



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 REZONING

Redistricting

Amundsen Commercial Kitchen

Project Name

County Parcel # R145612930 3745 nw 37th pl

Address / Location of Property to be Rezoned

Rezoning from PUD 417 to I-2 for warehouse & ghost kitchen development

Purpose Statement / Proposed Development

I-2, Moderate Industrial District

Proposed Zoning District

Staff Use Only:	10883
Case No.: PC	
File Date:	16MAR'23
Ward No.:	2
Nbhd. Assoc.:	---
School District:	PUTNAM CITY
Extg Zoning:	---
Overlay:	

Undeveloped

Present Use of Property

6728.70 sq.ft. (0.1546 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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

Cary Amundsen (CABA Investments)

Name

2608 Dorchester Drive

Mailing Address

Oklahoma City, OK 73120

City, State, Zip Code

Phone

cary@afeok.com

Email

Signature of Applicant

Purvi Patel

Applicant's Name (please print)

410 N Walnut Ave suite 200

Applicant's Mailing Address

OKC, OK 73104

City, State, Zip Code

405.536.2032

Phone

Purvi.patel@wallace.design

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.

2021120301214399 B: 14688 P: 1618
12/03/2021 11:26:20 AM Pgs: 2
Fee: \$20.00 Doc Stamp: \$75.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2108617
American Security Title Insurance Company

Know All Men by These Presents:

THAT, Michael J. Lindsey and Deborah J. Lindsey, husband and wife, an undivided one-half interest, and David J. Lindsey and Tammy Lindsey, husband and wife, an undivided one-half interest, 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 CABA Investments, 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 145612925

Grantee's Mailing Address: 2608 Dorchester Drive, Oklahoma City, OK 73120

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 3rd day of December, 2021

Michael J. Lindsey

Deborah J. Lindsey

David J. Lindsey

Tammy Lindsey

2108617

Doc Stamps \$75.00

INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of December, 2021, personally appeared, Michael J. Lindsey and Deborah J. Lindsey, husband and wife, an undivided one-half interest, and David J. Lindsey and Tammy Lindsey, husband and wife, an undivided one-half interest, to me known to be the identical persons 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 persons for the uses and purposes therein set forth.

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

Teresa Koeppe

Commission Expires: 5/19/2023



RETURN TO:

