



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 SPECIAL PERMIT

Oklahoma County Detention Center

Project Name

1901 E. Grand Blvd.

Address / Location of Property

See attached Project Description.

Purpose Statement (provide attachment if necessary)

Staff Use Only:	588
Case No.: SP	_____
File Date:	3-14-24
Ward No.:	W4
Nbhd. Assoc.:	SE OKC Community Watch & Akers Park NWA
School District:	Crooked Oak
Extg Zoning:	I-3
Overlay:	AE-2

8250.8

Proposed Use

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Special Permit 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 (600-foot for drinking establishments) area of the property to be considered. 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 (or 600-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.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.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.

When Recorded Mail to:

Record & Return to:
American Eagle Title Group
421 NW 13th St., Suite 320
Oklahoma City, OK 73103
File #: 1709-0020-08



20171228011810170
12/28/2017 01:38:23 PM
Bk:RE13625 Pg:1909 Pgs:6 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

SPECIAL WARRANTY DEED

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company, formerly known as CHESAPEAKE LAND COMPANY, L.L.C. ("**Grantor**"), whose mailing address is P.O. Box 54853, Oklahoma City, Oklahoma 73154-0496, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, that certain real property located in Oklahoma County, OK, and being more particularly described in **Exhibit A** attached hereto and by this reference made a part hereof for all purposes (the "**Land**"), together with all improvements thereon (the "**Improvements**") and all of the appurtenances belonging thereto (the "**Appurtenances**"), unto the following grantees (each, a "**Grantee**" and collectively, "**Grantees**"), each having a mailing address as set forth adjacent to each Grantee's name, as tenants in common in the undivided interests set forth adjacent to each Grantee's name:

<u>Grantee</u>	<u>Undivided Interest</u>	<u>Mailing Address</u>
GARRETT AND COMPANY RESOURCES, L.L.C., an Oklahoma limited liability company	50%	9701 N. Broadway Ext., Oklahoma City, OK 73114
WILLOWBROOK INVESTMENTS, LLC, an Oklahoma limited liability company	50%	P.O. Box 18612, Oklahoma City, OK 73154

The Land, the Improvements, and the Appurtenances may sometimes hereinafter be referred to collectively as the "**Property**". It is expressly acknowledged by Grantees that the conveyance provided for herein by Grantor shall not include any of Grantor's right, title or interest in and to all oil, gas, sulphur and other minerals located in, on or under the Land and that may be produced therefrom, together with any rights under any leases of such rights, all royalties, rentals, bonuses, and other payments and consideration from any and all such leases now or hereafter existing and any and all other rights, title and interest appurtenant to such rights (such excluded rights hereinafter the "**Mineral Rights**"); provided, however, that as a part of such reservation by Grantor, the use of the surface of the Land in connection with the exercise of the reserved Mineral Rights shall be restricted such that Grantor, on behalf of itself and its successors and assigns, waives all rights to the surface of the Land and to the right to conduct

operations of whatsoever nature with respect to the exploration, mining, production, processing or gathering of oil, gas, sulphur or other minerals from the Land but that nothing shall restrict or prohibit the pooling or unitization of the portion of the Mineral Rights with land other than the Land, or the exploration or production of the oil, gas, sulphur and other minerals by means of wells that are drilled or mines that open on land other than the Land but enter or bottom under the Land, or by any other method that does not require ingress and egress over the surface of the Land (the "**Surface Waiver**").

This Special Warranty Deed is made and accepted expressly subject to those encumbrances and exceptions (hereinafter collectively the "**Permitted Exceptions**") set forth in **Exhibit B** attached hereto and by this reference made a part hereof for all purposes, to the extent and only to the extent valid and enforceable against the Property, and the reservation of the Mineral Rights (as limited by the Surface Waiver).

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantees, their successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions and the reservation of Mineral Rights (as limited by the Surface Waiver), unto Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Grantees hereby expressly acknowledge that Grantees are taking the Property "AS IS, WHERE IS" and with all faults in accordance with the terms and conditions of that certain Purchase and Sale Agreement, among Grantor and Grantees, as successors by assignment, dated September 12, 2017, as amended, the terms and conditions of which are incorporated herein by this reference as if set forth fully herein.

Grantees, by their acceptance hereof, do hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2017 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantees.


(Signature Page to Follow)

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 21 day of December, 2017.

