



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>

Staff Use Only	1683
Case No.: SPUD	_____
File Date:	9-24-24
Ward No.:	W2
Nbhd. Assoc.:	Corridor South NA, Epworth NA
School District:	OKC
Extg Zoning:	SPUD-913
Overlay:	UD / CBO

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
 CHINATOWN MARKET

Project Name _____

1229 NW 26TH ST.

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

Construct new grocery store

Summary Purpose Statement / Proposed Development _____

2.3 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 \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

LARRY LY

Name

1228 NW 27TH ST.

Mailing Address

OKC, OK 73106

City, State, Zip Code

405-520-3279

Phone

jenniferly1703@gmail.com

Email

Signature of Applicant

SAM GRESHAM

Applicant's Name (please print)

400 NW 23RD ST. SUITE B

Applicant's Mailing Address

OKC, OK 73103

City, State, Zip Code

405-842-2998

Phone

hollie@samgreshamarchitect.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.

Doc # 2004007290
Bk 9177
Pg 1588-1588
DATE 01/16/04 08:23:55
Filing Fee \$13.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That THE LEE FAMILY LIMITED PARTNERSHIP, (the "Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto THE L & H FAMILY LIMITED PARTNERSHIP, (the "Grantee"), that certain tract of real property situated in Oklahoma County, Oklahoma, to-wit:

Lots Eighteen (18), Nineteen (19), Twenty (20) and Twenty-one (21) of Block One (1) in LAWNSDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, According to the recorded Plat thereof.

Together with the improvements thereon and the appurtenances thereunto belonging, and all rights, interests and estates of whatsoever nature incident to or growing out of said outstanding minerals, and warrants the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances whatsoever.

EXECUTED and delivered this 8th day of January, 2004

THE LEE FAMILY LIMITED PARTNERSHIP

Larry Lee
Larry Lee, General Partner

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of January, 2004, personally appeared, Larry Lee, General Partner of The L LEE Family Limited Partnership, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her 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.

Quana
Notary Public

My Commission Expires



AMERICAN GUARANTY TITLE CO.
4040 N. TULSA
OKLAHOMA CITY, OK 73112
03110580 *Abbott*

Return to:
1228 NW 27th St.
OKC, OK 73106

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

Exempt 1/13

AFTER RECORDING, RETURN TO:

③ **Carla Curts
Capitol Abstract**

**1608 NW Expressway
Oklahoma City, Oklahoma 73118**

For tax purposes:

**China Town, Inc.
1228 NW 27th
Oklahoma City, Oklahoma 73106**

Doc # **2000106773**
Bk **7903**
Pg **1810-1811**
DATE **08/17/00 15:14:10**
Filing Fee **\$10.00**
Documentary Tax **\$691.50**
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

This space reserved for recorder's use only

ATTACHED TO AND FORMING A PART OF:

TYPE OF INSTRUMENT: Warranty Deed

EXECUTION DATE: August 16, 2000

GRANTOR: Paul Hua and Vicky Hua, husband and wife

GRANTEE: China Town, Inc.

This page added to provide adequate space for recording info. (Additional fee applies, House Bill 2011, eff. July 1, 1997)

691.50

2/10

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That **PAUL HUA and VICKY HUA**, husband and wife (collectively the "Grantors"), in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto **CHINA TOWN, INC.**, an Oklahoma corporation (the "Grantee"), the following described real property situated in Oklahoma County, Oklahoma, to-wit:

Lots One (1) and Two (2) and Lots Five (5), Six (6), Seven (7), Eight (8) and Nine (9) in Block Eighteen (18) in **EPWORTH VIEW ADDITION** to Oklahoma City, Oklahoma, according to the recorded plat thereof;

and

Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block One (1) in **LAWNDALE ADDITION** to Oklahoma City, Oklahoma, according to the recorded plat thereof,

together with the improvements thereon and the appurtenances thereunto belonging, **LESS AND EXCEPT** any minerals previously conveyed or reserved of record and all rights incident thereto, and warrants the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances whatsoever.

EXECUTED and delivered this 16 day of August, 2000.

Paul Hua. 8/16/00
Paul Hua

Vicky 8/16/00
Vicky Hua

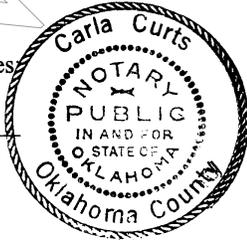
STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

The foregoing instrument was acknowledged before me this 16th day of August, 2000, Paul Hua and Vicky Hua, husband and wife.

[Seal]

My Commission Expires

3-10-2003



[Signature]
Notary Public

After Recording, Return to:
Brett D. Sanger, P.C.
204 North Robinson, Suite 1500
Oklahoma City, OK 73102
(405) 232-1015

WARRANTY DEED

Statutory Form Individual

20151203011606970
DEED 12/03/2015
02:53:49 PM Book:12991
Page:367 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$90.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

Know All Men by These Presents:

THAT, Mardoqueo Rodas, and Eleiza Deleon, husband and wife parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Larry Lee party

of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots Ten (10) and Eleven (11), of Block Eighteen (18), in EPWORTH VIEW ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 050059500

Grantee's Mailing Address: 15213 Wilford Way Edmond, OK 73013

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 party of the second part, his 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. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 24th day of November, 2015

