



The City of Oklahoma City  
 Planning Department, Subdivision and Zoning  
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

Red Plains

Name of Development or Applicant

11836 SE 29th Street

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

rural commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only

1988

Case No.: PUD

File Date: 30NOV'23

Ward No.: 4

Nbhd. Assoc.: ---

School District: CHOCTAW NICOMA PARK

Extg Zoning: AA

Overlay: ---

5.02 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Steve and Angela Thurmond

Name

12516 SE 104th St

Mailing Address

OKC, OK 73165

City, State, Zip Code

Phone

Email

Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.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  
LEGAL DESCRIPTION  
RED PLAINS  
11836 SE 29<sup>TH</sup> STREET

A part of the Northeast Quarter (NE/4) of Section 17, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

**Beginning** 363 feet West of the Northeast Corner of said Section;

Thence South 602.5 feet;

Thence West 363 feet;

Thence North 602.5 feet;

Thence East 363 feet to the point or place of beginning; containing 5.02 acres, more or less.

First American Title  
615 S. Interstate 35  
Moore, OK 73160

2023100501128625 B: 15573 P: 1476  
10/05/2023 04:01:54 PM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$337.50  
Maressa Treat, County Clerk  
Oklahoma County - State of Oklahoma



Return To:  
Steve Thurmond and Angela Thurmond  
12516 SE 104th  
Oklahoma City, OK 73165

**WARRANTY DEED**  
**JOINT TENANCY**

Doc Stamps: **337.50**

Tax ID#: **1265-14-409-1025 &**  
**1265-14-409-3000**

Filed/insured by: First American Title Insurance Company  
File No.: **2831091-OK12 (KZ)**

That **Waseem Bari and Huma Waseem, husband and wife**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Steve Thurmond and Angela Thurmond, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

**A part of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 363 feet West of the Northeast Corner of said Section; Thence South 602.5 feet; Thence West 363 feet; Thence North 602.5 feet; Thence East 363 feet to the Point or Place of Beginning.**

**AND**

**Part of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government survey thereof and more particularly described as follows: Beginning at the Northeast Corner of said Quarter Section for a Place of Beginning; Thence West along the North line of said Quarter Section a distance of 22 rods; Thence South on a line parallel with the East line of said Quarter Section a distance of 36 1/2 rods; Thence East on a line parallel with the North line of said Quarter Section a distance of 22 rods to the East line of said Quarter Section; Thence North on the East line of said Quarter Section a distance of 36 1/2 rods to the Place of Beginning.**

Property Address: **11836 SE 29th Street, Oklahoma City, OK 73130**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors 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 **September 29, 2023**.

2831091 337.50 2/2011



Waseem Bari

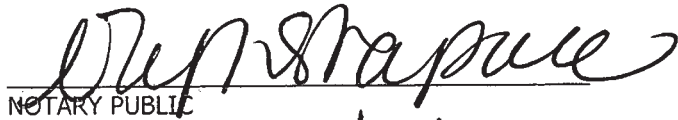


Huma Waseem

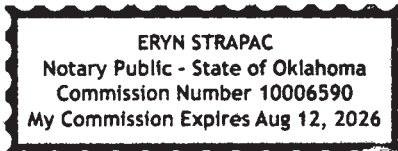
ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }  
COUNTY OF TULSA } ss.  
\_\_\_\_\_ }

This instrument was acknowledged before me on September 28, 2023, by Waseem Bari and Huma Waseem, husband and wife.

  
NOTARY PUBLIC

My Commission Expires: 8/12/2026





**Steve and Angela Thurmond  
P. O. Box 30336  
Midwest City, OK 73140**

October 31, 2023

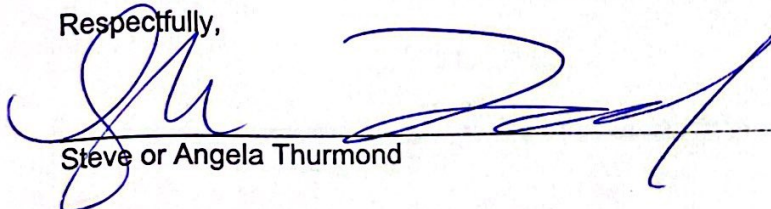
City of Oklahoma City  
Planning Department  
Subdivision & Zoning Division  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for Rezoning to the Planned Unit Development District (PUD) the property located at 11836 SE 29th Street, located in the NE/4 of Section 17, T11N, R1W of the Indian Meridian in Oklahoma County**

To Whom It May Concern:

As owners of the property described above, we hereby authorize Grubbs Consulting, LLC and/or Red Plains Plumbing, Inc., to act as agents on our behalf in the preparation, filing and representation of the PUD Planned Unit Development rezoning application before the Oklahoma City Planning Commission and City Council on our property.

