



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>

Staff Use Only:	1607
Case No.: SPUD -	1607
File Date:	2-1-24
Ward No.:	W1
Nbhd. Assoc.:	-----
School District:	PIEDMONT
Extg Zoning:	PUD-1872
Overlay:	

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Barline

Project Name

~~11769 N Morgan Rd~~ 11765 N Morgan Rd

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

2.66 acres

ReZoning Area (Acres or Square Feet)

To permit a temporary concrete batch plant within this industrial development

Summary Purpose Statement / Proposed Development

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):

Barline, LLC

Name

3825 NW 166th St., A1

Mailing Address


Edmond, OK 73102

City, State, Zip Code

(405) 615-0459

Phone

Email


Signature of Applicant

Jessica Bloye, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com; jbloye@jaokc.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.

LEGAL DESCRIPTION
Barline SPUD

All of Lot Six (6), Block One (1) in BARLINE INDUSTRIAL PARK PHASE 2, AN
ADDITION TO Oklahoma City, Oklahoma, according to the plat thereof.

State Of Oklahoma
Canadian County
Documentary Stamps
\$675.00



Doc#: R 2020 220583
Bk&Pg: RB 5205 106-107
Filed: 12-31-2020 TMH
08:51:27 AM WD
Canadian County, OK 2E

Tax I.D. No.: 73382

Mail Tax Statement To:

Barline LLC
3825 NW 106th St A1
Edmond, OK 73012

After Recording Return To:
American Eagle Title Group, LLC
201 E North Street Plaza
Edmond, OK 73034-4747

Rec. & Ret. to:

American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

WARRANTY DEED
(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Maverick & Associates Group LLC**,

party of the first part, in consideration of the sum of ****TEN AND NO/100***** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

BARLINE, LLC

Whose address is:

3825 NW 106th St A1
Edmond, OK 73012

party of the second part, the following described real property and premises situated in **Canadian County, State of Oklahoma**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Maverick & Associates Group LLC

BY:

[Signature] 11/30/20
Clay Morris, Manager

ACKNOWLEDGMENT

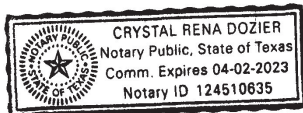
State of *Texas*

SS:

The foregoing instrument was acknowledged before me on this *30th* day of *November*, 2020 by *Clay Morris* as *Manager of Maverick & Associates Group LLC*.

My Commission Expires: *04/02/2023*

Crystal Rena Dozier
Notary Public,



Closing Agent: American Eagle Title Group, LLC
File Number: 2008-0017-62
Underwriter: American Eagle Title Insurance Company

2/20

EXHIBIT "A"

A part of the South One-Half of the Northeast Quarter (S/2 NE/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast Corner of said NE/4; Thence South 00°18'32" East (record) S 00° 17'41" E (measured) along the East line of said NE/4 a distance of 1896.68 feet (record) 1897.03 feet (measured) to the Point of Beginning; Thence continuing South 00°18'32" East (record) S 00° 17'41" E (measured) along said East line a distance of 338.35 feet (record) 388.38 (measured); Thence South 88°42'41" West a distance of 2625.43 feet (record) 2624.93 feet (measured) to a point on the West line of said NE/4; Thence North 00°10'23" West along said West line a distance of 440.65 feet to a point 456.44 feet South of the Northwest Corner of the South One-Half of the NE/4 of said Section 23; Thence North 88°42'41" East a distance of 2319.70 feet; Thence South 01°09'03" East a distance of 84.66 feet; Thence South 87°57'53" East a distance of 303.65 feet (record) 303.24 feet (measured) to the point or place of beginning.

LESS AND EXCEPT THE FOLLOWING 3 TRACTS OF LAND:**Tract 1**

A tract of land in the South Half (S/2) of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said (NE/4); thence S 00°18'32" along the East line of said Northeast Quarter (NE/4), a distance of 1896.68 feet; thence N 87°57'53" W a distance of 303.65 feet; thence N 01°09'03" W a distance of 84.66 feet to the point of beginning; thence S 88°42'41" W a distance of 128.45 feet; thence S 01°09'04" E a distance of 216.09 feet; thence N 89°06'23" E a distance of 128.45 feet; thence N 01°09'03" W a distance of 216.97 feet to the point of beginning.