GRANTOR:

CHESAPEAKE LAND DEVELOPMENT
COMPANY, L.L.C.,
an Oklahoma limited liability company

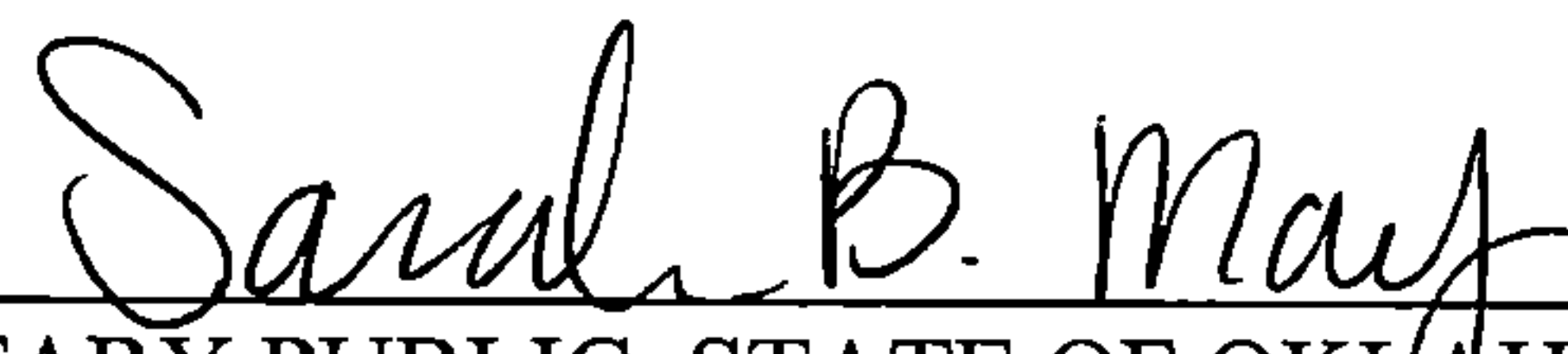
By: 
Name: James R. Webb
Title: Executive Vice President – General Counsel
and Corporate Secretary

ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me this 20 day of December, 2017, by James R. Webb, Executive Vice President – General Counsel and Corporate Secretary of Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company.


NOTARY PUBLIC, STATE OF OKLAHOMA
Commission No. 16002603

My Commission Expires:

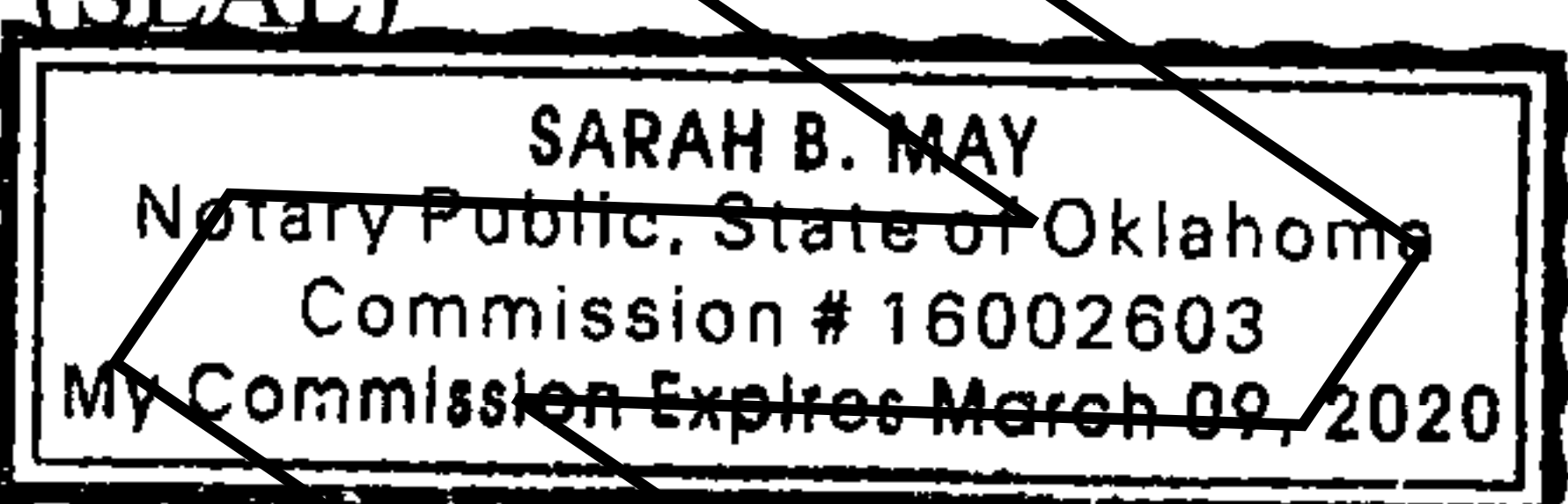
3/16/20
(SEAL)