Respectfully,

  
\_\_\_\_\_  
Steve or Angela Thurmond



November 30, 2023

**To:** Subdivision & Zoning  
9<sup>th</sup> Floor, 420 W. Main  
OKC  
(405) 297-2623

**From:** Terri Massey  
[tmassey@gc-okc.com](mailto:tmassey@gc-okc.com)  
405-265-0641 x 109

## TRANSMITTAL LETTER

**Via:** E-Mail, [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

**Re:** PUD Application for property located at 11836 SE 29<sup>th</sup> Street (Red Plains)

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### Attachments:

- 1 Rezoning application
  - 1 Legal Description of Property to be Rezoned (Exhibit A)
  - 1 Letter of Authorization
  - 1 Deed to Property
  - 1 Ownership List with certification
  - 1 PUD Design Statement with Exhibits
- 

**Comments:** Please accept the attached PUD rezoning application and supporting documents for placement on the January 11, 2024, Planning Commission docket. The filing fee of \$2700 will be remitted once the invoice with case number is provided. The legal description and PUD document in Word Format are included in this e-mail along with the ownership list in Excel Format.

Thanks,

# **CERTIFICATE OF BONDED ABTRACTOR**

(600 FEET RADIUS REPORT)

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY 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 600 feet in all directions of the following described land:


A part of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 363 feet West of the Northeast Corner of said Section; Thence South 602.5 feet; Thence West 363 feet; Thence North 602.5 feet; Thence East 363 feet to the Point or Place of Beginning.

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

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: November 15, 2023 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2842461-OK99

OWNERSHIP REPORT  
ORDER 2842461-OK99

DATE PREPARED: NOVEMBER 21, 2023  
EFFECTIVE DATE: NOVEMBER 15, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1265	R144091025	THURMOND STEVE & ANGELA		12516 SE 104TH ST	OKLAHOMA CITY	OK	73165-9111	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT OF NE4 SEC 17 11N 1W BEG 363FT W OF NE/C TH W363FT S602.5FT E363FT N602.5FT TO BEG OR TR 14 (SUBJECT PROPERTY)	11836 SE 29TH ST OKLAHOMA CITY
1230	R168521575	EASTOC LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	CASS TOWNSHIP	000	000	CASS TOWNSHIP 000 000 PT OF SE4 SEC 8 11N 1W SE4 EX A TR BEG SE/C OF SE4 BEING 170FT N&S BY 200FT E&W	0 UNKNOWN UNINCORPORATED
1230	R156003000	EASTOC LLC		10601 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	UNPLTD PT SEC 08 11N 1W	000	000	UNPLTD PT SE4 SEC 8 11N 1W BEG SE/C OF SE4 TH N170FT W200FT S170FT E200FT TO BEG	11921 SE 29TH ST MIDWEST CITY
1235	R144486100	EASTOC LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	UNPLTD PT SEC 09 11N 1W	000	000	UNPLTD PT SEC 09 11N 1W 000 000 PT SW4 SEC 9 11N 1W BEG AT SW/C SW4 TH N394.52FT TO N RR R/W TH NELY ALONG R/W 261.05FT SE50FT TH NELY ALONG A CURVE 338.83FT S101.48FT TO S RR R/W LINE TH SWLY ALONG R/W ON A CURVE LEFT 252.28FT TH S361.46FT TO S LINE SW4 TH W346.10FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1235	R156056010	WINDERS PAMELA R B & BARNES DARRON TRS	BARNES LAQUITA JOY REV LIVING TR	PO BOX 15281	DEL CITY	OK	73155-5281	UNPLTD PT SEC 09 11N 1W	000	000	UNPLTD PT SEC 09 11N 1W 000 000 PT SW4 SEC 9 11N 1W BEG 381.10FT N OF SW/C SW4 TH NE223.25FTTH NE ON CURVE 276FT N97.73FT W475FT S250FT TO BEG CONT 2ACRS MORE OR LESS	2900 S ANDERSON RD MIDWEST CITY
1264	R146282435	SEIRAFI POUR MOHAMMAD ALI	SEIRAFI POUR MEHRNAZ	PO BOX 15315	OKLAHOMA CITY	OK	73155	GARDEN ACRES ADD	008	000	GARDEN ACRES ADD 008 000 N 1/2	0 UNKNOWN OKLAHOMA CITY
1264	R146282700	JOHNSON DAVID D & LINDA D		1361 BOSSLER LN	OFALLON	IL	62269	GARDEN ACRES ADD	009	000	GARDEN ACRES ADD 009 000 PRT OF LOT 9 BEG AT NE/C W396.9FT S159.40FT SWLY 48FT NW194FT S181.30FT TO SW/C E636.4FT TO SE/C N312FT TO BEG	3212 S ANDERSON RD OKLAHOMA CITY



