



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

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

NE 23rd Street and N Coltrane Rd

Name of Development or Applicant

2500 N Coltrane Rd

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

20.78

ReZoning Area (Acres or Square Feet)

It is the developer's intent to rezone the property to accomodate a variety of commercial uses for the area.

Summary Purpose Statement / Proposed Development

### 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.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

#### Property Owner Information (if other than Applicant):

Cypress Farm Holdings, Inc.

Name

5300 N Shartel Ave., Unit 18114

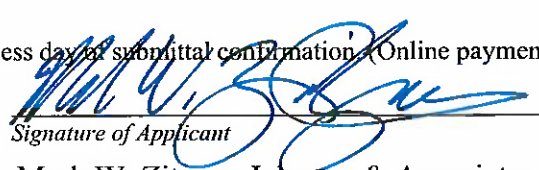
Mailing Address

Oklahoma City, OK, 73118

City, State, Zip Code

Phone

Email

  
Signature of Applicant

Mark W. Zitzow, 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](mailto:mzitzow@jaokc.com)

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

***Cypress Farm Holdings, Inc.  
5300 N Shartel Ave., Unit 18114  
Oklahoma City, OK, 73118***

October 22, 2024

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

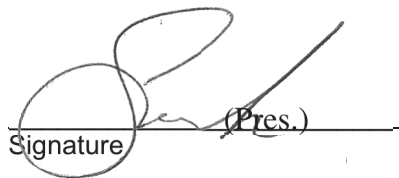
Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

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 Planned Unit Development 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,

  
Signature (Pres.)

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:5961 000/PUD



Return to:  
Chicago Title Oklahoma  
210 Park Ave., Suite 210  
Oklahoma City, OK 73102  
File # 710702400340-2

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Goldstar Trust Company, an Arkansas corporation, successor-in-interest to Happy State Bank, acting solely in its capacity as Trustee for the Benefit of the Bondholders of The Net Church Incorporated** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Cypress Farm Holdings, Inc., an Oklahoma corporation** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

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

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the party of the first part.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, its successors, heirs and assigns forever.

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

Signed and delivered September 9, 2024.

Goldstar Trust Company, an Arkansas corporation, successor-in-interest to Happy State Bank, acting solely in its capacity as Trustee for the Benefit of the Bondholders of The Net Church Incorporated

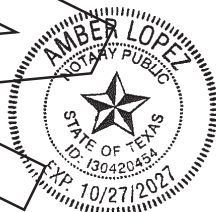
BY: Angela Shafer  
Angela Shafer  
Vice President

The State of Texas  
County of Randall

### CORPORATION ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9 day of September, 2024, personally appeared Angela Shafer, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Vice President, and acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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



Amber Lopez  
Notary Public in and for the State of Texas  
Notary's Printed Name: Amber Lopez  
Notary's Commission Expires: 10-27-2027

**SPECIAL WARRANTY DEED**  
(continued)

**Mail Deed and Tax Statements To:**  
Cypress Farm Holdings, Inc., an Oklahoma  
corporation  
5300 N Shartel Ave, Unit 18114  
Oklahoma City, OK 73118

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
1601 NW Expressway, Suite 1000  
Oklahoma City, OK 73118  
File No.: 710702400340-2  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Company

**EXHIBIT "A"**  
Legal Description

**For part of Tax Map ID(s): 141157750**

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter (SW/4) of said Section Twenty (20); thence North 00°32'59" West along the West line of said Southwest Quarter (SW/4) a distance of 600.00 feet to the point of beginning; thence continuing North 00°32'59" West along the West line of said Southwest Quarter (SW/4) a distance of 199.99 feet; thence North 89°43'14" East a distance of 600.01 feet; thence North 00°33'36" West a distance of 367.30 feet; thence North 89°43'16" East a distance of 225.00 feet; thence North 00°32'12" West a distance of 105.32 feet; thence South 89°43'44" East a distance of 127.43 feet; thence South 00°35'46" East a distance of 1271.27 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°42'49" West along the South line of said Southwest Quarter (SW/4) a distance of 508.42 feet; thence North 00°32'59" West a distance of 600.00 feet; thence South 89°42'49" West a distance of 445.00 feet to the point of beginning.