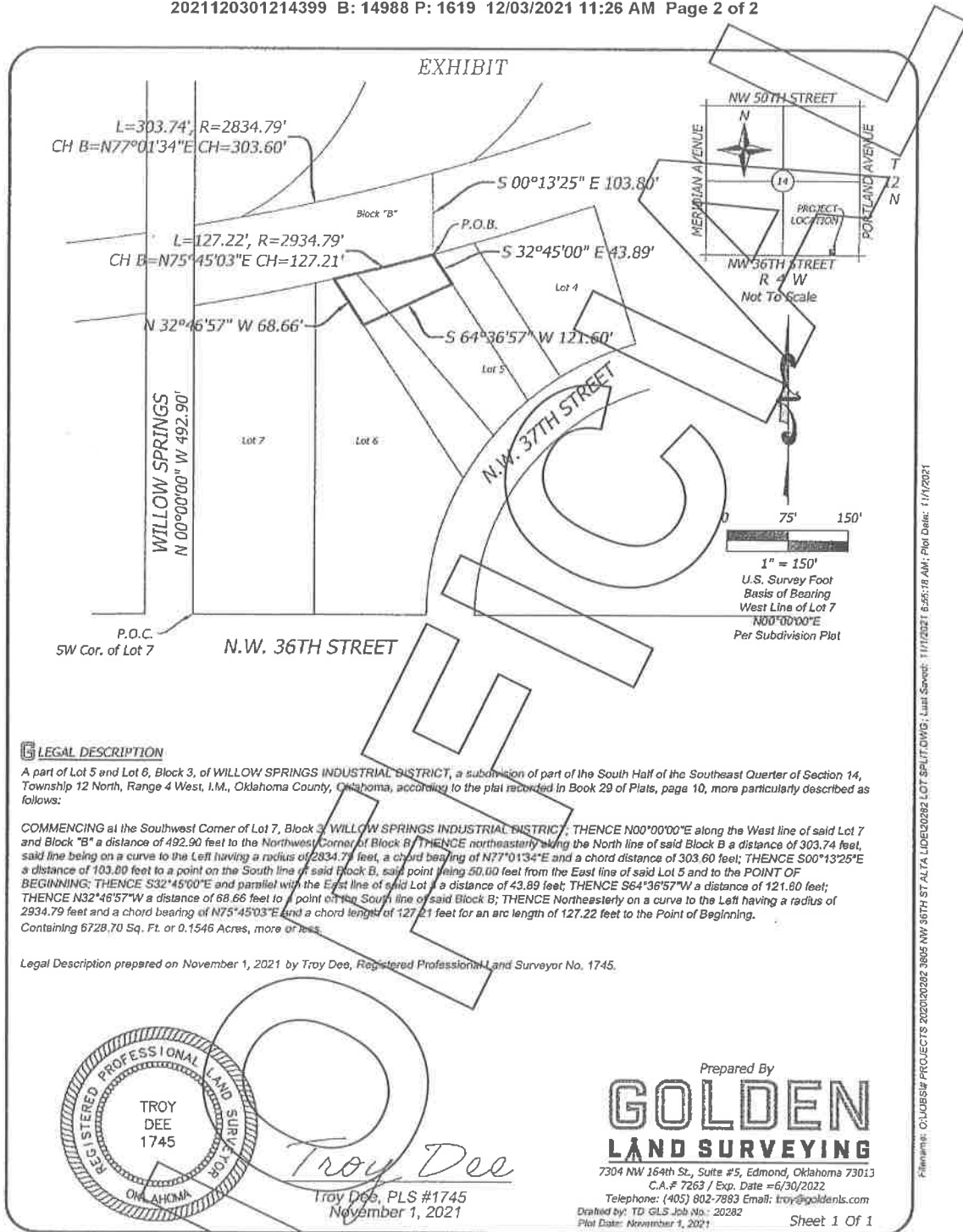
Oklahoma City Abstract & Title Co.
1900 N.W. Expressway, Suite 210
Oklahoma City, OK 73118

Legal Description

A part of Lot 5 and 6, Block 3, of Willow Springs Industrial District, a subdivision of part of the South Half of the Southeast Quarter of Section 14, Township 12 North, Range 4 West, I.M., Oklahoma County, Oklahoma according to the plat recorded in Book 29 of Plats, Page 10, more particularly described as follows:

Commencing at the Southwest Corner of Lot 7, Block 3, Willow Springs Industrial District; Thence $N00^{\circ}00'00''E$ along the West line of said Lot 7 and Block B a distance of 492.90 feet to the Northwest Corner of Block B; Thence northeasterly along the North line of said Block B a distance of 303.74 feet, said line being on a curve to the Left having a radius of 2834.79 feet, a chord bearing of $N77^{\circ}01'34''E$ and a chord distance of 303.60 feet; thence $S00^{\circ}13'25''E$ a distance of 103.80 feet to a point on the South line of said Block B, said point being 50.00 feet from the East line of said Lot 5 and to the Point of Beginning; Thence $S32^{\circ}45'00''E$ and parallel with the East line of said Lot 5 a distance of 43.89 feet; Thence $S64^{\circ}36'57''W$ a distance of 121.60 feet; Thence $N32^{\circ}46'57''W$ a distance of 68.66 feet to a point on the South line of said Block B; Thence Northeasterly on a curve to the Left having a radius of 2934.79 feet and a chord bearing of $N75^{\circ}45'03''E$ and a chord length of 127.21 feet for an arc length of 127.22 feet to the Point of Beginning.