SARAH B. MAY
Notary Public, State of Oklahoma
Commission # 16002603
My Commission Expires March 09, 2020

Exhibit "A" to Special Warranty Deed

Legal Description of Property

A tract of land beginning at the center of Section 12, Township 11 North, Range 3 West of the Indian Meridian, in Oklahoma County, Oklahoma, according to the Government Survey thereof;

THENCE South $89^{\circ}56'41''$ East along the Quarter Section line a distance of 1944.98 feet to the west right of way line of Grand Blvd.;

THENCE North $1^{\circ}34'02''$ West along the west right of way line a distance of 1010.70 feet;

THENCE along a curve to the left with a radius of 2814.90 feet a distance of 992.04 feet to the intersection of the west right of way line of Grand Blvd. with the north line of the South Half of the North Half of the Northeast Quarter of said Section 12;

THENCE North $89^{\circ}59'11''$ West along said north line of the South Half of the North Half of the Northeast Quarter a distance of 1732.48 feet;

THENCE South $0^{\circ}25'31''$ East along the Quarter Section line a distance of 1975.49 feet to the point of beginning.

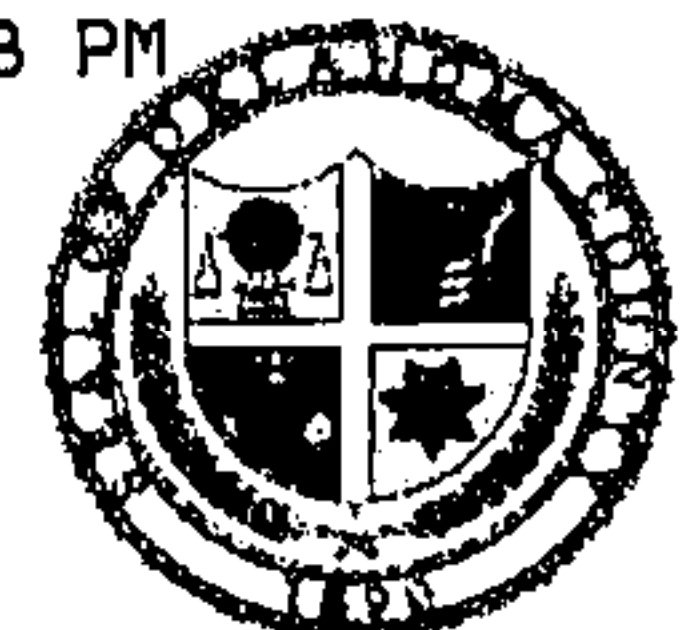
Exhibit "B" to Special Warranty Deed

Permitted Exceptions

1. Fees, taxes, and assessments made by any taxing authority for the year 2018, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Rights or claims of parties in possession or entitled to possession of the Property, or portions thereof, whose rights are not evidenced by documents recorded in the public records.
5. Telecommunications Service Agreement dated May 24, 2001 in favor of Cox communications Oklahoma City, Inc., a Delaware corporation, as further evidenced by the Affidavit of Contractual Agreements with Cox Communications, Inc. and Property Owners recorded in Book 8792, Page 264.
6. Right of Way Agreement recorded in Book 350, Page 335, as assigned to Oklahoma Natural Gas Company by Assignment recorded in Book 976, Page 145 and modified by Partial Release of Right of Way recorded in Book 3631, Page 414 and Partial Release of Right of Way recorded in Book 4241, Page 872.
7. Easement in favor of the City of Oklahoma City, a municipal corporation, recorded in Book 3283, Page 503.
8. Right of Way Agreement in favor of Cities Service Oil Company recorded in Book 3659, Page 30.
9. Right of Way Agreement in favor of Cities Service Pipe Line Company recorded in Book 3659, Page 164, as assigned to Wesco Pipe Line Company by Assignment recorded in Book 4185, Page 364.
10. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 3663, Page 222.
11. Right of Way Grant in favor of Phillips Petroleum Company recorded in Book 3687, Page 114, as assigned to GPM Gas Company, LP, a Delaware limited partnership, by Special Warranty Assignment of Agreements recorded in Book 7973, Page 913.

12. Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 3757, Page 462, assigned to ONE Gas, Inc., by Assignment and Assumption of Real Property Interests recorded in Book 12813, Page 1408.
13. Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 3983, Page 227, assigned to ONE Gas, Inc., by Assignment and Assumption of Real Property Interests recorded in Book 12813, Page 1408.
14. Right of Way Agreement in favor of Oklahoma Natural Gas Company, a division of ONEOK, Inc., a Delaware corporation, recorded in Book 5044, Page 1286, assigned to ONE Gas, Inc., by Assignment and Assumption of Real Property Interests recorded in Book 12813, Page 1408.
15. Quit Claim and Bill of Sale recorded in Book 6340, Page 1321, re-recorded in Book 6360, Page 2050 and License Agreement recorded in Book 6401, Page 405.
16. Easement recorded in Book 12383, Page 497, assigned to ONE Gas, Inc., by Assignment and Assumption of Real Property Interests recorded in Book 12813, Page 1408.
17. Right of Way Contract in favor of Stanolind Pipe Line Company recorded in Book 175, Page 261.
18. All matters shown on the ALTA/NSPS Land Title Survey prepared by Robert R. Hume, P.L.S. No. 1531, on behalf of Johnson & Associates, Inc., dated November 8, 2017, and designated as Project No. 4003.
19. All matter shown on Boundary Survey prepared by Johnson & Associates, Inc., dated July, 11, 2008, and designated as Project No. 1686247.

20171228011810170
Filing Fee: \$23.00
Doc. Stamps: \$2,100.00
12/28/2017 01:38:23 PM
DEED



Property: PT NE/4 12-11N-3W, Oklahoma City, OK 73114

A tract of land beginning at the center of Section 12, Township 11 North, Range 3 West of the Indian Meridian, in Oklahoma County, Oklahoma.

Thence South 89°40'07" East, along the South line of said NE/4 a distance of 1,194.98 feet;

THENCE North 01°17'23" West, departing the South line of said NE/4 a distance of 875.00 feet;

Thence South 89°40'07" East, a distance of 750.00 feet to the West right of way line of Grand Blvd.;

Thence North 01°34'02" West along the West right of way line of Grand Blvd.; a distance of 135.70 feet;

Thence along a curve to the left with a radius of 2814.90 feet, a distance of 992.04 feet to the intersection of the West right of way line of Grand Blvd. with the North line of the South Half of the North Half of the NE/4 of said Section 12;

Thence North 89°59'11" West along said North line of the South Half of the North Half of the NE/4 of said Section 12, a distance of 1732.48 feet;

Thence South 00°25'31" East along the Quarter Section line a distance of 1970.99 feet to POINT OF BEGINNING.

Said tract contains 70.77 AC more or less.

Assessor Legal:


**UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG SW/C NE4 TH E1944.98FT N1010.70FT
LEFT ON CURVE NW992.04FT W1732.48FT S1975.49FT TO BEG EX BEG 1944.98FT E OF SW/C NE4 TH
N875FT W750FT S875FT E750FT TO BEG**

LETTER OF AUTHORIZATION

Garrett and Company Resources, LLC and Willowbrook Investments, LLC, the property owner of record, authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 1901 E. Grand Blvd, Oklahoma City, Oklahoma

Garrett and Company Resources, LLC

By: _____


John W. Garrett

Title: Manager

Willowbrook Investments, LLC

By: _____

Michael Nevard

Title: Managing Member

Date: March 11, 2024

LETTER OF AUTHORIZATION

Garrett and Company Resources, LLC and Willowbrook Investments, LLC, the property owner of record, authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 1901 E. Grand Blvd, Oklahoma City, Oklahoma

Garrett and Company Resources, LLC

By: _____

John W. Garrett

Title: _____ Manager _____

Willowbrook Investments, LLC

By:  _____

Michael Nevard

Title: _____ Managing Member _____

Date: _____ March 11, 2024 _____

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: February 29, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority #
File No. 2860692-OK99

Property: PT NE/4 12-11N-3W, Oklahoma City, OK 73114

A tract of land beginning at the center of Section 12, Township 11 North, Range 3 West of the Indian Meridian, in Oklahoma County, Oklahoma.