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA )  
 ) ss.  
 COUNTY OF OKLAHOMA )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Sauban Hanif (last legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an President (role, such as titled officer or trustee) of Cypress Farm Holdings, Inc., an Oklahoma corporation (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  
 No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

Date

The foregoing instrument was subscribed and sworn to before me this 9th day of September, 2024,  
 by Sauban Hanif

My Commission Expires:

My Commission No.:

NOTARY PUBLIC



**NEA Holdings, LLC**  
**801 W 33<sup>rd</sup> St., Unit 6843**  
**Edmond, OK, 73013**

October 31, 2024

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

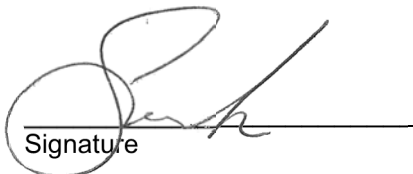
Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

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 Planned Unit Development 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,



Signature

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:5961 000/PUD





Return to:  
Chicago Title Oklahoma  
210 Park Ave., Suite 210  
Oklahoma City, OK 73102  
File # 710702400340

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Goldstar Trust Company**, an Arkansas corporation, successor-in-interest to **Happy State Bank**, acting solely in its capacity as Trustee for the Benefit of the Bondholders of The Net Church Incorporated party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **NEA Holdings, LLC**, an Oklahoma limited liability company party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

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

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the party of the first part.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, its successors, heirs and assigns forever.

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

Signed and delivered September 9, 2024.

Goldstar Trust Company, an Arkansas corporation, successor-in-interest to Happy State Bank, acting solely in its capacity as Trustee for the Benefit of the Bondholders of The Net Church Incorporated

BY: [Signature]  
Angela Shafer  
Vice President

The State of Texas

CORPORATION ACKNOWLEDGMENT

County of Randall

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9 day of September, 2024, personally appeared Angela Shafer, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Vice President, and acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

[Signature]  
Notary Public in and for the State of Texas  
Notary's Printed Name: Amber Lopez  
Notary's Commission Expires: 10-27-2027





**SPECIAL WARRANTY DEED**  
(continued)

**Mail Deed and Tax Statements To:**  
NEA Holdings, LLC, an Oklahoma limited  
liability company  
801 W 33rd St, Ste 6843  
Edmond, OK 73013

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
1601 NW Expressway, Suite 1000  
Oklahoma City, OK 73118  
File No.: 710702400340  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Company

**EXHIBIT A**  
**Legal Description**

**For part of Tax Map ID(s): 141157750**

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter (SW/4) of said Section Twenty (20); thence North 00°32'59" West along the West line of said Southwest Quarter (SW/4) a distance of 600.00 feet; thence North 89°42'49" East a distance of 445.00 feet; thence South 00°32'59" East a distance of 600 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°42'49" West along the South line of said Southwest Quarter (SW/4) a distance of 445.00 feet to the point of beginning.

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

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STATE OF OKLAHOMA )  
 ) ss.  
 COUNTY OF OKLAHOMA )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned M.H. Dugan (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of NEA Holdings, LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  
 No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

Date

The foregoing instrument was subscribed and sworn to before me this 9th day of September, 2024,  
 by M.H. Dugan

My Commission Expires:

My Commission No.:

NOTARY PUBLIC



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R141157750** and is a **500-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 500 ft radius report  
filed in the office of the County Assessor  
on the 1<sup>st</sup> day of NOV, 2024

