



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

S. Sooner Rd. & SE 149th St.

Project Name

14601 S. Sooner Rd.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only	1714
Case No.: SPUD -	
File Date:	1-30-25
Ward No.:	W4
Nbhd. Assoc.:	-----
School District:	Moore
Extg Zoning:	AA
Overlay:	

1.5208

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

Box Law Group PLLC on behalf of the Applicant

Applicant's Name (please print)

525 NW 11th St., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

David@boxlawgroup.com; Kaitlyn@boxlawgroup.com;

Erika@boxlawgroup.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.

State of Oklahoma
Cleveland County
Documentary Stamps
\$743.25

Doc#: R 2017 6874
Bk&Pg: RB 5651 1446 - 1447
Filed: 03-07-2017 BP
09:45:17 AM PD
Cleveland County, OK



PERSONAL REPRESENTATIVE DEED

Mail Tax Statement to:
Grantee

Return to:
Trustmark Title C16-244
6307 Waterford Blvd., Suite 120
Oklahoma City, OK 73118

KNOW ALL MEN BY THESE PRESENTS:

That, Ruth Ann Edwards, Personal Representative of The Estate of Billy Darel Edwards also known as Bill D. Edwards, Deceased, ("Grantors"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto Shahram Steve Momtazzadeh and Roya Momtazzadeh, husband and wife, as joint tenants, and not as tenants in common with full rights of survivorship (50%), (Grantee"), whose address is 5101 SE 155th Street, Oklahoma City, OK 73165-9775, the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

SEE EXHIBIT A

together with all the improvements thereon and the appurtenances thereunto belonging, subject to any prior recorded conveyance of any interest in and to oil, gas and minerals therein and thereunder, and SUBJECT TO recorded easements, rights of way, restrictive covenants, restrictions, zoning ordinances, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, as joint tenants, and their heirs and assigns forever, free and 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 and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise, as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

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

The Estate of Billy Darel Edwards

BY: Ruth Ann Edwards
Ruth Ann Edwards, Personal Representative

ACKNOWLEDGMENT

STATE OF Oklahoma COUNTY OF Oklahoma ss:

The foregoing instrument was acknowledged before me this 6th day of March, 2017, by Estate of Billy Darel Edwards, also known as Bill D. Edwards, Deceased.
Ruth Ann Edwards, Personal Representative.

(SEAL)



Erica Bird
Notary Public

Doc Stamps \$743.25

EXHIBIT A

TAX ID # 77178

The Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) and the East Half (E/2) of the East Half (E/2) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at the Northeast Corner of said Northeast Quarter (NE/4) of the Southeast Quarter (SE/4);

Thence West along the North line of said Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) a distance of 60.00 feet;

Thence South 00°23'37" East a distance of 623.81 feet;

Thence North 89°36'23" East a distance of 10.00 feet;

Thence South 00°23'37" East a distance of 696.13 feet to a point on the South line of said Northeast Quarter (NE/4) of the Southeast Quarter (SE/4);

Thence East along the South line a distance of 50.00 feet to the Southeast Corner of said Northeast Quarter (NE/4) of the Southeast Quarter (SE/4);

Thence North along the East line of said Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) a distance of 1,320.00 feet to the point of beginning.

State of Oklahoma
Cleveland County
Documentary Stamps
\$743.25

Doc#: R 2017 6875
Bk&Pg: RB 5651 1448 - 1449
Filed: 03-07-2017 BP
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SEE EXHIBIT A

together with all the improvements thereon and the appurtenances thereunto belonging, subject to any prior recorded conveyance of any interest in and to oil, gas and minerals therein and thereunder, and SUBJECT TO recorded easements, rights of way, restrictive covenants, restrictions, zoning ordinances, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, his heirs and assigns forever, free and 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 and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise, as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

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Ruth Ann Edwards, Personal Representative

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Thence East along the South line a distance of 50.00 feet to the Southeast Corner of said Northeast Quarter (NE/4) of the Southeast Quarter (SE/4);

Thence North along the East line of said Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) a distance of 1,320.00 feet to the point of beginning.

EXHIBIT A

14601 South Sooner Road, Oklahoma City, OK 73165 (**#31288**)

A part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter (SE/4);

THENCE **North 00°23'37" West**, along the East line of the Southeast Quarter (SE/4), a distance of **1319.81 feet** to the Southeast corner of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4);

THENCE **South 89°12'46" West**, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of **50.00 feet** to the **POINT OF BEGINNING**;

THENCE continuing **South 89°12'46" West**, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of **250.00 feet**;

THENCE **North 00°23'37" West**, parallel with the East line of the Southeast Quarter (SE/4), a distance of **265.00 feet**;

THENCE **North 89°12'46" East**, parallel with the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of **250.00 feet** to a point on the West right of way of Sooner Road;

THENCE **South 00°23'37" East**, along the West right of way of Sooner Road also being parallel with the East line of the Southeast Quarter (SE/4), a distance of **265.00 feet** to the **POINT OF BEGINNING**.