Mardoqueo Rodas Eleiza Deleon
Mardoqueo Rodas Eleiza Deleon

1509462
Doc Stamps \$90.00
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 24th day of November, 2015, personally appeared, Mardoqueo Rodas and Eleiza Deleon, husband and wife

to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

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

Darla Wasiecko
Commission Expires: July 01, 2017



The Oklahoma City Abstract & Title Co.
1000 W. 15th Street
Edmond, OK 73013
File # 1509462



WARRANTY DEED

Statutory Form Individual

20160307010329960
DEED 03/07/2016
03:31:53 PM Book:13062
Page:949 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$123.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

Know All Men by These Presents:

THAT, Anibal Defendini and Patricia Defendini formerly known as Patricia Frullo, husband and wife, husband and wife parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Chinatown, Inc. party

of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lot Twelve (12) and the West Half (W/2) of Lot Thirteen (13) in Block Eighteen (18) of EPWORTH VIEW ADDITION SUPPLEMENTAL PLAT, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 05-005-9525

Grantee's Mailing Address: 1212 NW 27th St, Oklahoma City, OK 73106

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 party of the second part, its 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. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 4th day of March, 2016

Anibal Defendini
Anibal Defendini

Patricia G. Defendini
Patricia Defendini

1600499
Doc Stamps \$123.00
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 4th day of March, 2016, personally appeared, Anibal Defendini and Patricia Defendini, husband and wife to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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

Darla Wasiecko
Commission Expires: July 01, 2017



The Oklahoma City Abstract & Title Co.
1000 W. 15th Street
Edmond, OK 73013

File # 1600499



IN THE DISTRICT COURT WITHIN AND FOR OKLAHOMA COUNTY,
STATE OF OKLAHOMA

IN THE MATTER OF THE APPLICATION OF)
CHINA TOWN, INC., AND THE LEE FAMILY)
LIMITED PARTNERSHIP FOR A DECREE)
VACATING A PORTION OF BLOCK 18,)
EPWORTH VIEW ADDITION TO OKLAHOMA)
CITY, OKLAHOMA COUNTY, OKLAHOMA, AND)
A PORTION OF BLOCK 1, LAWNSDALE ADDITION)
TO OKLAHOMA CITY, OKLAHOMA COUNTY,)
OKLAHOMA,)

CASE NO: CJ-2003-8906

FILED IN THE DISTRICT COURT
OKLAHOMA COUNTY, OKLA.

DEC 18 2003

Applicants.)

PATRICIA PRESLEY COURT CLERK
BY ~~DEPLUY~~

JOURNAL ENTRY

On this 5th day of December, 2003, the above entitled cause comes on for hearing pursuant to regular assignment. The Applicants China Town, Inc., and The Lee Family Limited Partnership appear by their attorney, William F. Collins, III, of the firm of Bellingham, Collins & Loyd, P.C.; the City of Oklahoma City appears by its attorney, Susan D. Randall, Assistant Municipal Counselor; the Board of County Commissioners appears by its attorney, Gretchen Crawford, Assistant District Attorney; Oklahoma Gas and Electric Company appears by its attorney, Diane Goldschmidt; Southwestern Bell Telephone, L.P., a Texas limited partnership, which formerly did business as Southwestern Bell Telephone Company, but now is merely Southwestern Bell Telephone Company, L.P., appears by its attorney, Mary C. Coulson; and Oklahoma Natural Gas Company, a division of ONEOK, Inc., appears by its attorney, Galen E. Biery. Cox Cable of Oklahoma City, Inc., has heretofore answered stating it has no objection to the Application.

The Court thereupon examined the file and finds that due and proper notice of this hearing insofar as it involves the vacation of the alleys hereinafter described were

WT
BELLINGHAM, COLLINS &
Loyd, P.C.
2050 Oklahoma Tower
210 Park Avenue
Oklahoma City, Okla.
73102

served upon the City of Oklahoma City by service upon the City Clerk of the City of Oklahoma City and upon the registered service agents of Southwestern Bell Telephone, L.P., a Texas limited partnership, which formerly did business as Southwestern Bell Telephone Company, but now is merely Southwestern Bell Telephone Company, L.P., Oklahoma Gas and Electric Company, Oklahoma Natural Gas Company, a division of ONEOK, Inc., the Board of County Commissioners of Oklahoma County, and Cox Cable of Oklahoma City, Inc. The Court further finds that the Applicants attached to their verified Application a list of all owners of property within 300 feet of the alleys hereinafter described, said list having been prepared by American Guaranty Title Company, a bonded abstractor. Notice of this action was mailed by the Applicants to all owners of property within 300 feet of the alleys sought to be vacated, all as set forth in the Affidavit of Service, Non-Service and Mailing heretofore filed. Finally, the Court finds that proper notice was published for more than thirty (30) days prior to this hearing in the "Journal Record", a newspaper qualified to publish legal notices in Oklahoma County, Oklahoma. In all respects, the Applicants have fully complied with the provisions of 11 O.S. § 42-103.

The Court further finds that, insofar as this action pertains to the vacation of the 25 foot building line set forth in the plat of Lawndale Addition is concerned, due and proper notice of this hearing was mailed by regular and certified mail to all persons, except for the Applicants themselves, who own property within Lawndale Addition. All such owners were served with certified mail with the exception of Asian Plaza, Inc., and T. B. Adwan Testamentary Trust and Richard S. Karam Trust, all as set forth in the Affidavit of Service, Non-Service and Mailing. The Court further finds that proper

notice was published for more than thirty (30) day prior to this hearing in the Journal Record, a newspaper qualified to publish legal notices in Oklahoma County, Oklahoma, said publication curing any defect in the Applicants' not being able to obtain personal service upon the said Asian Plaza, Inc., and the T. B. Adwan Testamentary Trust and Richard S. Karam Trust.