Given under my hand and official seal this  
1<sup>st</sup> day of NOV, 2024

County Assessor

K. Strayer

Deputy

Oklahoma County Assessor's  
500ft Radius Report  
11/1/2024

| accountno  | name1                         | name2                        | name3            | mailingaddress1          | city          | state | zipcode    | subname                 | block | lot | legal  | location                         |
|------------|-------------------------------|------------------------------|------------------|--------------------------|---------------|-------|------------|-------------------------|-------|-----|--|----------------------------------|
| R131995025 | CHURCH OF THE LIVING GOD      | No Data                      | No Data          | 2300 N COLTRANE RD       | OKLAHOMA CITY | OK    | 73121-4625 | UNPLTD PT SEC 29 12N 2W | 0     | 0   | UNPLTD PT SEC 29 12N 2W 000 000 PT NW4 SEC 29 12N 2W BEG 275FT S OF NW/C OF NW4 TH E411.5FTS125FT E185FT S50FT E180FT S250FT W255FT N250FT W521.5FT N175FT TO BEG EXEMPT | 2300 N COLTRANE RD OKLAHOMA CITY |
| R131994995 | MILLER JAMES E                | ROBINSON TONI E              | MILLER JACQUELYN | 3302 N MALONEY ST        | OKLAHOMA CITY | OK    | 73121-6614 | UNPLTD PT SEC 29 12N 2W | 0     | 0   | UNPLTD PT SEC 29 12N 2W 000 000 PT NW4 SEC 29 12N 2W BEG 776.5FT E & 275FT S OF NW/C OF NW4W365FT S125FT E185FT S50FT E180FT N175FT TO BEG KNOWN AS TR1                  | 0 UNKNOWN OKLAHOMA CITY          |
| R155320300 | CITY OF OKLA CITY             | No Data                      | No Data          | 200 N WALKER AVE 2ND FLR | OKLAHOMA CITY | OK    | 73102      | UNPLTD PT SEC 30 12N 2W | 0     | 0   | UNPLTD PT SEC 30 12N 2W 000 000 PT OF NE4 SEC 30 12N 2W BEING E 1/2 OF NE4 OF NE4 EX N265FTEXEMPT  | 0 UNKNOWN OKLAHOMA CITY          |
| R131995030 | MALEK JOHN M & KRYSTYNA R TRS | MALEK J M & K R FAMILY TRUST | No Data          | 3719 N PORTLAND AVE      | OKLAHOMA CITY | OK    | 73112-2923 | UNPLTD PT SEC 29 12N 2W | 0     | 0   | UNPLTD PT SEC 29 12N 2W 000 000 PT NW4 BEG 75FT S & 50FT E OF NW/C OF NW4 S200FT E526.55FT N200FT W TO BEG CONT 2.4ACRS MORE ORLESS                                      | 4212 NE 23RD ST OKLAHOMA CITY    |
| R131995040 | HUE ESTATES LLC               | No Data                      | No Data          | 2805 NE 71ST ST          | OKLAHOMA CITY | OK    | 73111      | UNPLTD PT SEC 29 12N 2W | 0     | 0   | UNPLTD PT NW4 SEC 29 12N 2W BEG 75FT S & 776.53FT E OF NW/C TH W200FT S200FT E200FT N200FT TO BEG  | 4240 NE 23RD ST OKLAHOMA CITY    |
| R131995035 | SMITH HASKINS LOUISE PATRICIA | HASKINS WILLIE L JR          | No Data          | PO BOX 42503             | WARR ACRES    | OK    | 73123-3503 | UNPLTD PT SEC 29 12N 2W | 0     | 0   | UNPLTD PT NW4 SEC 29 12N 2W BEG 836.53FT E OF NW/C OF NW4 TH E165FT S350FT W165FT N350FT TO BEG  | 2316 PEACHTREE AVE OKLAHOMA CITY |
| R145111005 | FARMER LAQUITA A TRS          | FARMER LAQUITA A LIV TRUST   | No Data          | PO BOX 30457             | MIDWEST CITY  | OK    | 73140      | D J DIGGS               | 1     | 0   | D J DIGGS 001 000 LOTS 1 THRU 6  | 0 UNKNOWN OKLAHOMA CITY          |
| R131994990 | R & B LYNCH LLC               | No Data                      | No Data          | 3201 N COLTRANE RD       | OKLAHOMA CITY | OK    | 73121-5605 | UNPLTD PT SEC 29 12N 2W | 0     | 0   | UNPLTD PT SEC 29 12N 2W 000 000 PT NW4 SEC 29 12N 2W BEG 450FT S & 50FT E OF NW/C OF NW4 S250FT E471.5FT N250FT W471.5FT TO BEG CONT 2.38ACRS MORE OR LESS               | 2200 COLTRANE RD OKLAHOMA CITY   |
| R141143505 | LLOYD GROUP HOLDING LLC       | No Data                      | No Data          | 2000 S DOUGLAS BLVD      | MIDWEST CITY  | OK    | 73130      | UNPLTD PT SEC 19 12N 2W | 0     | 0   | PT SE4 SEC 19 12N 2W BEG 50FT N OF SE/C SE4 TH W502.36FT N1286.55FT E502.36FT S1286.30FT TO BEG CONT 14.84ACRS MORE OR LESS  | 0 UNKNOWN UNINCORPORATED         |
| R141157770 | LONG MARIO                    | No Data                      | No Data          | 1909 NW 176TH TERR       | EDMOND        | OK    | 73012      | UNPLTD PT SEC 20 12N 2W | 0     | 0   | UNPLTD PT SW4 SEC 20 12N 2W BEG 799.7FT N SW/C SW4 TH N367.3FT E600FT S367.3FT W600FT TO BEG   | UNKNOWN                          |