Said tract of land contains an area of 66,248 square feet or 1.5208 acres, more or less.

CERTIFICATE OF BONDED ABTRACTOR

(500 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

The undersigned bonded abstractor in and for Cleveland 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 Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland 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 500 feet in all directions of the following described land:

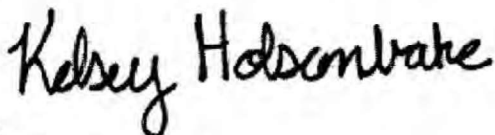
A part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4); Thence North 00°23'37" West, along the East line of the Southeast Quarter (SE/4), a distance of 1319.81 feet to the Southeast Corner of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4); Thence South 89°12'46" West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 50.00 feet to the POINT OF BEGINNING; Thence continuing South 89°12'46" West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet; Thence North 00°23'37" West, parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet; Thence North 89°12'46" East, parallel with the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet to a point on the West Right of Way of Sooner Road; Thence South 00°23'37" East, along the West Right of Way of Sooner Road, also being parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet to the POINT 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: January 6, 2025 at 7:30 AM

First American Title Insurance Company



By: Kelsey Holsonbake
Abstractor License No. 4401
OAB Certificate of Authority # 0052
File No. 2912858-MO99

DATE PREPARED: January 21, 2025
EFFECTIVE DATE: January 6, 2025 at 7:30 A.M.

Page 1

OWNERSHIP LIST
ORDER NO. 2912858-MO99

DATE PREPARED: January 21, 2025
EFFECTIVE DATE: January 6, 2025 at 7:30 A.M.

#158998	Donald R. Peters Jr. & Teresa L. Peters	14409 Almond Valley Drive	Oklahoma City	OK	73165-1435	Lot 12, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#158997	Alan D. Duque & Stephanie M. Soniega Duque	14417 Almond Valley Drive	Oklahoma City	OK	73165-1435	Lot 11, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#158996	Jo E. Sutter	14501 Almond Valley Drive	Oklahoma City	OK	73165-1438	Lot 10, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#158995	Virginia Louise Alexander Revocable Living Trust Virginia Louise Alexander, Trustee	16441 Willow Bend Avenue	Oklahoma City	OK	73165-7111	Lot 9, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#191878	SFJ Property Holdings, LLC	4404 Blue Sage Court	Norman	OK	73072-3953	21-10-2W 2.95 AC PRT SW/4 BEG 1525.76' N 50' E SW/C SW/4 E244.72' S772.14' W245.01' N770.68' POB LESS S245'
#158994	Gary Wayne Nunn	14601 Almond Valley Drive	Oklahoma City	OK	73165-1412	Lot 8, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#158993	Cody Ray Koelsch & Amanda Christine Koelsch	14609 Almond Valley Drive	Oklahoma City	OK	73165-1412	Lot 7, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#158992	Kevin Feeney & Yusoon Feeney	PO Box 8115	Moore	OK	73153	Lot 6, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#158991	Nathan T. Williams & Shirlynn D. Williams	14701 Almond Valley Drive	Oklahoma City	OK	73165-1415	Lot 5, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#158990	The Butler-Harris Trust Vashina Latret Butler & Gina Joann Harris, Co-Trustees	14709 Almond Valley Drive	Oklahoma City	OK	73165	Lot 4, Block 4 Pepperwell Oaks, to OKC, Cleveland County, OK
#191879	SFJ Property Holdings 6855, LLC	4404 Blue Sage Court	Norman	OK	73072	21-10-2W 1.38 AC PRT SW/4 BEG 755.91'N 50'E SW/C SW/4 E244.57' N245' W244.62' S245' POB

OWNERSHIP LIST
ORDER NO. 2912858-MO99

DATE PREPARED: January 21, 2025
EFFECTIVE DATE: January 6, 2025 at 7:30 A.M.

[illegible]

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

S. Sooner Rd. & SE 149th St.

January 30, 2025

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.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
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.2	Communication Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8300.35	Eating Establishments: Fast Food
8300.41	Food and Beverage Retail Sales
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related

8300.53	Medical Services: Restricted
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

2. Maximum Building Height:

The maximum building height within this SPUD shall be one (1) story.