Based upon its review of the parties served with notice of this action and the notice that was published, the Court is satisfied that the notice that was issued was proper, meeting all statutory requirements and any other requirements of due process.

The Court thereupon directed the Applicants to proceed, and the Applicants introduced their evidence and rested; no other evidence was offered.

The Court finds that the Applicant China Town, Inc., is the owner of the following described real property in Oklahoma City, Oklahoma County, Oklahoma:

Lots 1 and 2 and Lots 5 through 9, Block 18, Epworth View Addition to Oklahoma City, Oklahoma County, Oklahoma and Lots 14 through 17, Block 1, Lawndale Addition to Oklahoma City, Oklahoma County, Oklahoma.

The Court also finds that the Applicant The Lee Family Limited Partnership is the owner of the following described real property in Oklahoma City, Oklahoma County, Oklahoma:

Lots 18 through 21, Block 1, Lawndale Addition to Oklahoma City, Oklahoma County, Oklahoma.

The Court finds that the Applicants have sustained the material allegations of their Application to the effect that the portions of the alleys sought to be vacated are not required, except as hereinafter set forth, for town or city purposes or for the use of the public.

The Court further that the alleys sought to be vacated are not required for the use of Cox Cable of Oklahoma City, Inc., as evidenced by its Answer not opposing this Application. The Court further finds that the City of Oklahoma City, Oklahoma Natural Gas Company, a division of ONEOK, Oklahoma Gas and Electric Company and Southwestern Bell Telephone, L.P., a Texas limited partnership, which formerly did business as Southwestern Bell Telephone Company, but now is merely Southwestern Bell Telephone Company, L.P., do have certain facilities located within the portions of the alleys sought to be vacated, and the easements of the City of Oklahoma City, Oklahoma Gas and Electric Company, Oklahoma Natural Gas Company, a division of ONEOK, and Southwestern Bell Telephone, L.P., a Texas limited partnership, which formerly did business as Southwestern Bell Telephone Company, but now is merely Southwestern Bell Telephone Company, L.P., are specifically reserved as hereinafter set forth.

The Court finds that the plat of Lawndale Addition to Oklahoma City, Oklahoma County, Oklahoma was recorded in Book 6 of Plats at Page 6 on February 13, 1906, and that said plat contains a 25 foot building line from the North side of the N.W. 26th Street right-of-way, which goes through Block 1, Lawndale Addition.

The Court finds that conditions have materially changed from the time of the platting of Lawndale Addition with the 25 foot building line, to wit:

- (a) The property of China Town, Inc., and Lee Family Limited Partnership has been zoned by the City of Oklahoma City into the Neighborhood Business District. The Neighborhood Business District does not require any front yard setback and requires no side yard setback except where a side lot line abuts a residential district, and then there is a 10 feet

setback requirement. The property of the Applicants does not abut a residential district;

- (b) That new development within the Neighborhood Business District has, pursuant to the ordinance, not observed any front yard or side yard setback; particularly, the building to the immediate South across N.W. 26th Street, which is on property also within Lawndale Addition, observes no setback from N.W. 26th Street;
- (c) The property directly to the West across Classen Boulevard also does not observe any setback from N.W. 26th Street; and
- (d) The 80 feet of right-of-way for N.W. 26th Street is much larger than what it would be if N.W. 26th Street were platted today when only approximately 50 feet of right-of-way would be required.

The Court finds that vacating the platted 25 feet building line set forth in the plat of Lawndale Addition as said building line pertains to the Applicants' property will have no adverse impact upon any property remaining in Lawndale Addition.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the following described property, being an alley and portions of alleys dedicated for public use, including use by franchise holders, to wit:

1. The 15 feet wide alley that runs North-South between Lots 1 and 2 on the West and Lot 5 on the East and the 7.7 feet wide East-West alley where it abuts to the South Lot 2 and Lots 5 through 9, all in Block 18, Epworth View Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and
2. The 10 feet wide East-West alley where it lies North of and abuts Lots 14 through 21, Block 1, Lawndale Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof,

be and the same are hereby vacated, annulled and set aside and the rights of the public, the City of Oklahoma City, Oklahoma County, and all franchise holders to use the alley and portions of said alleys are hereby terminated and the Applicants are vested with fee simple title to said vacated alleys except as hereinafter provided.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the City of Oklahoma City shall retain and continue to have a utility easement and the right of ingress and egress to continue to enter upon, maintain, operate and reconstruct a sanitary sewer line and to continue to operate and provide sanitary sewer service in, upon, and under and across said alleys vacated herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Oklahoma Natural Gas Company, a division of ONEOK, Inc., shall retain and continue to have a utility easement and the right of ingress and egress to continue to enter upon, maintain, operate and reconstruct its natural gas pipeline and continue to operate and provide natural gas service in, upon, and under and across said alleys vacated herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Oklahoma Gas and Electric Company shall retain and continue to have a utility easement and the right of ingress and egress to continue to enter upon, maintain, operate and reconstruct electric utility facilities and continue to operate and provide electric service in, upon, and under and across said alleys vacated herein..

