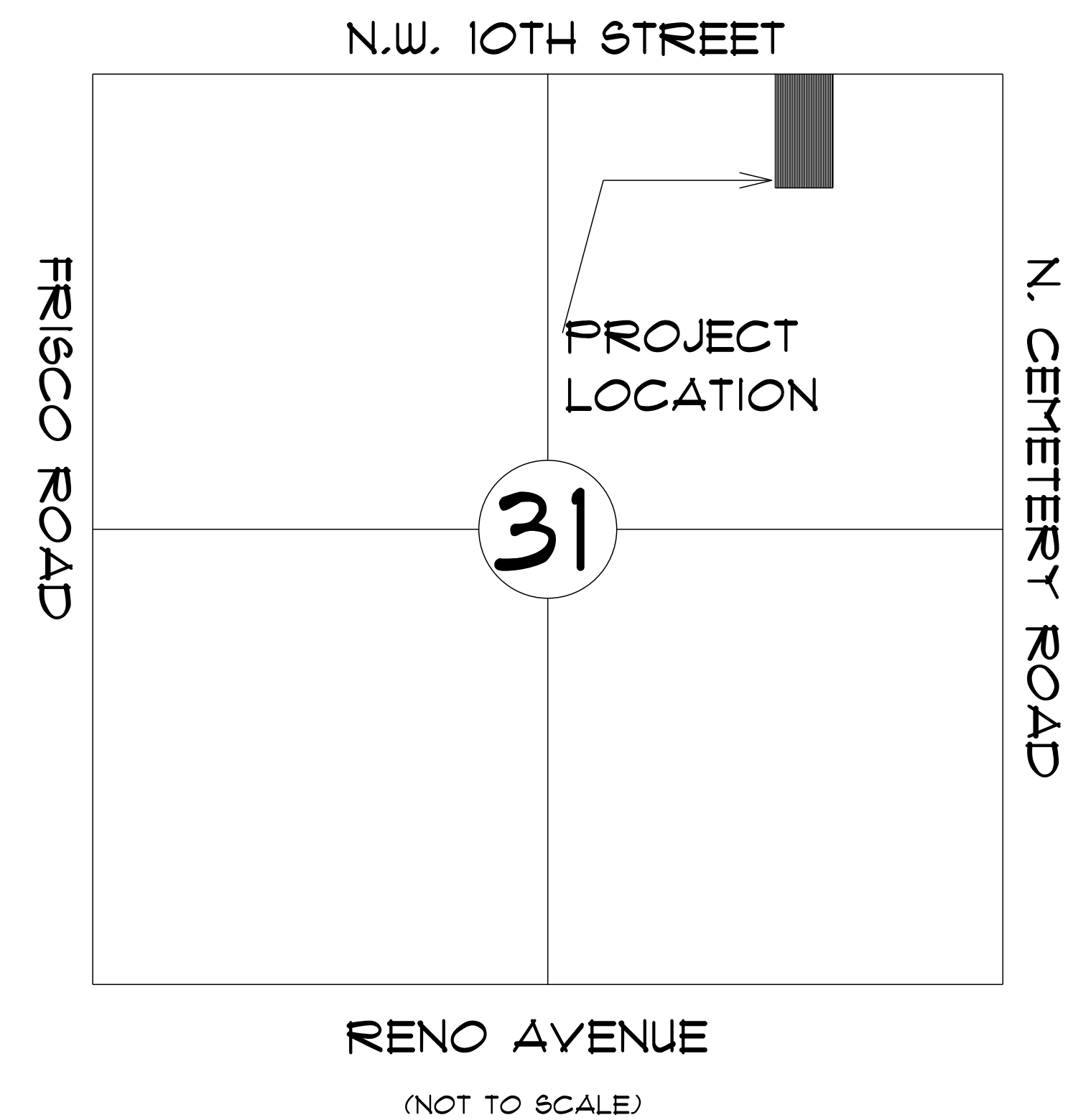
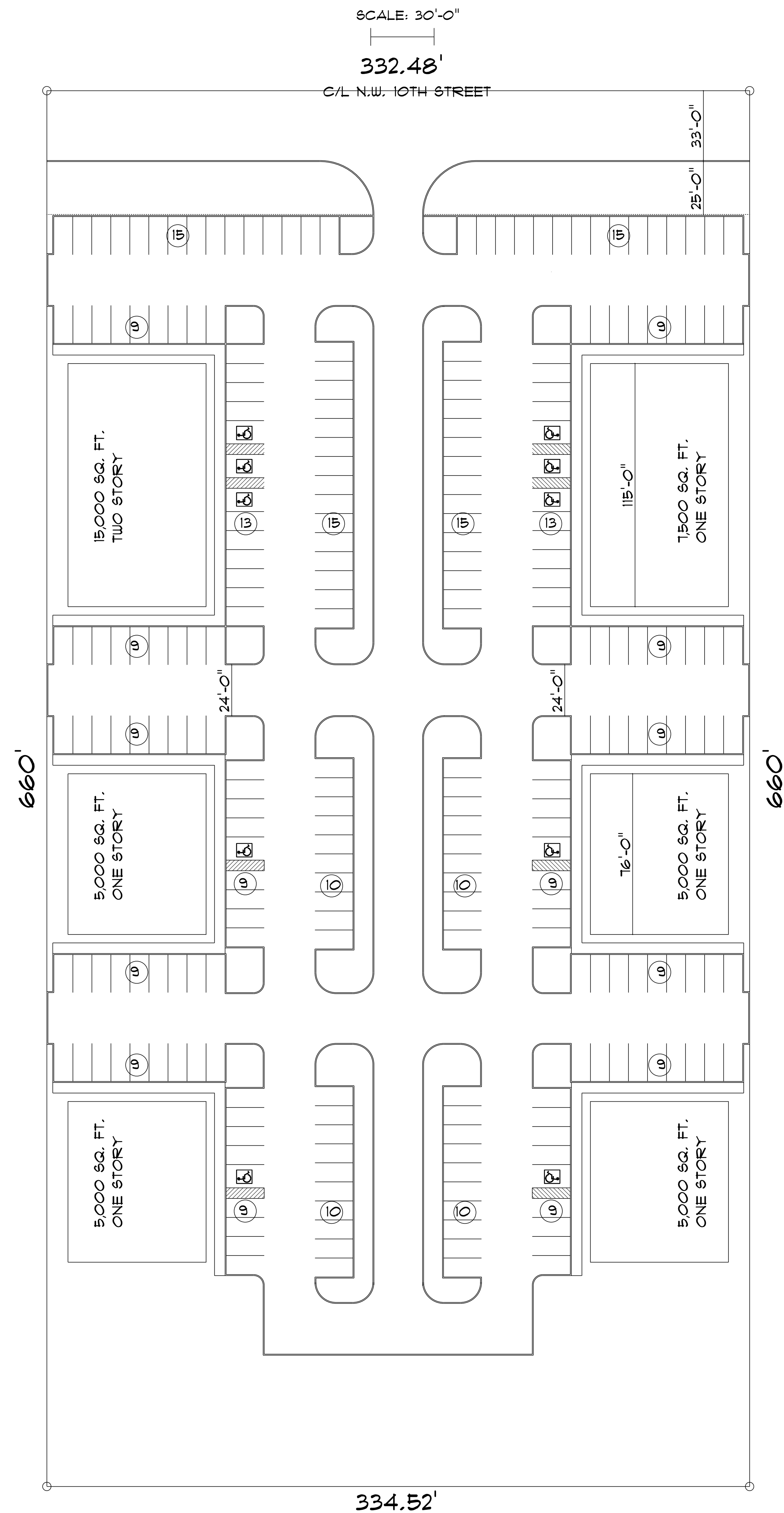
THESE PLANS ARE THE SOLE  
PROPERTY OF TOTAL  
DIMENSIONS DESIGN AND ARE  
FOR THE SOLE USE ON A  
SPECIFIC PROJECT AND MAY  
NOT BE USED ON ANY OTHER  
PROJECT WITHOUT WRITTEN  
PERMISSION FROM TOTAL  
DIMENSIONS DESIGN.

No.	REVISION / ISSUE	DATE

TOTAL DIMENSIONS DESIGN  
11801 S. WESTERN, SUITE A  
OKLAHOMA CITY, OK. 73170  
(405) 412-4457

PROJECT NAME AND ADDRESS:

	SHEET:
DATE: 10-24-23	A-O.O
SCALE: AS NOTED	



Total  
Dimensions  
Design

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DATE: 10-24-23	A-0.0
SCALE: AS NOTED	