OWNERSHIP REPORT  
ORDER 2842461-OK99

DATE PREPARED: NOVEMBER 21, 2023  
EFFECTIVE DATE: NOVEMBER 15, 2023 AT 7:30 AM

1264	R146282800	PARKER ANNA L TRS	PARKER FAMILY TRUST	1361 BOSSLER LN	OFALLON	IL	62269	GARDEN ACRES ADD	009	000	GARDEN ACRES ADD 009 000 BEG AT NW/C E238.9FT S159.40FT SWLY 48FT NW194FT TO W LINE N130.7FT TO BEG BLK 9 & S/2 BLK 8	3200 S ANDERSON RD OKLAHOMA CITY
1264	R146285940	MCKEY BRADLEY		3224 S ANDERSON RD	OKLAHOMA CITY	OK	73150	GARDEN ACRES ADD	010	000	GARDEN ACRES ADD 010 000	3224 S ANDERSON RD OKLAHOMA CITY
1265	R144090910	LOYD ROBERT C		11801 SE 32ND ST	OKLAHOMA CITY	OK	73150-1802	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT NE4 SEC 17 11N 1W BEG 718.25FT W & 1002.5FT S NE/C SD NE4 TH E271FT S317.5FT W271.25FT N317.5FT TO BEG	11801 SE 32ND ST OKLAHOMA CITY
1265	R144090905	LOYD ROBERT C		11801 SE 32ND ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT NE4 SEC 17 11N 1W BEG 1002.5FT S & 241FT W OF NE/C NE4 THW206FT S317.5FT E206FT N317.5FT TO BEG CONT 1.50ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
1265	R144090900	ALLARD LEO L JR & CECELIA L TRS	ALLARD FAMILY REV TRUST	3219 S ANDERSON RD	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT NE4 SEC 17 11N 1W BEG 1002.5FT S OF NE/C NE4 TH W241FT S317.5FT E241FT N317.5FT TO BEG	3219 S ANDERSON RD OKLAHOMA CITY
1265	R144090915	LOYD ROBERT C		11801 SE 32ND ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT NE4 SEC 17 11N 1W BEG 899.25FT W & 990FT S NE/C NE4 TH E173FT S12.5FT E8FT S317.5FT W181FT N330FT TO BEG CONT 1.3ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
1265	R144091153	LOWRY FRED J & ELNORA R TRS	LOWRY FRED J & ELNORA REV TRUST	11713 SE 32ND ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 17 11N 1W	000	000	PT NE4 SEC 17 11N 1W E1/2 OF E1/2 OF SE4 NW4 NE4 EX BEG SE/C OF SD TR TH W132FT N330FT E132FT S330FT TO BEG	UNKNOWN