IT IS FURTHER ORDERED, ADJUDGED AND DECREES that Southwestern Bell Telephone, L.P., a Texas limited partnership, which formerly did business as Southwestern Bell Telephone Company, but now is merely Southwestern Bell Telephone Company, L.P., shall retain and continue to have a utility easement and

the right of ingress and egress to continue to enter upon, maintain, operate and reconstruct telephone facilities and continue to operate and provide telephone service in, upon, and under and across said alleys vacated herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that the 25 feet building line where platted on Lots 14 through 21, Block 1, Lawndale Addition to Oklahoma City, Oklahoma County, Oklahoma, is hereby vacated so as to remove said restriction from the properties, the owners thereof and all persons who take after said owners.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that nothing contained herein shall have any impact or effect in any way whatsoever any unpaid ad valorem taxes and/or special assessments including nuisance abatement taxes that may be due and owing or to become due and owing on any of the properties described herein.

DANIEL L. OWENS

DANIEL L. OWENS
JUDGE OF THE DISTRICT COURT

APPROVAL:


WILLIAM F. COLLINS, III, OBA# 1815
Attorney for Applicant

I, PATRICIA PRESLEY, Court Clerk for Oklahoma County, Okla., hereby certify that the foregoing is a true, correct and complete copy of the instrument herewith set out as appears of record in the District Court Clerk's Office of Oklahoma County, Okla., this 18 day of October, 2005.
By  PATRICIA PRESLEY, Court Clerk
Dep: ty


SUSAN D. RANDALL, OBA# 12971
Assistant Municipal Counselor
Attorney for City of Oklahoma City



GRETCHEN CRAWFORD, OBA# 14651
Assistant District Attorney
Attorney for Board of County Commissioners
of Oklahoma County

UNOFFICIAL

Mary C. Coulson
MARY COULSON, OBA# 14701
Attorney for Southwestern Bell Telephone
L.P., a Texas limited partnership

BELLINGHAM, COLLINS &
Loyd, P.C.
2050 Oklahoma Tower
210 Park Avenue
Oklahoma City, Okla.
73102

Galén E. Biery

GALEN E. BIERY, KSB #08688
Attorney for Oklahoma Natural Gas
Company, a division of ONEOK, Inc.

BELLINGHAM, COLLINS &
Loyd, P.C.
2050 Oklahoma Tower
210 Park Avenue
Oklahoma City, Okla.
73102


DIANE GOLDSCHMIDT, OBA #3441
Attorney for Oklahoma Gas and Electric
Company

iiiNee familyjournal entry.wpd

UNOFFICIAL

CERTIFICATE OF SURVEY

Date of Last Field Visit: February 10, 2012

I, Randall A. Mansfield, Professional Land Surveyor do hereby certify as of the date set forth above that I have made a careful survey of a tract of land described as follows:

Lots 12 through 21, Block 1, LAWNSDALE ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 6 of Plats, Page 6 thereof.

Said described tract of land contains an area of 36,935 square feet or 0.8479 acres, more or less.

AND

Lots 1, 2 and 5 through 9, Block 1, EPWORTH VIEW ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 4 of Plats, Page 47 thereof.

Said described Lots 1 and 2 contain an area of 28,063 square feet or 0.6442 acres, more or less.

Said described Lots 5 through 9 contain an area of 17,500 square feet or 0.4017 acres, more or less.



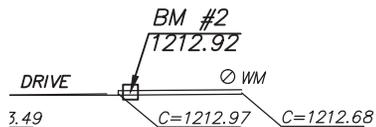
Randall A. Mansfield, Professional Land Surveyor No. 1613

Date of Signature: June 29, 2012



GENERAL NOTES:

1. An assumed bearing c
Epworth View Addition
recorded plat does n
thereon. The bearings



Application for SPUD

September 24, 2024

To whom it may concern,

I, Larry Lee, Partner in the L&H Family Limited Partnership, grant permission to Sam Gresham Architecture to submit on our behalf the ***Application for Rezoning to "SPUD" Simplified Planned Unit Development*** for the Chinatown Market project.

Thank You,

A handwritten signature in black ink that reads "Larry Lee". The signature is written in a cursive style with a long horizontal flourish at the end.

Application for SPUD

September 5, 2024

To whom it may concern,

I, Larry Lee grant permission to Sam Gresham Architecture to submit on our behalf the ***Application for Rezoning to "SPUD" Simplified Planned Unit Development*** for the Chinatown Market project.

Thank You,

A handwritten signature in black ink that reads "Larry Lee". The signature is written in a cursive, flowing style with a large initial "L" and "L".

DECLARATION OF OWNERSHIP AFFIDAVIT

I, Larry Lee, attest that I am the owner(s) of China Town, Inc. an Oklahoma Domestic for Profit Business Corporation.

Larry Lee 7-27-24
Larry Lee (date)

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Signed or attested before me on 7-27-24 (date)

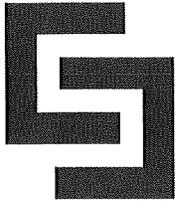
by LARRY LEE (name(s) of person(s))

Kimberly Enger
(Signature of notarial officer)

KIMBERLY ENGER
Print Name

(My commission expires:
(My commission #





SAMGRESHAM
ARCHITECTURE
400 NW 23RD STREET
OKLAHOMA CITY, OK 73103
(405) 842-2998

September 5, 2024

Planning Department
The City of Oklahoma City
420 W. Main Street
9th Floor
Oklahoma City, OK 73102

Subject: 1229 NW 26th St.
Regarding: Request new SPUD

To whom it may concern:

The purpose of this letter is to request a new SPUD at the address above.