Containing 6728.70 sq.ft. or 0.1546 acres, more or less.



March 8, 2023

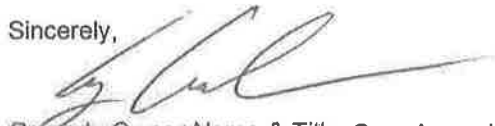
City of Oklahoma City
Planning Department, Subdivision & Zoning
420 West Main Street, Suite 910
Oklahoma City, OK 73102

RE: Letter of Authorization for Rezoning Application

To Whom It May Concern,

This letter is to authorize Wallace Design Collective, PC to submit a rezoning application with the City of Oklahoma City for the property with Oklahoma County Account # R145612930.

Sincerely,



Property Owner Name & Title: Cary Amundsen, President
CABA Investments, LLC
2608 Dorchester Drive
Oklahoma City, OK 73120
Property Owner Phone: (405) 236-5961
Property Owner Email: cary@afeok.com

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 10 day of March, 20 23




Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 10 day of March, 20 23.

My Commission Expires:

01/02/27


Notary Public
Commission # 19000041



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R145612930 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

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 2007 Roll Tax Report
filed in the office of the County Assessor
on the 9th day of March, 2023
Given under my hand and official seal this
9th day of March, 2023

K. Burch
County Assessor Deputy

Oklahoma County Assessor
300 ft. Radius Report
3/9/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R145613230	DRABEK & HILL INC		3737 NW 36TH ST		OKLAHOMA CITY	OK	73112-2911	WILLOW SPRING INDUSTRIAL	000	000	WILLOW SPRING INDUSTRIAL 000 000 E107.50FT OF LOT 3 & ALL LOT 4 IN BLK 5 & PT OF BLK A ALL DESCRIBED AS BEG AT SE/C LT 4 TH W322.50FT N452.66FT ELY ALONG A CURVE 324.10FT S483.10FT TO BEG CONT 3.44ACR	3737 NW 36TH ST OKLAHOMA CITY
R145613605	THIRTY NINE O NINE LLC		13431 N BROADWAY EXT SITE 115		OKLAHOMA CITY	OK	73114	WILLOW SPRING INDUSTRIAL	000	000	WILLOW SPRING INDUSTRIAL 003 000 LOT 4 & ELY50FT OF LOT 5	3909 NW 36TH ST OKLAHOMA CITY
R145612805	ABS INC		3737 NW 37TH PL		OKLAHOMA CITY	OK	73112-2955	WILLOW SPRING INDUSTRIAL	003	000	WILLOW SPRING INDUSTRIAL 001 000 PT OF LOT 6 BEG AT SW/C LT 6 TH N74.41FT W324.74FT SWLY ALONG CURVE RIGHT 188.12FT TO SW/C LT 6 NELY ALONG A CURVE LEFT 478.82FT TO BEG	3737 NW 37TH PL OKLAHOMA CITY
R145611705	ASHMORE PROPERTIES LLC		3104 NW 23RD ST		OKLAHOMA CITY	OK	73107-1902	WILLOW SPRING INDUSTRIAL	001	000	WILLOW SPRING INDUSTRIAL 003 000 PT LOT 6 BEG SW/C TH N420.73FT NE ON A CURVE 23.52FT TH SELV298.38FT TH SW ALONG A CURVE 182.91FT W139FT TO BEG PLUS ALL LOT 7 & PLUS PT OF BLK B BEG SW/C OF BLK B TH	3723 WILLOW SPRINGS AVE OKLAHOMA CITY
R145613105	CABA INVESTMENTS LLC		2608 DORCHESTER DR		OKLAHOMA CITY	OK	73120	WILLOW SPRING INDUSTRIAL	003	000	WILLOW SPRING INDUSTRIAL 002 000 PT OF LOTS 4 5 & 6 BEG AT SW/C OF LOT 4 TH N127.53FT E480FT S1.09FT SWLY497.51FT TO BEG	3805 NW 36TH ST OKLAHOMA CITY
R145612111	TELLURIDE PROPERTIES INC		PO BOX 271143		OKLAHOMA CITY	OK	73137-1143	WILLOW SPRING INDUSTRIAL	002	000	WILLOW SPRING INDUSTRIAL 002 000 PT OF LOTS 4 5 & 6 BEG AT SW/C OF LOT 4 TH N127.53FT E480FT S1.09FT SWLY497.51FT TO BEG	3800 WILLOW SPRINGS AVE OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
3/9/2023