OWNERSHIP REPORT  
ORDER 2842461-OK99

DATE PREPARED: NOVEMBER 21, 2023  
EFFECTIVE DATE: NOVEMBER 15, 2023 AT 7:30 AM

1265	R144091035	DEAN PATRICK W & PAMELA E		3213 S ANDERSON RD	OKLAHOMA CITY	OK	73150- 1815	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT NE4 SEC 17 11N 1W BEG 602.5FT S & 290.4FT W OF NE/C OF NE4 TH W435.6FT S400FT E726FT N250FT W290.4FT N150FT TO BEG	3213 S ANDERSON RD OKLAHOMA CITY
1265	R144091040	SPENCER WAYMON & CARMEN S		3400 N AIR DEPOT BLVD	EDMOND	OK	73034- 7658	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT NE4 SEC 17 11N 1W BEG 602.5FT S OF NE/C OF NE4 TH W290.4FT S150FT E290.4FT N150FT TO BEG CONT 1ACR MORE OR LESS	3201 S ANDERSON RD OKLAHOMA CITY
1265	R144091160	BERNARDY LINNIE F		11716 SE 29TH ST	OKLAHOMA CITY	OK	73130- 8108	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT OF NE4 SEC 17 11N 1W BEING E 1/2 OF E 1/2 OF NE4 OF NW4 OF NE4	11716 SE 29TH ST OKLAHOMA CITY
1265	R144091002	VICTORY FELLOWSHIP CHURCH INC		PO BOX 30016	MIDWEST CITY	OK	73140- 3016	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT NE4 SEC 17 11N 1W BEG 899.25FT W OF NE/C OF NE4 S1324FT W420.75FT N1324FT TH E420.75FT TO BEG	11724 SE 29TH ST OKLAHOMA CITY
1265	R144091500	CLAYTON JOE G & SARAH		11816 SE 29TH ST	OKLAHOMA CITY	OK	73130- 8114	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT OF NE4 SEC 17 11N 1W BEG 44RDS W OF NE/C OF NE4 TH S60RDS W10.5RDS N60RDS E10.5RDS OR TR 6 OF NE4	11816 SE 29TH ST OKLAHOMA CITY
1265	R144093000	THURMOND STEVE & ANGELA		12516 SE 104TH ST	OKLAHOMA CITY	OK	73165- 9111	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W BEG AT NE/C OF NE4 TH S36.5RDS W22RDS N36.5RDS E22RDS TO BEG OR TR 1 OF NE4 EX N & E50FT TO CITY	0 UNKNOWN OKLAHOMA CITY

**PLANNED UNIT DEVELOPMENT**

**DESIGN STATEMENT**

**RED PLAINS**

**PUD-**

**November 21, 2023**

**PREPARED FOR:**

**Steve and Angela Thurmond  
P. O. Box 30336  
Midwest City, OK 73140**

**PREPARED BY:**

**Grubbs Consulting LLC  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.com)**

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	<b>EXHIBIT A – Legal Description (attached hereto and made a part hereof)</b>	
	<b>EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)</b>	



## **SECTION 1.0 INTRODUCTION**

This Planned Unit Development consists of 5.02 acres and is located in the Northeast Quarter of Section 17, Township 11 North, Range 1 West of the Indian Meridian in Oklahoma County, Oklahoma. The site is on the south side of SE 29<sup>th</sup> Street, west of Anderson Road.

## **SECTION 2.0 LEGAL DESCRIPTION**

The legal description of the property is described in Exhibit A, attached and made a part of this Design Statement.

## **SECTION 3.0 OWNER/DEVELOPER**

The developers of this property are Steve and Angela Thurmond.

## **SECTION 4.0 SITE AND SURROUNDING AREA**

The subject property is vacant. The property is currently zoned AA Agricultural and is vacant. Surrounding properties are zoned and used for:

North: AA/vacant

East: C-3/vacant

South: AA/residence

West: AA/residence

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The elevation of the property is higher in the western portion, draining to the east. The subject property has a predominant soil type of Nash-Iron mound Complex, which is well drained silt sandy loam, and is currently covered by a mixture of blackjack trees.

## **SECTION 6.0 CONCEPT**

The concept for this PUD is to provide for commercial development.

### **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the RC base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

- **Section 59-6200.2 Table 6200.1** The Construction Sales and Services use (8300.31) is allowed as a permitted use, subject to restrictions incorporated herein.
- **Section 59-11250.C, E and I** The landscape requirements for a commercial use unit and streetscape buffer are modified.
- **Section 59-10600** The parking requirements for the Construction Sales and Services use are modified.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The property abuts and will take access from SE 29<sup>th</sup> Street, a rural arterial street.

### **7.2 SANITARY SEWER**

Public sanitary sewer is not available to the property. Sanitary sewer will be provided by private septic and/or aerobic systems.

### **7.3 WATER**

Public water lines are not available to the property. Domestic water will be provided by private water wells.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is Station 28 located at 7101 S. Anderson Road.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with the various utility companies will be made in conjunction with this development.

### **7.6 PUBLIC TRANSPORTATION**

Public transportation is unavailable to this site.

### **7.7 DRAINAGE**

The property within this Planned Unit Development drains to the east.

### **7.8 COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Rural Medium Intensity area.

## **SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 PUD. 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 Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Municipal 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling

The PUD permits development in accordance with the use and development regulations of the C-3 Community Commercial District, except as otherwise amended herein.

## 8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **RC Rural Commercial District** shall govern the property except as herein modified.