Oklahoma County Assessor's  
500ft Radius Report  
11/1/2024

|            |                              |         |         |                                   |               |    |       |                               |   |   |  |                                  |
|------------|------------------------------|---------|---------|-----------------------------------|---------------|----|-------|-------------------------------|---|---|--|----------------------------------|
| R141157750 | NEA HOLDINGS<br>LLC          | No Data | No Data | 801 W 33RD ST,<br>Unit 6843       | EDMOND        | OK | 73013 | UNPLTD PT<br>SEC 20 12N<br>2W | 0 | 0 | UNPLTD PT SW4 SEC 20 12N 12N 2W<br>BEG SW/C SW4 TH N600FT E445FT<br>S600FT W445FT TO BEG   | 4301 NE 23RD ST<br>OKLAHOMA CITY |
| R141157745 | CYPRESS FARM<br>HOLDINGS INC | No Data | No Data | 5300 N SHARTEL<br>AVE, Unit 18114 | OKLAHOMA CITY | OK | 73118 | UNPLTD PT<br>SEC 20 12N<br>2W | 0 | 0 | UNPLTD PT SW4 SEC 20 12N 2W BEG<br>600FT N OF SW/C SW4 TH N199.99FT<br>E600.01FT N367.3FT E225FT<br>N105.32FT E127.43FT S1271.27FT<br>W508.42FT N600FT W445FT TO BEG | No Data                          |





**THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT**

**PUD - 2045**

**MASTER DESIGN STATEMENT FOR**

**N Coltrane Rd & NE 23<sup>rd</sup> St**

November 1, 2024

**PREPARED FOR:**

Cypress Farm Holdings, Inc.  
5300 N Shartel Ave., Unit 18114  
Oklahoma City, OK, 73118

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)  
5961

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of N Coltrane Rd. and NE 23<sup>rd</sup> St. consisting of +/-20.78 acres are located within the SW/4 of Section 20, Township 12 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is located at 4301 NE 23<sup>rd</sup> St, northeast of N Coltrane Rd and NE 23<sup>rd</sup> St.

## **2.0 LEGAL DESCRIPTION:**

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

## **3.0 OWNER/DEVELOPER:**

The Developer of the property described in Section 2.0 is Cypress Farm Holdings, Inc. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 4301 NE 23<sup>rd</sup> St at the northeast corner of NE 23<sup>rd</sup> Street and N Coltrane Rd. The property is currently zoned as R-1, Single-Family Residential, R-2, Medium-Low Density Residential and I-2, Moderate Industrial District. The subject property is largely undeveloped with the southwest corner of the site developed with a vacant structure.