Thence South 89°40'07" East, along the South line of said NE/4 a distance of 1,194.98 feet;

THENCE North 01°17'23" West, departing the South line of said NE/4 a distance of 875.00 feet;

Thence South 89°40'07" East, a distance of 750.00 feet to the West right of way line of Grand Blvd.;

Thence North 01°34'02" West along the West right of way line of Grand Blvd.; a distance of 135.70 feet;

Thence along a curve to the left with a radius of 2814.90 feet, a distance of 992.04 feet to the intersection of the West right of way line of Grand Blvd. with the North line of the South Half of the North Half of the NE/4 of said Section 12;

Thence North 89°59'11" West along said North line of the South Half of the North Half of the NE/4 of said Section 12, a distance of 1732.48 feet;

Thence South 00°25'31" East along the Quarter Section line a distance of 1970.99 feet to POINT OF BEGINNING.

Said tract contains 70.77 AC more or less.

Assessor Legal:

**UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG SW/C NE4 TH E1944.98FT N1010.70FT
LEFT ON CURVE NW992.04FT W1732.48FT S1975.49FT TO BEG EX BEG 1944.98FT E OF SW/C NE4 TH
N875FT W750FT S875FT E750FT TO BEG**

OWNERSHIP REPORT
ORDER 2860692-OK99

DATE PREPARED: MARCH 11, 2024
EFFECTIVE DATE: FEBRUARY 29, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1645	R140781125	GARRETT AND COMPANY RESOURCES LLC	WILLOWBROOK INVESTMENTS LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG SW/C NE4 TH E1944.98FT N1010.70FT LEFT ON CURVE NW992.04FT W1732.48FT S1975.49FT TO BEG EX BEG 1944.98FT E OF SW/C NE4 TH N875FT W750FT S875FT E750FT TO BEG (SUBJECT PROPERTY)	UNKNOWN
1645	R140781130	LOCKE SUPPLY CO		PO BOX 26128	OKLAHOMA CITY	OK	73126	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT NE4 SEC 12 11N 3W BEG 1194.98FT E OF SW/C NE4 TH N875FT W750FT S875FT E750FT TO BEG CONT 15.06ACRS MORE OR LESS	
1645	R140781065	FLOW CONTROL EQUIPMENT INC	C/O DUFF AND PHELPS LLC	919 CONGRESS AVE STE 1450	AUSTIN	TX	78701	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG 603FT W & 360.11FT N OF SE/C OF NE4 TH NLY 562.60FT E621.35FT S313.40FT W348.5FT S250FT W261.67FT TO BEG CONT 5.58ACRS MORE OR LESS	2100 E GRAND BLVD OKLAHOMA CITY
1645	R140781060	GRAND PARK JRMD LLC		4727 GAILLARDIA PKWY STE 200	OKLAHOMA CITY	OK	73142	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG 603FT W & 921.78FT N OF SE/C OF NE4 TH NLY 92.08FT TH ON A CURVE TO THE LEFT 268.80FT E640.90FT S360FT W621.35FT TO BEG	2002 E GRAND BLVD OKLAHOMA CITY
1645	R140781027	WILLOWBROOK INVESTMENTS LLC		PO BOX 18612	OKLAHOMA CITY	OK	73154-0612	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W A TR BEG 1105FT S & 330FT W OF NE/C NE4 TH S250FT W310.90FT NWLY 253.33FT E350.16FT TO BEG CONT 1.90ACRS MORE OR LESS	1908 E GRAND BLVD OKLAHOMA CITY
1645	R140781015	J & D GEARING & MACHINING INC		PO BOX 95134	OKLAHOMA CITY	OK	73143-5134	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG AT A POINT 829FT S OF NE/C OF SD NE4 TH W736.65FT SELY 281.85FT E680.16FT N276FT TO BEG CONT 4.47ACRS MORE OR LESS	1900 SE GRAND BLVD OKLAHOMA CITY
1645	R140781070	SASNETT INVESTMENT PROPERTIES LLC		3700 BLACKJACK LN	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG 829FT S & 241.7FT W OF NE/C NE4 THW494.95FT NWLY 90.54FT E524.50FT S85.58FT TO BEG CONT 1ACR MORE OR LESS	1700 SE GRAND BLVD, Unit STE E OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2860692-OK99