If you have any further questions or additional information you can reach me at (405) 842-2998 or (405) 638-3453.

Sincerely,

Sam Gresham

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R050352150** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, In and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300ft radius report
filed in the office of the County Assessor
on the 23rd day of Sept, 2024
Given under my hand and official seal this
23rd day of Sept, 2024

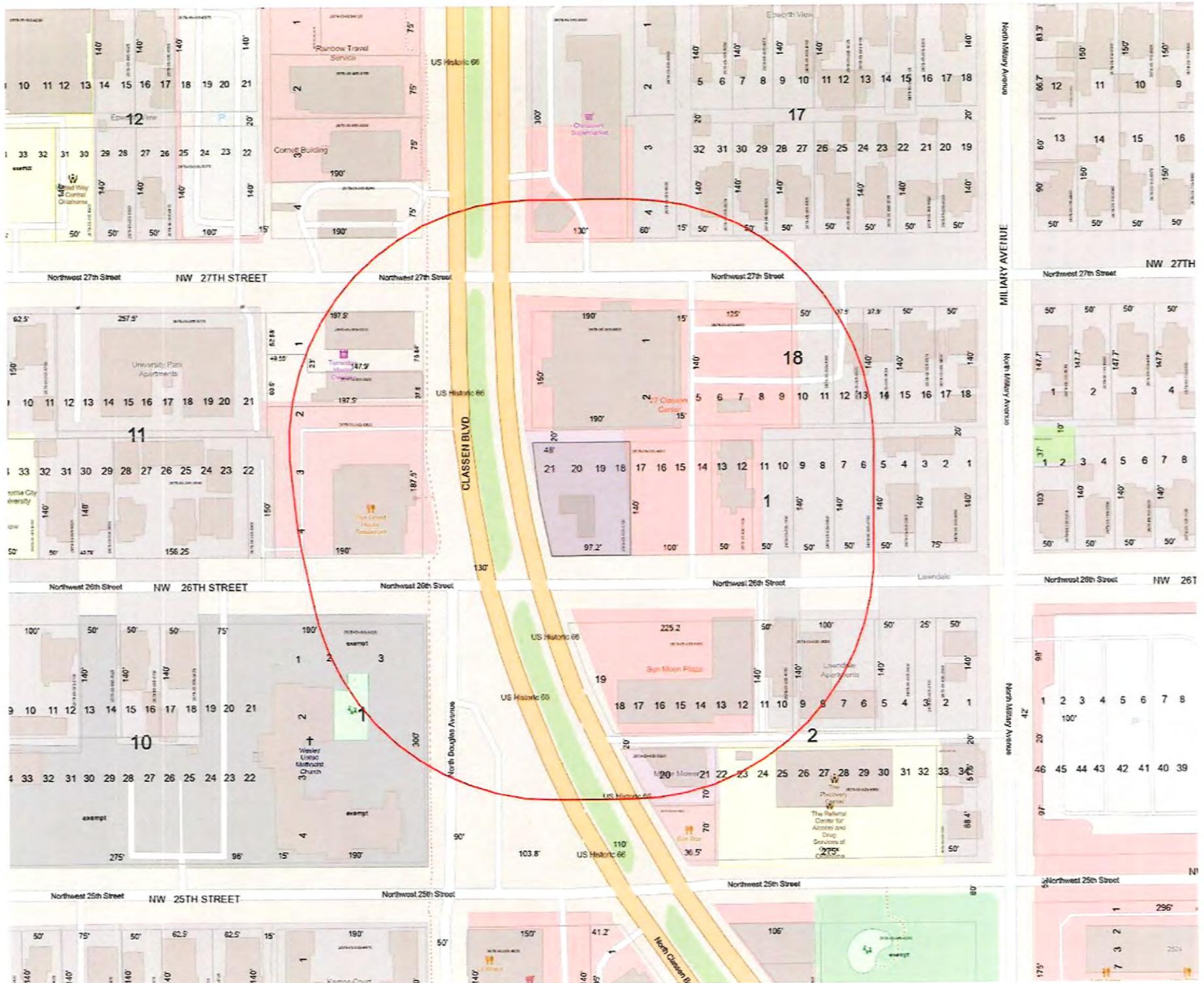
County Assessor
K Strayer Deputy

Oklahoma County Assessor's
300ft Radius Report
9/23/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R050355500	SEA TO TEA LLC	No Data	No Data	PO BOX 32956	OKLAHOMA CITY	OK	73123	LAWNDALE ADDITION	2	0	LAWNDALE ADDITION 002 000 N 1/2 LOTS 20 & 21	2610 N CLASSEN BLVD OKLAHOMA CITY
R050355900	REFERRAL CENTER FOR ALCOHOL	& DRUG SERVICES OF CENTRAL	OKLAHOMA INC	1215 NW 25TH ST	OKLAHOMA CITY	OK	73106-5629	LAWNDALE ADDITION	2	0	LAWNDALE ADDITION 002 000 LOTS 22 THRU 32	1215 NW 25TH ST OKLAHOMA CITY
R050055025	WESLEY METHODIST CHURCH	No Data	No Data	1401 NW 25TH ST	OKLAHOMA CITY	OK	73106-3691	EPWORTH VIEW ADD	0	0	EPWORTH VIEW ADD 000 000 LOTS 2 THRU 4 & LOTS 13 & 14 & LOTS 19 THRU 36 EX A 12FT BY 12FT TR IN NE/C LT 22 IN BLK 10 EPWORTH VIEW ADDN & LOTS 1 THRU 3 BLK 1 IN PECK SUB LT 1 BLK 10	1401 NW 25TH ST OKLAHOMA CITY
R050055925	TIEN BEGAM S & THAI T	No Data	No Data	1919 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5525	EPWORTH VIEW ADD	11	0	EPWORTH VIEW ADD 011 000 S 1/2 OF LOT 2 ALL LOTS 3 & 4	2701 N CLASSEN BLVD OKLAHOMA CITY
R050056240	MDC COAST 26 LLC	No Data	No Data	11995 EL CAMINO REAL	SAN DIEGO	CA	92130	EPWORTH VIEW ADD	12	4	EPWORTH VIEW ADD 012 004	2801 N CLASSEN BLVD OKLAHOMA CITY