North: North of the subject site is zoned as R-1 and developed as Single-Family Residential.

East: Immediately east of the subject site, one parcel is zoned as PUD-1773 with a base zoning of R-2, Medium-Low Density Residential and is currently undeveloped, and one parcel is zoned as I-2 and is undeveloped.

South: Directly south of the site is NE 23<sup>rd</sup> Street. Beyond NE 23<sup>rd</sup> Street is a mix of C-3 and C-4 parcels which are currently undeveloped.

West: West of the subject site is N Coltrane Rd. Beyond N Coltrane Rd is PUD-1558 with a base zoning of R-4, General Residential District and is currently undeveloped.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property is 1210-1238 and the slope analysis reveals that the property runs downhill from the south to the north. The subject property is not located in the floodplain.

## **6.0 CONCEPT:**

It is the developer's intent to rezone the property to accommodate a variety of commercial uses for the area.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

## **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the I-1, “**Light Industrial**” base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Chapter 59, Section 6250, Table 6250.2: Industrial Districts Bulk Standards
  - Minimum Lot Size
    - Table 6250.2 requires a minimum lot size of 12,000 square feet for rezoning. This PUD proposes a minimum lot size of 11,500 square feet.
  - Front Yard
    - Table 6250.2 establishes a front yard setback of 25 feet. This PUD proposes an exterior PUD boundary of 10 feet with no interior setbacks.
  - Side Yard
    - Table 6250.2 establishes a side yard setback of 15 feet where abutting certain uses. This PUD proposes an exterior PUD boundary setback of 10 feet.
  - Rear Yard
    - Table 6250.2 establishes a rear yard setback of 15 feet where abutting certain uses. This PUD proposes an exterior PUD boundary setback of 10 feet.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest streets to the property are N Coltrane Rd to the West with a right-of-way width of 65 feet and NE 23<sup>rd</sup> Street to the South with a right-of-way width of 100-feet.

Proposed streets in this Planned Unit Development shall be public and shall have right-of-way widths of 50 feet be to City standards.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are available and will be provided via extension. Sanitary sewer services will be provided from public mains currently serving the area.

### **7.3 WATER**

Water facilities for this property are available. Water services will be provided from public mains, currently serving the area.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 12, located at 2121 N Martin Luther King Ave. Approximately 2.2 miles from this PUD development. Anticipated response times are of Urban levels.

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

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

## **7.6 PUBLIC TRANSPORTATION**

There are no bus stops in this Planned Unit Development. The 002 and 019 lines run past the subject property and there are stops for each line within 0.5 mile from the subject property.

## **7.7 DRAINAGE**

The property within this Planned Unit Development is not within the FEMA (100-year) floodplain.

## **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Urban: Low Intensity (UL) land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban: Low intensity area standards.

## **8.0 SPECIAL DEVELOPMENT REGULATIONS:**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the **I-1 "Light Industrial" District and R-4, General Residential** District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

## **9.0 SPECIAL CONDITIONS:**

The following special conditions shall be made a part of this PUD:

- Dwelling Units and Mixed Uses (8200.2)
- Low Impact Institutional: Residential-Oriented (8200.5)



- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four- Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32) shall not be located within 150 feet of a residential district.
- Eating Establishments: Drive-In (8300.34) shall not be located within 150 feet of a residential district.
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36) shall not be located within 150 feet of a residential district.
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Family Day Care Homes (8300.40)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- 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)
- Spectator Sports and Entertainment: Restricted (8300.69)

- Custom Manufacturing (8350.3)
- Industrial, Light (8350.8)
- Research and Development (8350.10)
- Wholesaling, Storage and Distribution: Restricted (8350.16)
- Temporary Security Trailers are permitted for 24-hour on-site security

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

## **9.1 ARCHITECTURAL REGULATIONS**

Metal buildings are permitted for commercial and industrial uses. However, façade treatments are required on the elevation facing NE 23<sup>rd</sup> Street and N Coltrane Road. The façade treatment along NE 23<sup>rd</sup> Street and N Coltrane Road, exclusive of windows and doors, shall consist of a minimum 40% brick veneer, rock or stone masonry, stucco and cementitious. No more than 60% EIFS (Exterior Insulation Finish System) shall be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

Should the site be developed as residential the exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. The existing building shall be deemed in conformance with this PUD.