3. Maximum Building Size:

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

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

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

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

8.1 Freestanding On-Premise Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

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

8.3 Off-Premise Signs

Non-accessory signs will be 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 S. Sooner Rd.

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, architectural metal, 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. 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

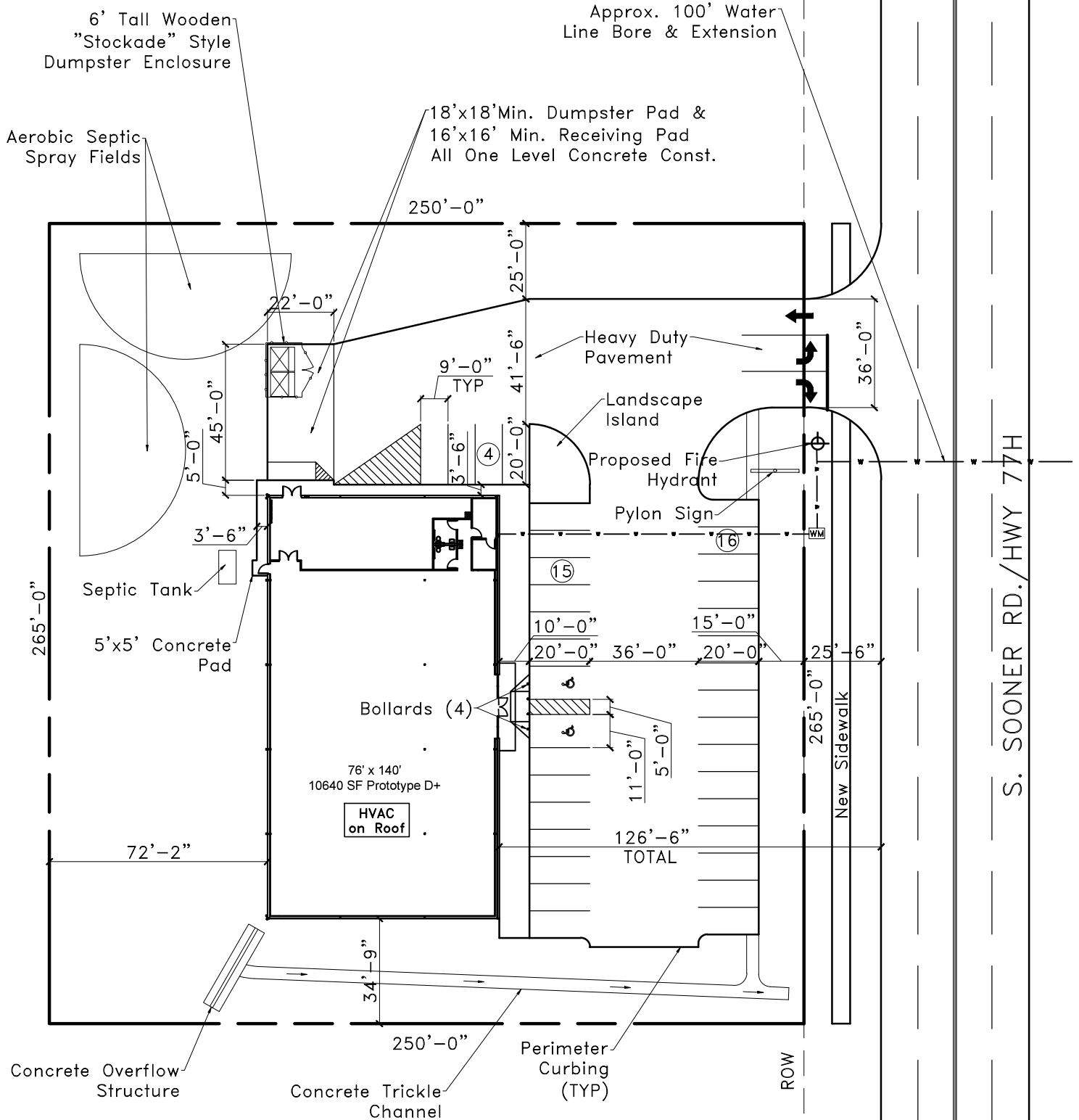
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

PRELIMINARY SITE PLAN

CITY, STATE - STREET: Oklahoma City, OK
S. Sooner North of SE 149th St.

PROTOTYPE:	D+	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10640/8513		COMPANY: DJD Development, LLC	COMPANY: 4D Construction, LLC	1/9/25
ACREAGE: 1.52		NAME: Dan Dill	NAME: Jon Silver	
PARKING SPACES: 35		PHONE #: 405-262-6925	PHONE #: 405-919-8571	
CONCRETE SF: 26,515				



SCALE =
NTS