R050055525	THEO PROPERTIES LLC SERIES E	No Data	No Data	3300 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-3428	EPWORTH VIEW ADD	11	0	EPWORTH VIEW ADD BLK 011 LOT 000 PT OF LOTS 1 & 2 BEG AT NE/C LT 2 TH S37.50FT W197.50FT N60.50FT E49.55FT S23FT E147.90FT TO BEG CONT .20ACRS MORE OR LESS	2717 N CLASSEN BLVD OKLAHOMA CITY
R050059000	CLASSEN TOWN CENTER LLC	No Data	No Data	7313 RUMSEY RD	OKLAHOMA CITY	OK	73132	EPWORTH VIEW ADD	17	0	EPWORTH VIEW ADD 017 000 W140FT OF LOTS 1 & 2 & W130FT OF LOTS 3 & 4	2800 N CLASSEN BLVD, Unit 101 OKLAHOMA CITY
R050055515	SINGNAVONG KEVIN KHAM	HARDIKOESOEMO MEME	No Data	8317 NW 63RD TER	OKLAHOMA CITY	OK	73132-1042	EPWORTH VIEW ADD	11	0	EPWORTH VIEW ADD 011 000 PT OF LOT 1 BEG AT NE/C LT 1 TH S75.84FT W147.90FT N23FT W49.55FT N52.58FT E197.40FT TO BEG CONT .32ACRS MORE OR LESS	2723 N CLASSEN BLVD OKLAHOMA CITY
R050059400	CHINA TOWN INC	No Data	No Data	2009 CATALINA DR	EDMOND	OK	73013	EPWORTH VIEW ADD	18	0	EPWORTH VIEW ADD 018 000 LOTS1 & 2 & LOTS 5 THRU 9 IN EPWORTH VIEW BLK 18 & LOTS 14 THRU 17 IN BLK 1 LAWNDALE	2728 N CLASSEN BLVD OKLAHOMA CITY
R050059400	CHINA TOWN INC	No Data	No Data	2009 CATALINA DR	EDMOND	OK	73013	EPWORTH VIEW ADD	18	0	EPWORTH VIEW ADD 018 000 LOTS1 & 2 & LOTS 5 THRU 9 IN EPWORTH VIEW BLK 18 & LOTS 14 THRU 17 IN BLK 1 LAWNDALE	2728 N CLASSEN BLVD OKLAHOMA CITY
R050059500	LEE LARRY	No Data	No Data	2009 CATALINA DR	EDMOND	OK	73013	EPWORTH VIEW ADD	18	0	EPWORTH VIEW ADD 018 000 LOTS 10 & 11	1214 NW 27TH ST OKLAHOMA CITY
R050059525	CHINATOWN INC	No Data	No Data	2009 CATALINA DR	EDMOND	OK	73013	EPWORTH VIEW ADD	18	0	EPWORTH VIEW ADD 018 000 LOT 12 & W 1/2 LOT 13	1212 NW 27TH ST OKLAHOMA CITY
R050059550	HUYNH YEN	LY TOM	TRAN TRINH	1224 NW 29TH ST	OKLAHOMA CITY	OK	73106	EPWORTH VIEW ADD	18	0	EPWORTH VIEW ADD 018 000 E 1/2 LOT 13 & ALL LOT 14	1210 NW 27TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
9/23/2024