Tract 2

A tract of land in the South Half (S/2) of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said NE/4; thence S 00°18'32" E along the East line of said Northeast Quarter (NE/4), a distance of 2013.48 feet to the point of beginning; thence S 89°06'23" W a distance of 429.92 feet (record) 429.48 (measured) ; thence S 01°09'04" E a distance of 30.00 feet; thence N 89°06'23" E a distance of 429.48 feet(record) 429.03 feet (measured); thence N 00°18'32" W (record) N 00°17'10" W (measured)a distance of 30.00 feet to the Point of Beginning.

Tract 3

A trace of land in the South Half (S/2) of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said NE/4; thence S 00°18'32" E along the East line of said NE/4 a distance of 1896.68 feet; thence N 87°57'53" W a distance of 303.65 feet; thence N 01°09'03" W a distance of 84.66 feet; thence S 88°42'41" W a distance of 128.45 feet to the Point of Beginning; thence S 01°09'04" E a distance of 216.09 feet; thence S 89°06'23" W a distance of 180.18 feet; thence N 06°25'24" W a distance of 215.71 feet; thence N 88°42'41" E a distance of 200.00 feet to the Point of Beginning.

Barline LLC
3825 NW 166th St., A1
Edmond, OK 73102
PH: (405)615-0459

September 6, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this final plat application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'M Barlow', is written over a light blue horizontal line.

Matthew Barlow, Manager

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 4696 004/PA

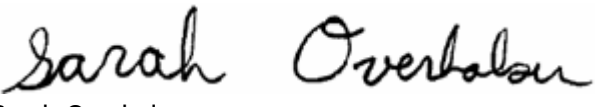
(1000 FEET RADIUS REPORT)

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 1000 feet in all directions of the following described land:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

Dated: JANUARY 18, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2854121-WA99

Owner	Mailing Address	Lot	Block	Legal Description
BARLINE LLC	3825 NW 166TH ST A1.EDMOND.OK.73012	4, 5, 6, 7, 8, 9,	1	BARLINE INDUSTRIAL PARK - SUBJECT PROPERTY
BARLINE LLC	3825 NW 166TH ST A1.EDMOND.OK.73012		3	1 BARLINE INDUSTRIAL PARK
URBAN NEST HOMES LLC	143 PRIMROSE POINT AVE NE.PIEDMONT.OK.73078		1	1 BARLINE INDUSTRIAL PARK
POST-TENSION SERVICES OF OKLAHOMA LLC	209 NW 111TH.OKLAHOMA CITY.OK.73114		2	1 BARLINE INDUSTRIAL PARK
A INGRAM INC DBA BEAR CREEK HOMES	2844 N KELLY AVE STE 100.EDMOND.OK.73003			PT NE/4 23-13N-5W (A#33 ON THE MAP)
JORDAN SHORT	11605 N MORGAN RD.YUKON.OK.73099			PT NE/4 23-13N-5W (A#25 ON THE MAP)
CHARLES A SHADID LLC	ROOM 222 VICTORIA BLDG.1901 N CLASSEN BLVD.OKLAHOMA CITY.OK.73106			PT SE/4 23-13N-5W (A#1 ON THE MAP)
SHANNA LLC ETAL	3013 ROCK RIDGE PL.OKLAHOMA CITY.OK.73120			PT SE/4 23-13N-5W (A#2 ON THE MAP)
WESTSIDE CHRISTIAN CHURCH C/O RICHARD MALONE	12100 N ROCKWELL SUITE 8.OKLAHOMA CITY.OK.73162			PT SW/4 23-13N-5W (A#1 ON THE MAP)
CHISHOLM COMMERCIAL LLC	6444 NW EXPRESSWAY STE 836A.OKLAHOMA CITY.OK.73132			PT SW/4 23-13N-5W (A#2 ON THE MAP)
LAVERA V EUDY & GARY LEE EUDY	10331 NW EXPY.YUKON.OK.73099			PT SW/4 23-13N-5W (A#3 ON THE MAP)
KAY BEE INVESTMENT	6801 N CLASSEN BLVD SUITE A.OKLA CITY.OK.73116			ALL OF THE NW/4 23-13N-5W
KEITH MOORE REVOCABLE TRUST C/O MICHELE CURTTRIGHT	.1814 QUAILWOOD DR.ENID.OK.73703			PT NE/4 23-13N-5W (A#1 AND A#20 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73105			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE,