DATE PREPARED: MARCH 11, 2024
EFFECTIVE DATE: FEBRUARY 29, 2024 AT 7:30 AM

1645	R140781085	OSBORNE LEO TRS	OSBORNE LEO REV LIV TRUST OSBORNE ORVILLE L	PO BOX 193	CROWDER	OK	74430-0193	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT NE4 SEC 12 11N 3W BEG 595FT S & 513.59FT W OF NE/C NE4 TH S148.42FT W251.71FT NWLY162.96FT E319FT TO BEG CONT .972ACRS MORE OR LESS	1700 SE GRAND BLVD, Unit STE C OKLAHOMA CITY
1645	R140781110	OSBORNE LEO TRS	OSBORNE LEO REV LIV TRUST OSBORNE ORVILLE L	PO BOX 193	CROWDER	OK	74430-0193	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT NE4 SEC 12 11N 3W BEG 657.93FT W & 252.14FT S OF NE/C NE4 TH S129.86FT E86FT S213FT W260.66FT TO E R/W LINE OF GRANDBLVD TH NWLY ALONG R/W 311.05FT TH NELY296.24FT TO BEG	1700 E GRAND BLVD, Unit A OKLAHOMA CITY
1645	R140781000	L A F LTD PARTNERSHIP		PO BOX 18895	OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W NW4 OF NW4 OF NE4 BEG NE/C NE4 TH E352.05FT S658.51FT W348.61FT N658.43FT TO BEG	2524 SE 15TH ST OKLAHOMA CITY
1645	R140781007	BROWN MICHAEL DEAN	DBA BROWN AVIATION TOOL SUPPLY	2536 SE 15TH ST	OKLAHOMA CITY	OK	73129-8443	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG 552.80FT E OF NW/C NE4 TH E108.93FT S658.60FT W312.70FT N397.57FT E200.75FT N258.94FT TO BEG CONT 3.51ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
1645	R140781005	STEPHENS GEORGE E & ELAINE		1407 SE 20TH ST	OKLAHOMA CITY	OK	73129-7501	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG 660FT E & 50FT S OF NW/C OF NE4 S550.17FT NELY 238.45FT NELY 522.10FT W502.74FT TO BEG CONT 3.84ACRS MORE OR LESS	2640 SE 15TH ST OKLAHOMA CITY
1645	R140781010	JHCF REAL ESTATE COMPANY LLC		PO BOX 94714	OKLAHOMA CITY	OK	73143-4714	UNPLTD PT SEC 12 11N 3W	000	000	UNPLTD PT SEC 12 11N 3W PT NE4 SEC 12 11N 3W BEG 660FT E & 600.17FT S OF NW/C NE4 TH S58.50FT E1068.88FT TO W LINE OF GRAND BLVD TH NWLY ON W R/W LINE GRAND BLVE ON CURVE 308.45FT NW372.04FT W269.04FT SW522.10FT SW238.45FT TO BEG	1621 SE GRAND BLVD OKLAHOMA CITY
1646	R168611150	OKLA CITY PARK		2301 SE 29TH	OKLAHOMA CITY	OK	73129	GREELEY TOWNSHIP	000	000	GREELEY TOWNSHIP PT SEC 12 11N 3W BEING SE4 & SW4 PLUS S APPROX 990FT OF NW4 EX BEG SW/C NW4 TH E1360.92FT N982.81FT W1371.92FT S990FT TO BEG	2301 SE 29TH ST UNINCORPORATED
1648	R100091150	GREAT EAGLE PROPERTIES LLC		1225 E 33RD ST	EDMOND	OK	73013	OKLAHOMA INDUSTRIAL PARK	002	000	OKLAHOMA INDUSTRIAL PARK 002 000 LOTS 5	1900 LOWRY AVE OKLAHOMA CITY
1648	R100091155	CHICKASAW HOLDING COMPANY		PO BOX 460	SULPHUR	OK	73086	OKLAHOMA INDUSTRIAL PARK	002	000	OKLAHOMA INDUSTRIAL PARK BLK 002 LOT 006 EX N100FT	UNKNOWN OKLAHOMA COUNTY

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1648	R100091165	OKLAHOMA ROOFING & SHEET METAL INC		PO BOX 96528	OKLAHOMA CITY	OK	73143- 6528	OKLAHOMA INDUSTRIAL PARK	002	000	OKLAHOMA INDUSTRIAL PARK 002 000 N100FT LOT 6 & S218FT LOT 7	0 UNKNOWN OKLAHOMA CITY
1648	R100091170	AMDG HOLDINGS LLC SERIES 2400 SE 15TH		PO BOX 94250	OKLAHOMA CITY	OK	73143	OKLAHOMA INDUSTRIAL PARK	002	000	OKLAHOMA INDUSTRIAL PARK 002 000 LOT 7 EX S218FT	2400 SE 15TH ST OKLAHOMA CITY

Oklahoma County Jail Facility

I. PROJECT DESCRIPTION

The facility that is being proposed is a city/county jail facility.