- a. The following use unit shall be an additional use permitted on the property:
  1. Construction Sales and Services (8300.31) with related outdoor parking and storage of related company vehicles and products.

## 8.2 LANDSCAPE & SCREENING REGULATIONS

All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted herein.

- a. In lieu of a sight proof fence along the west and south property lines, the existing trees and vegetation shall be retained within a greenbelt, minimum 10 feet wide.
- b. Security fencing in the form of barbed wire, razor wire or similar type fencing shall be permitted around the perimeter of the property, but not extending beyond the front wall of a primary building.
- c. In lieu of the commercial landscaping requirements stipulated in Section 59-11250 of the Oklahoma City Municipal Code for the development site area and parking areas, landscaping on the property shall consist of the retention of the existing trees and vegetation along the west and south boundaries of the site, within the ten feet wide greenbelt. The west greenbelt shall extend along the entire west boundary, north to south, screening and landscaping parking areas until such time as the adjacent property is developed commercially.

## 8.3 ACCESS REGULATIONS

- a. There shall be no more than two driveways permitted from SE 29<sup>th</sup> Street.
- b. Minimum driveway separation shall be 150 feet, measuring centerline to centerline.

## 8.4 SIGN REGULATIONS

- a. Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.

### 1. FREESTANDING ACCESSORY SIGNS

- i. There shall be one free-standing monument type sign permitted. Said sign shall have a maximum height of eight feet with a maximum display area of 100 square feet. Pole signs are prohibited.

## 2. ATTACHED SIGNS

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

## 3. NON-ACCESSORY SIGNS

- i. Non-Accessory signs are prohibited.

## 4. ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

- i. Electronic Message Display signs are prohibited.

# 8.5 PARKING REGULATIONS

- a. Parking shall comply with Chapter 59 of the OKC Municipal Code, except as otherwise noted herein.
- b. For the use Construction Sales and Services, no more than ten parking spaces shall be required for a building 8500 square feet or smaller. One additional parking space shall be provided for every 1000 square feet of office/warehouse space above 8500 square feet. Parking for outdoor storage lot shall not be required.
- c. Outdoor parking and storage of company vehicles and related company products shall be permitted on a gravel surface. Approaches to overhead doors shall be permitted to be a gravel surface.

# 8.6 COMMON AREA REGULATIONS

- a. Maintenance of private drives, common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

# 8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a. A Specific Plan shall not be required.
- b. Platting is not required for the division of three parcels or less.

# 8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a. Façade/Architectural regulations shall comply with Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended.

## 8.9 LIGHTING REGULATIONS

- a. The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

## 8.10 DRAINAGE REGULATIONS

- a. Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is developed with drainage areas confined to common areas or private drainage easements. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

## 8.11 DUMPSTER REGULATIONS

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

## 8.12 ROOFING REGULATIONS

- a. Every primary structure in this PUD shall have Class C roofing or better.

## 8.13 SIDEWALK REGULATIONS

- a. A sidewalk shall not be required along SE 29<sup>th</sup> Street.

## 8.14 HEIGHT REGULATIONS

- a. The base zoning district regulations shall regulate heights of structures unless otherwise noted herein.

## 8.15 PUBLIC IMPROVEMENTS

- a. Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

## 8.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- a. Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

## **SECTION 9.0 DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.



## **SECTION 10.0 EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT A  
LEGAL DESCRIPTION  
RED PLAINS  
11836 SE 29<sup>TH</sup> STREET

A part of the Northeast Quarter (NE/4) of Section 17, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

**Beginning** 363 feet West of the Northeast Corner of said Section;

Thence South 602.5 feet;