SW/4 23-13N-5W

NE/4 23-13N-5W

SE/4 23-13N-5W

SW/4 23-13N-5W

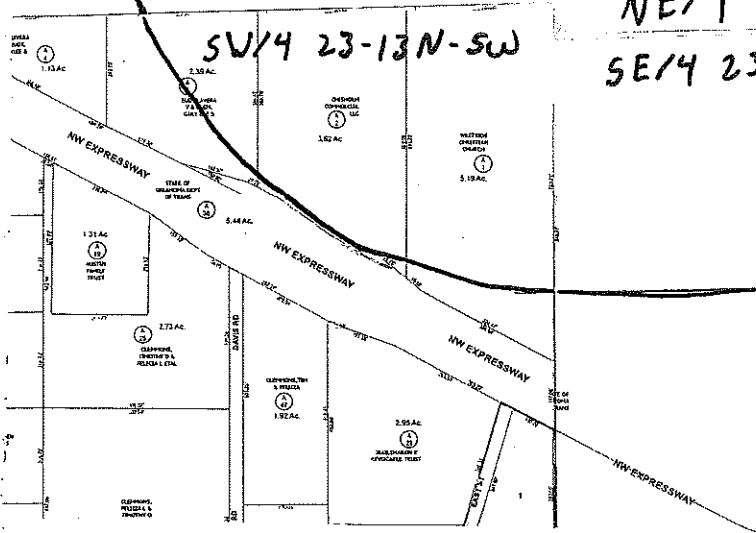
Barline Industrial Park

NW Expressway

State of Oregon

SE/4 23-13N-5W

SV/4 23-13N-SW



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(____)

MASTER DESIGN STATEMENT

11769 N Morgan Road

January 26, 2024

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Sute 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.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).

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, which 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-2, "Moderate 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:

- Administrative and Professional Office (8300.1)
- Agricultural Processing: Limited (8150.2)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)

- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Construction Sales and Services (8300.31)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Funeral and Interment Services: Undertaking (8300.44)
- Industrial, Light (8350.8)
- Industrial, Heavy (8350.6), further restricted to permit a temporary and mobile Concrete Batch Plant
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Wholesaling, Storage and Distribution: Restricted (8350.16)

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

There shall be no maximum building size within this SPUD.

4. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be per the base zoning district. Accessory structures shall not be included within the maximum building limit.

5. Building Setback Lines:

North Boundary: 15 feet
 South Boundary: 15 feet
 East Boundary: None
 West Boundary: 75 feet

There shall be no interior setbacks within this SPUD except as required by building and fire codes.

6. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along the north and south SPUD boundaries. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

7. Landscaping:

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

8. Signs:

8.1 Freestanding Accessory Signs

Freestanding accessory signs shall be per the I-2, "Moderate Industrial" District regulations.

No pole signs will be allowed.

8.2 Attached Signs

Attached signs shall be in accordance with the I-2, "Moderate Industrial" District regulations.

8.3 Non-accessory Signs

Non-accessory signs shall not be permitted in this SPUD.

8.4 Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access:

Access shall be taken from the private drive abutting this SPUD. Said private drive is accessed from N Morgan Road and is within PUD-1872, the parent PUD to this SPUD.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.

Lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this PUD. A split lot is not required to have frontage on an approved street.

10. Sidewalks:

Sidewalks shall not be required within this SPUD. Internal pedestrian pathways that connect to the abutting PUD-1872 to the east may be permitted.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Buildings within this PUD shall be permitted to utilize the following building materials:

Brick, brick veneer, architectural metal, stucco, rock, stone masonry or other masonry products such as architectural concrete such as tilt-up concrete panels and split face concrete block, exterior grade, decay-resistant, solid wood or cement-board may also be permitted.

2. Open Space:

This SPUD shall provide 10% open space.

3. Street Improvements:

N/A

4. Site Lighting:

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.

5. Dumpsters:

Dumpster(s) shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 25 feet from all property lines adjacent to residential uses.

6. Parking:

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

7. Maintenance:

N/A

8. Drainage:

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

9. Platting:

Platting shall not be required within this PUD.