## **9.2 LANDSCAPING REGULATIONS**

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

## **9.3 LIGHTING REGULATIONS**

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.

## **9.4 SCREENING REGULATIONS**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. 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.

## **9.5 PLATTING REGULATIONS**

Platting shall be per the subdivision regulations.

## **9.6 DRAINAGE REGULATIONS**

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

## **9.7 DUMPSTER REGULATIONS**

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.

## **9.8 VEHICULAR ACCESS REGULATIONS**

There shall be four (4) access points from NE 23<sup>rd</sup> Street and four (4) access points from N Coltrane Rd in this PUD.

Access to this PUD/Tract may be via a divided street with central landscaped medians.

Commercial lots within this PUD will not be required to have frontage on an approved public 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 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 twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

## **9.9 PARKING REGULATIONS**

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

Proposed uses are not required to have off-street parking located on the same site as the structure. Off-street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

If development within this PUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

#### **9.10 SIGNAGE REGULATIONS**

Signage shall be per the City of Oklahoma City Sign Code.

#### **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

#### **9.12 SIDEWALK REGULATIONS**

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

#### **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be per the base zoning district.

#### **9.14 SETBACK REGULATIONS**

The setback shall be 10-feet from all exterior PUD boundaries with no interior PUD setbacks.

#### **9.15 PERMIT REQUIREMENTS**

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

#### **9.16 PUBLIC IMPROVEMENTS**

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

## **9.17 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

## **9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

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

## **9.19 SPECIFIC PLAN AND FINAL PLAT**

No building permits shall be issued within this PUD until a specific plan and/or final plat, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

## **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

## **11.0 EXHIBITS:**

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

- A: Legal Description
- B: Boundary Exhibit
- C: Conceptual Site Plan

LEGAL DESCRIPTION – Exhibit A

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW/4) of said Section Twenty (20); thence North 00°32'59" West along the West line of said Southwest Quarter (SW/4) a distance of 600.00 feet to the point of beginning;

Thence continuing North 00°32'59" West along the West line of said Southwest Quarter (SW/4) a distance of 199.99 feet;

Thence North 89°43'14" East a distance of 600.01 feet;

Thence North 00°33'36" West a distance of 367.30 feet;

Thence North 89°43'16" East a distance of 225.00 feet;

Thence North 00°32'12" West a distance of 105.32 feet;

Thence South 89°43'44" East a distance of 127.43 feet;

Thence South 00°35'46" East a distance of 1271.27 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°42'49" West along the South line of said Southwest Quarter (SW/4) a distance of 508.42 feet;

Thence North 00°32'59" West a distance of 600.00 feet;

Thence South 89°42'49" West a distance of 445.00 feet to the point of beginning.

As recorded in Book 15861, Page 1278, Oklahoma County, Oklahoma.

AND

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter (SW/4) of said section Twenty (20);

Thence North 00°32'59" West along the West line of said Southwest Quarter (SW/4) a distance of 600.00 feet;