R050355400	Y & Q PROPERTIES LLC	No Data	No Data	PO BOX 2267	OKLAHOMA CITY	OK	73101-2267	LAWNDALE ADDITION	2	0	LAWNDALE ADDITION 002 000 LOTS 12 THRU 19	2624 N CLASSEN BLVD, Unit A OKLAHOMA CITY
R050354150	PHAN AN THUY	No Data	No Data	1218 NW 26TH ST	OKLAHOMA CITY	OK	73106-5404	LAWNDALE ADDITION	2	0	LAWNDALE ADDITION 002 000 LOTS 10 & 11	1216 NW 26TH ST OKLAHOMA CITY
R050353650	CAMELOT CAPITAL LLC	No Data	No Data	PO BOX 16103	OKLAHOMA CITY	OK	73113	LAWNDALE ADDITION	2	0	LAWNDALE ADDITION 002 000 LOTS 6 THRU 9	1212 NW 26TH ST OKLAHOMA CITY
R050059375	HOANG PHUNG VU	No Data	No Data	1225 NW 27TH ST	OKLAHOMA CITY	OK	73106-5407	EPWORTH VIEW ADD	17	0	EPWORTH VIEW ADD 017 000 LOTS 31 & 32	1225 NW 27TH ST OKLAHOMA CITY
R050059350	HAN JENNIFER N	No Data	No Data	2009 CATALINA DR	EDMOND	OK	73013	EPWORTH VIEW ADD	17	0	EPWORTH VIEW ADD 017 000 LOTS 29 & 30	1221 NW 27TH ST OKLAHOMA CITY
R050059025	CHINA TOWN INC	No Data	No Data	2009 CATALINA DR	EDMOND	OK	73013	EPWORTH VIEW ADD	17	0	EPWORTH VIEW ADD 017 000 E60FT LOTS 3 & 4	1229 NW 27TH ST OKLAHOMA CITY
R050352150	CHINA TOWN INC	No Data	No Data	15213 WILFORD WAY	EDMOND	OK	73013	LAWNDALE ADDITION	1	0	LAWNDALE ADDITION 001 000 LOTS 18 THRU 21	1229 NW 26TH ST OKLAHOMA CITY
R050059400	CHINA TOWN INC	No Data	No Data	2009 CATALINA DR	EDMOND	OK	73013	EPWORTH VIEW ADD	18	0	EPWORTH VIEW ADD 018 000 LOTS 1 & 2 & LOTS 5 THRU 9 IN EPWORTH VIEW BLK 18 & LOTS 14 THRU 17 IN BLK 1 LAWNDALE	2728 N CLASSEN BLVD OKLAHOMA CITY
R050351400	CHINA TOWN INC	No Data	No Data	2009 CATALINA DR	EDMOND	OK	73013	LAWNDALE ADDITION	1	0	LAWNDALE ADDITION 001 000 LOTS 12 & 13	1223 NW 26TH ST OKLAHOMA CITY
R050351150	CAO NGUYEN INC	No Data	No Data	2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	LAWNDALE ADDITION	1	0	LAWNDALE ADDITION 001 000 LOTS 10 & 11	1221 NW 26TH ST OKLAHOMA CITY
R050350900	CAO NGUYEN INC	No Data	No Data	2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	LAWNDALE ADDITION	1	0	LAWNDALE ADDITION 001 000 LOTS 8 & 9	1219 NW 26TH ST OKLAHOMA CITY
R050350750	CAO NGUYEN INC	No Data	No Data	2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	LAWNDALE ADDITION	1	0	LAWNDALE ADDITION 001 000 LOTS 6 & 7	1209 NW 26TH ST OKLAHOMA CITY



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, 2010). This development is intended and designed to be a mixed-use development balancing retail sales, business uses and restaurants. It is intended that these uses should combine to comprise this mixed-use development and that not any one of these components should occupy the entire development.

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This SPUD will be divided into two tracts, Tract 1 and Tract 2.

Tract 1 of this site will be developed in accordance with the regulation of the **NB Neighborhood Business District** and the design standards and guidelines for the **Urban Design Overlay District** (OKC Zoning Ordinance, 2010) except that the following restrictions will apply:

Tract 2 of this site will be developed in accordance with the regulation of the **NB Neighborhood Business District** (OKC Zoning Ordinance, 2010).

1. The following use(s) will be the only use(s) permitted within Tract 1 on this site:

Tract 1 Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)
Administrative and Professional Office (8300.1)
Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) subject to approval of an ABC Overlay or subject to any conditions for such users established by future code amendments
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
Food and Beverage Retail Sales (8300.41)
Alcoholic Beverage Retail Sales (8300.5)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Retail Sales and Services: General (8300.63)

Tract 2 Permitted Use Units:

Automotive: Parking Lots as a Principle Use (8300.13)

2. Maximum Building Height: 60-feet
3. Maximum Building Size: 3 stories, 30,000 sqft. per floor
4. Maximum Number of Buildings: 1 (one primary structure)
5. Building Setback Lines

North: 0-feet
West: 0-feet
South: 0-feet
East: 5-feet

6. Sight-proof Screening: No less than a six-foot and no greater than an eight-foot fence or wall shall be required along the East property boundary. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof.

Dumpsters: Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than 10 feet from all property lines adjacent to residential zoning/use.

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

There may be one freestanding sign within this SPUD, which shall be a ground (monument) sign with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

Electronic Message Display signs shall not be permitted.

8.2 Attached Signs

Attached signs shall be in accordance with the base zoning district regulations, including all applicable provisions of the UD overlay district.

8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

9. Access: There shall be no more than 2 access points from North Classen Boulevard, 4 access points from NW 27th Street and 1 access point from NW 26th Street in this SPUD.

10. Sidewalks: Five-foot sidewalks shall be constructed on N. Classen Boulevard with each development parcel. Six-foot sidewalks shall be constructed if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Five-foot sidewalks shall be constructed on NW 27th and NW 26th Streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish for the first floor of all structures, exclusive of windows and doors, shall not consist of EIFS, stucco, or concrete-board but shall consist of brick veneer, rock, stone masonry, tilt-up concrete panels, and architectural metal panels. Exterior building wall finish of the second and third floors, exclusive of windows and doors, shall consist of a maximum of 50% EIFS, stucco, or concrete-board with at least of 50% brick veneer, rock, stone masonry and/ architectural metal panels.