10. Other:

N/A

III. SUPPORTING DOCUMENTS

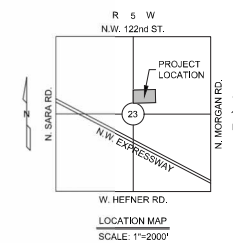
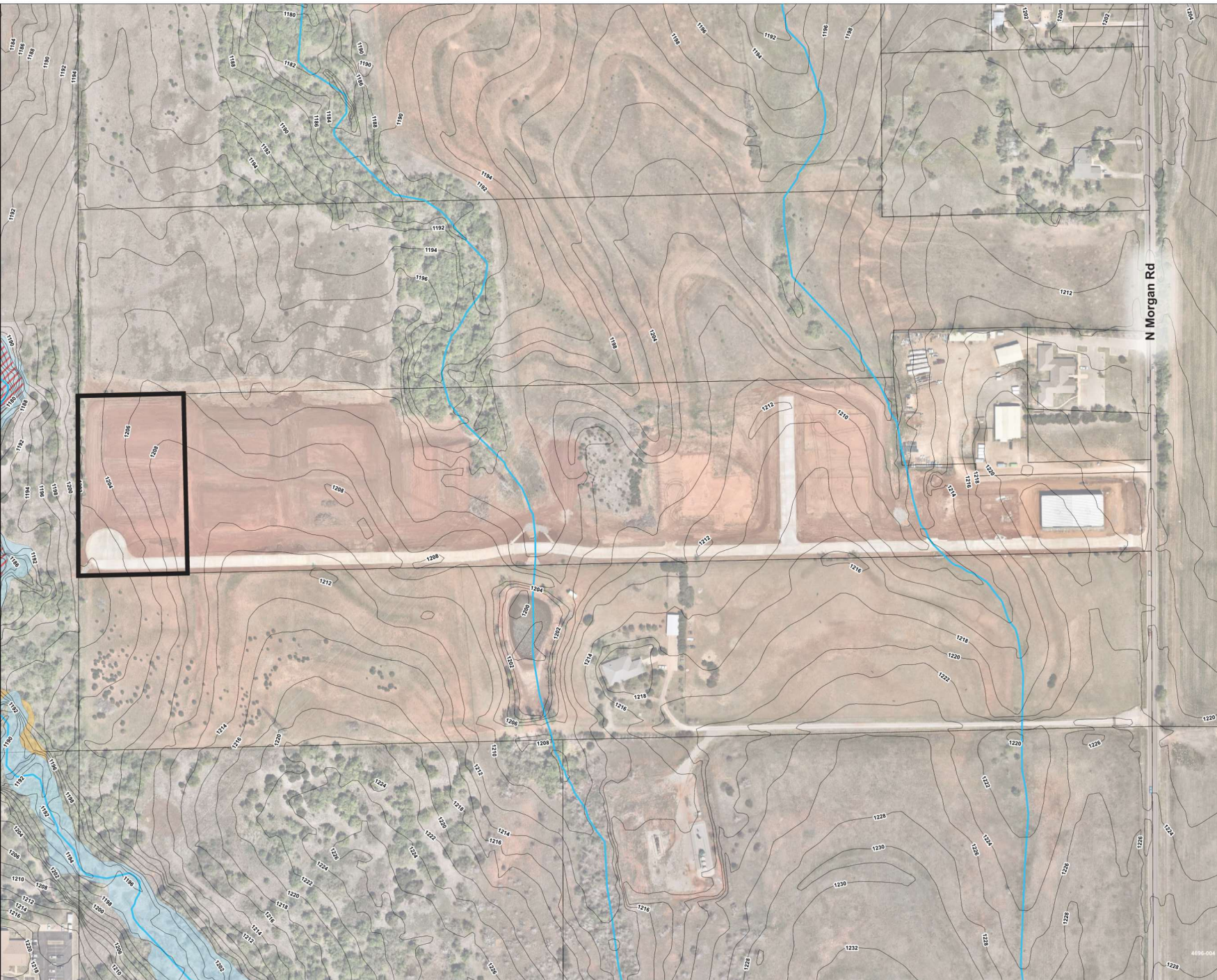
Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

11769 N Morgan Road

All of Lot Six (6), Block One (1) in BARLINE INDUSTRIAL PARK PHASE 2, AN ADDITION TO Oklahoma City, Oklahoma, according to the plat thereof.