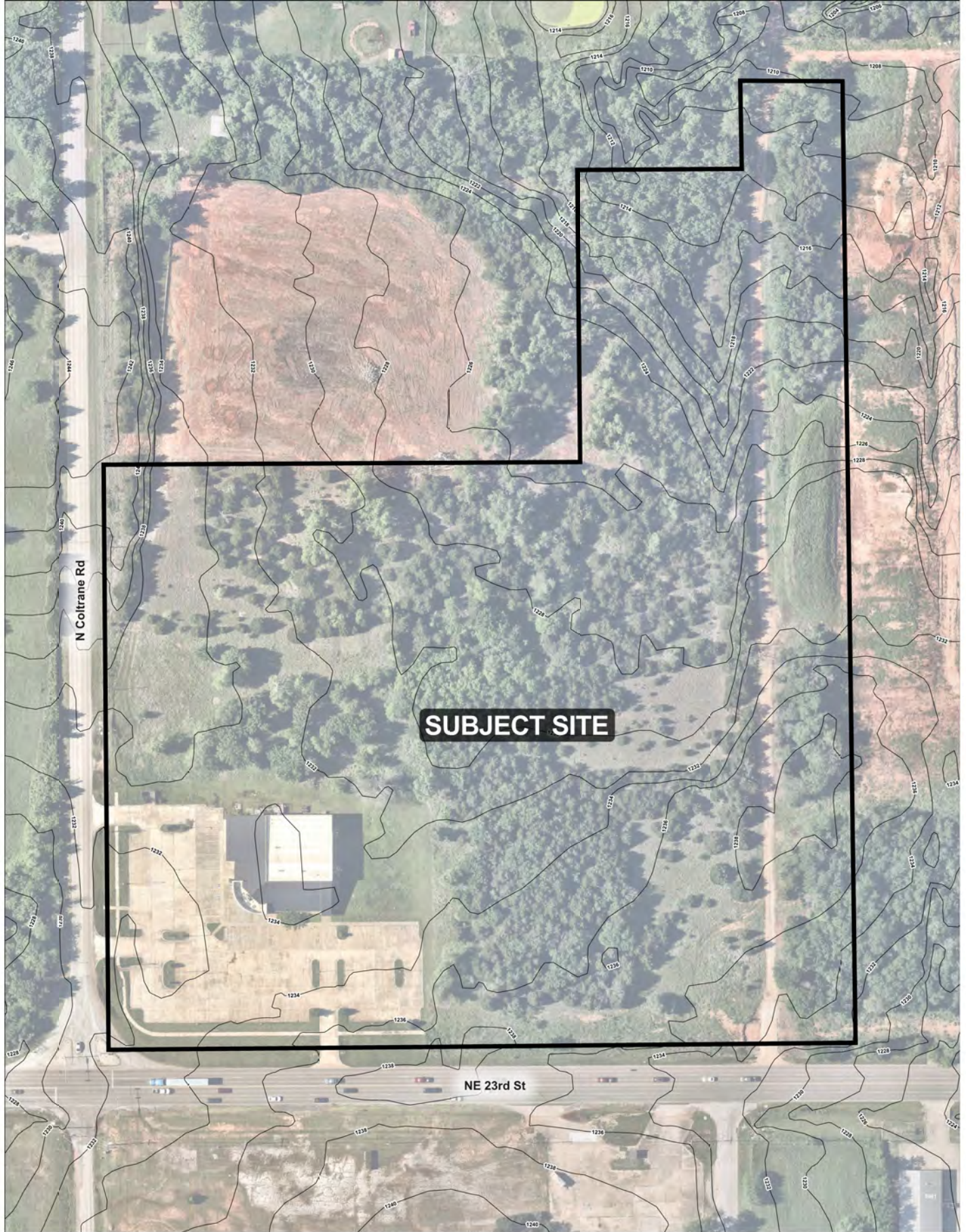
Thence North 89°42'49" East a distance of 445.00 feet;

Thence South 00°32'59" East a distance of 600 feet to a point on the South line of said Southwest Quarter (SW/4);

Thence South 89°42'49" West along the South line of said Southwest Quarter (SW/4) a distance of 445.00 feet to the point of beginning.

As recorded in Book 15861, Page 1274, Oklahoma County, Oklahoma.





**PUD- 2045**  
**N Coltrane Rd & NE 23rd St**

Exhibit B  
 Boundary Exhibit

+/-20.78 Acres





**PUD- 2045**  
**N Coltrane Rd & NE 23rd St**

Exhibit C  
 Conceptual Site Plan

+/- 160,400 Total Building SF  
 402 Total Parking Spaces

+/-20.78 Acres