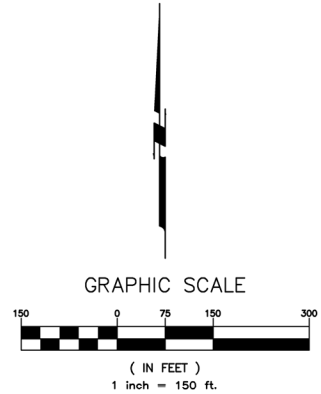
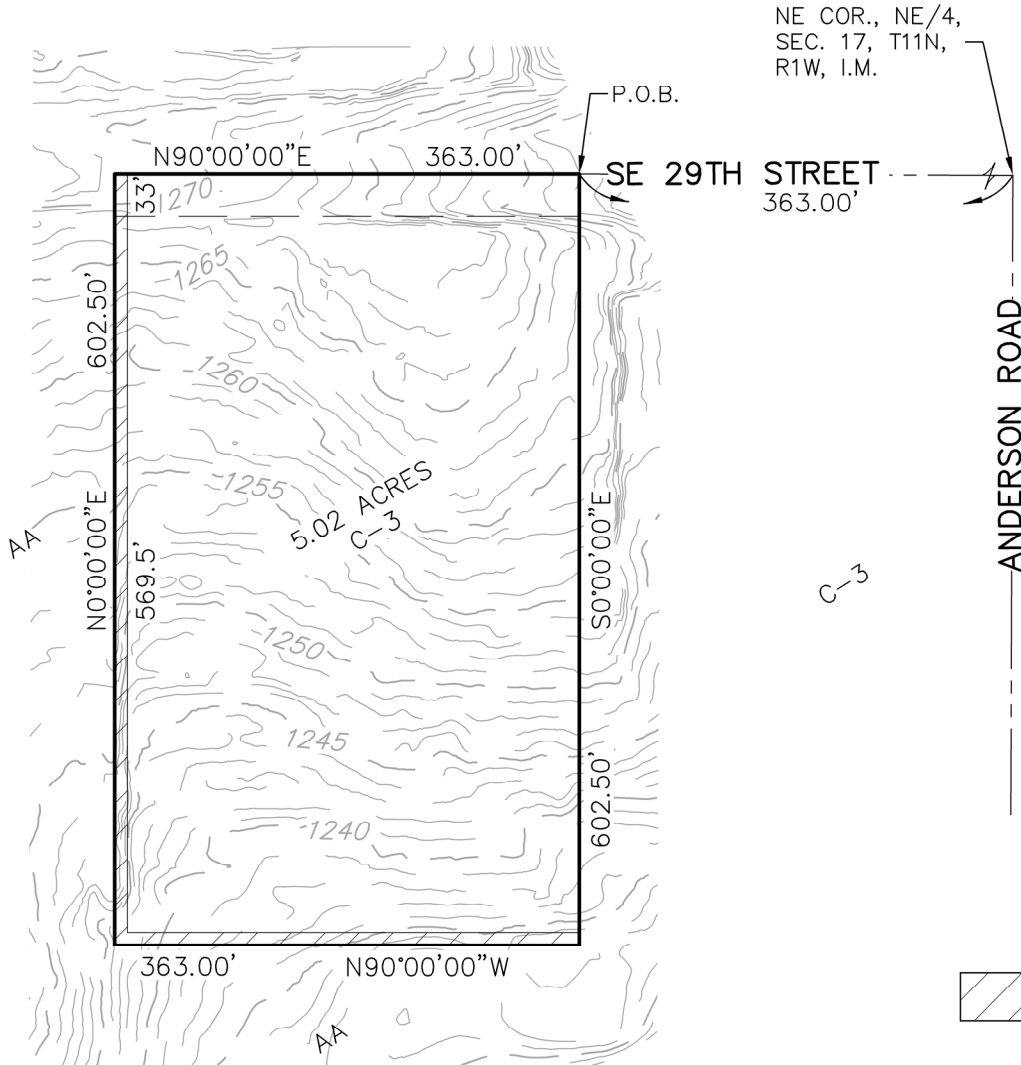
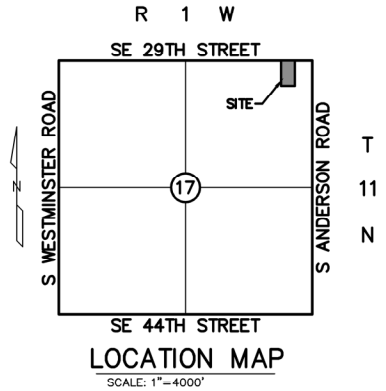
Thence West 363 feet;

Thence North 602.5 feet;

Thence East 363 feet to the point or place of beginning; containing 5.02 acres, more or less.

# EXHIBIT B

## MASTER DEVELOPMENT PLAN



### NOTE:

IMPROVEMENTS SHOWN ARE  
CONCEPTUAL ONLY FINAL  
DESIGN TO BE DETERMINED  
AT BUILDING PERMIT STAGE.

Proj. No.: 23-066  
Date: 11/28/2023  
Scale: (Horiz.) 1"=150'  
(Vert.) N/A  
Drawn By: KLTP  
Checked By: TM  
Approved By: MCG

### RED PLAINS

SE 29TH STREET & S ANDERSON ROAD  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
**MASTER DEVELOPMENT PLAN**

**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0640  
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

**EXH  
B**