2. Open Space: N/A

3. Street Improvements: N/A

4. Operations: The area(s) designated for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) shall be limited to no more than a combined 5,000 square footage.

Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)

Eating Establishments: Sitdown, Alcohol Permitted (8300.38)

Outdoor consumption of food or beverages shall cease at 11:00 p.m. within 100 ft. of residential uses.

Retail Sales and Services

5. Other:

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, 2010, as amended.

Parking: The parking spaces shown on Exhibit B, Site Plan shall be deemed to satisfy the required parking for all uses within this SPUD. All proposed on-street parking must be reviewed and approved by the Traffic and Transportation Commission. On-street parking must meet Municipal Code Section 32-304.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

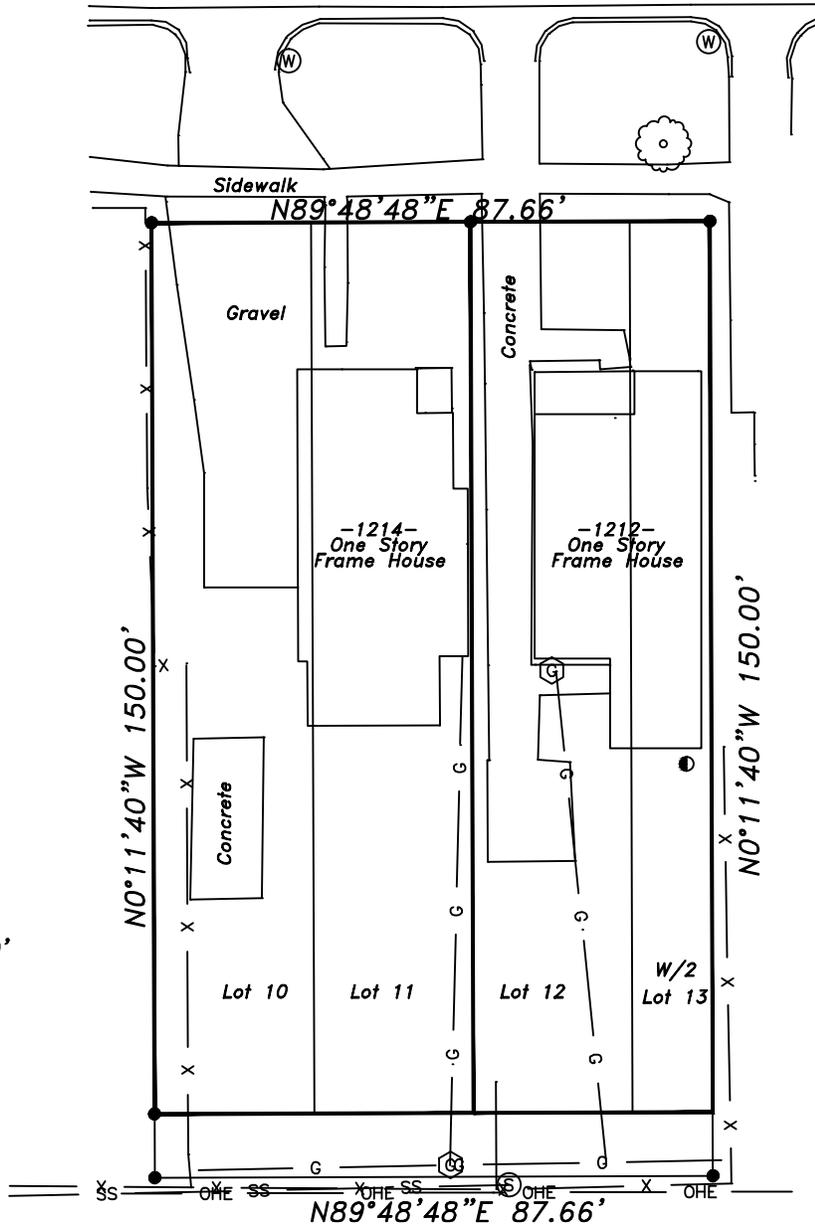
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

EXHIBIT ONLY

N.W. 27TH STREET
Asphalt Paving



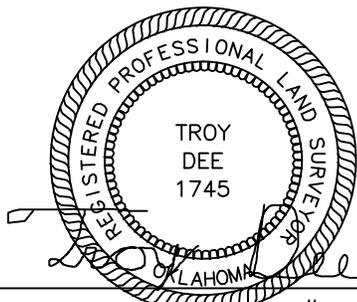
Basis of Bearing
Subdivision Plat

SCALE: 1" = 30'

LOTS 10-11, BLOCK 18, IN EPWORTH VIEW ADDITION, TO OKLAHOMA COUNTY,
OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT 12 AND THE WEST HALF (W/2) OF LOT 13, IN BLOCK 18, IN EPWORTH VIEW
ADDITION SUPPLEMENTAL PLAT, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY,
OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



Troy Dee, PLS #1745

Troy Dee, PLS

920 N.W. 139th St. Pkwy, Oklahoma City, Oklahoma 73013
C.A.# 7263 / Exp. Date =6/30/2016
Telephone: (405) 802-7883
troy1745@gmail.com