R145611105	ABS INC							OK	OKLAHOMA CITY	73123-2557	WILLOW SPRING INDUSTRIAL 000	WILLOW SPRING INDUSTRIAL 000	WILLOW SPRING INDUSTRIAL 000	WILLOW SPRING INDUSTRIAL 000 PT BLK B BEG 834.99FT N & 50FT W & 221.25FT WLY ON A CURVE & 142.64FT SW OF SE/C SE4 SEC 14 12N 4W TH WLY ALONG A CURVE S103.91FT TH ELY ALONG A CURVE 349.83FT	3737 NW 37TH PL OKLAHOMA CITY
R145612505	PRESBYTERIAN URBAN MISSIONS INC					3737 N PORTLAND AVE		OK	OKLAHOMA CITY	73112-2904	WILLOW SPRING INDUSTRIAL 003	WILLOW SPRING INDUSTRIAL 003	WILLOW SPRING INDUSTRIAL 003 000	WILLOW SPRING INDUSTRIAL 003 000 LOTS 1, 2 & 3	3737 N PORTLAND AVE OKLAHOMA CITY
R145611605	KEAS JAMES ETAL TRUSTEES	JOURNEYMAN AND APPRENTICE				3909 WILLOW SPRINGS AVE		OK	OKLAHOMA CITY	73118	WILLOW SPRING INDUSTRIAL 001	WILLOW SPRING INDUSTRIAL 001	WILLOW SPRING INDUSTRIAL 001 000	WILLOW SPRING INDUSTRIAL 001 000 S50FT LOT 4 ALL OF LOT 5 & N127.95FT OF LOT 6 DESCRIBED AS BEG 74.41FT N OF SE/C LT 6 TH W324.51FT TH NELY ON A CURVE LEFT 246.41FT TH N96.48FT E240FT S327.95FT TO BEG	3909 WILLOW SPRINGS AVE OKLAHOMA CITY
R145611905	KAIZEN PROPERTIES LLC					5350 S WESTERN AVE, Unit 400		OK	OKLAHOMA CITY	73109-4531	WILLOW SPRING INDUSTRIAL 002	WILLOW SPRING INDUSTRIAL 002	WILLOW SPRING INDUSTRIAL 002 000	WILLOW SPRING INDUSTRIAL 002 000 S90FT OF LOT 2 & N140FT OF LOT 3 DESCRIBED AS BEG 210FT S OF NE/C LT 1 TH S108FT SWLY ON A CURVE 124.50FT W218.64FT N230FT E240FT TO BEG CONT 1.25ACRS MORE OR LESS	3908 N WILLOW SPRINGS AVE OKLAHOMA CITY
R145612205	SPICES OF INDIA LLC					9409 SW 31ST ST		OK	OKLAHOMA CITY	73179	WILLOW SPRING INDUSTRIAL 002	WILLOW SPRING INDUSTRIAL 002	WILLOW SPRING INDUSTRIAL 002 000	WILLOW SPRING INDUSTRIAL 002 000 PT OF LOTS 3, 4, 5 & 6 BEG 127.53FT N OF SW/C OF LOT 4 TH N74.37FT E218.65FT NELY124.48FT N318FT E240FT S512.57FT W480FT TO BEG	3810 NW 39TH ST OKLAHOMA CITY

3/9/2023