SPUD-_____
Barline

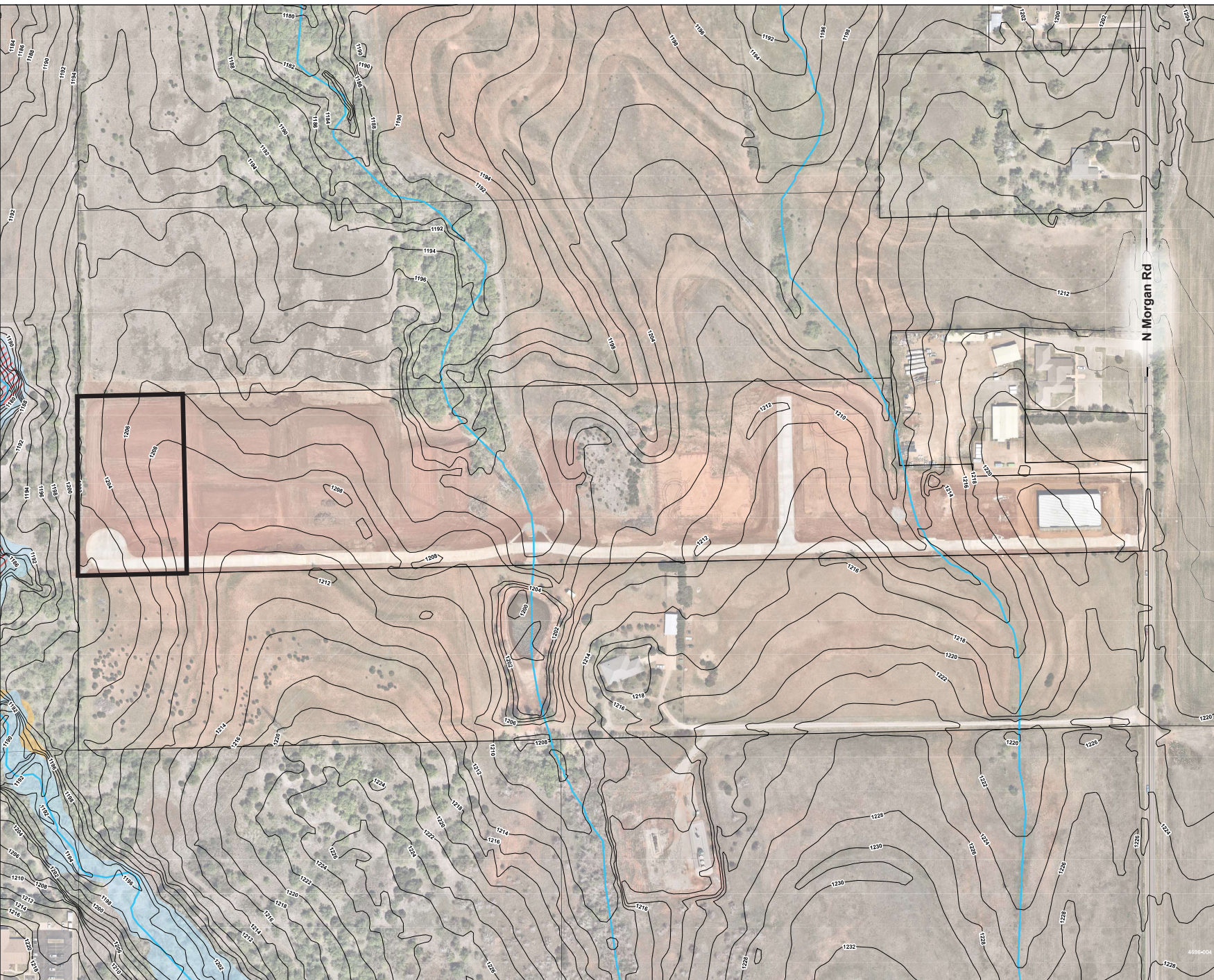
Exhibit B
 Boundary Exhibit

+/-2.66 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104

PH: (405) 234-8875 FAX: (405) 234-8875
 ENGINEERS SURVEYORS PLANNERS
 1/30/24



SPUD-_____
Barline

Exhibit B
 Boundary Exhibit

+/-2.66 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 234-0000 FAX (405) 234-0001

ENGINEERS SURVEYORS PLANNERS
 1/30/24