FACILITY SYNOPSIS

The facility will be a one (1) story mezzanine structure that will be located on approximately seventy (70) acres of property. The gross total building area will be approximately 710,000 square feet and will house 2,460 beds. The facility is expected to employ an average of 234 people per shift, and 370 parking spaces will be provided for staff and public use.

DETAILED FACILITY DESCRIPTION

ADULT DETENTION CENTER – Approximate Square Footage Breakdown

• Lobby – Administration	31,447 sq. ft.
• Intake	43,289 sq. ft.
• Medical	15,342 sq. ft.
• Inmate Services	9,113 sq. ft.
• Laundry	8,500 sq. ft.
• Food Service	23,500 sq. ft.
• Housing	336,852 sq. ft.
• Housing Floor Management	41,077 sq. ft.
• Warehouse, Maintenance, Commissary	12,756 sq. ft.
• Tactical	600 sq. ft.
• Officer Training	3,243 sq. ft.
• Central Utility Plant	20,000 sq. ft.

ADULT – NON-INCARCERATED BEHAVIORAL HEALTH CENTER – Square Footage

• Behavioral Health Center Housing	32,000 sq. ft.
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ADULT – INCARCERATED BEHAVIORAL HEALTH CENTER – Square Footage Breakdown

• Behavioral Health Lobby & Administrative Space	1,769 sq. ft.
• Behavioral Health Medical Clinic	5,291 sq. ft.
• Behavioral Health Housing	91,021 sq. ft.
• Behavioral Health Staff Support & Storage	1,404 sq. ft.

NUMBER OF BEDS ACROSS THE FACILITY

DETENTION - SECURITY LEVEL

• Maximum	280 Beds
• Maximum/Medium	1,008 Beds
• Medium/Minimum	448 Beds
• Dormitory	144 Beds

BEHAVIORAL HEALTH

• Behavioral Care Center Housing – Non-Incarcerated	60 Beds
• Intensive Treatment Unit	50 Beds
• Suicide Watch	50 Beds
• Intensive Step-Down Unit	84 Beds
• Short-Term Housing	168 Beds
• Long-Term Housing	168 Beds

STAFF COMPOSITION OF THE FACILITY

DETENTION CENTER

A total of 103 detention officers will be stationed at the detention center, with a dedicated team of 54 detention officers assigned to the Housing unit. Additionally, 93 civilian staff members will be employed, with 39 working in the Intake unit.

INCARCERATED BEHAVIORAL HEALTH CENTER

Thirteen detention officers will be stationed in the Housing unit. Additionally, 25 civilian staff members will be employed, with 15 working in the Medical Clinic unit.

Oklahoma County Jail Site Analysis

The proposed site for the new Oklahoma County Jail Facility is located east of I-35 and south of I-40, more specifically, along East Grand Boulevard, north of SE 22nd St. and south of SE 15th St. The site is adjacent to Trosper golf course to the south and adjacent to Locke Supply warehouse located at 2101 E. Grand Blvd. The property consists of approximately 70 acres.

This site was chosen by the Board of County Commissioners because the site is technically superior, due to high quality soils for structural support of the facility, mild topography, proximity to needed utilities, distance to downtown is 10 minutes or less, property can be accessed from multiple directions and the County has insight into environmental issues associated with the property.

LAND USE, RELATED FACILITIES, ZONING PATTERN

The site is zoned "I-3" Heavy Industrial District, which allows for industrial uses that may generate significant noise, vibrations, smoke, dust, odors, or light. However, this facility will not produce such disturbances.

Neighboring properties to the north, west, and east are also zoned "I-2" for heavy industry. West of the site, "R-1" zoned land is currently vacant and owned by Oklahoma City's Park Department and Crooked Oak Public Schools. To the south, "PUD-1721" zoned land currently serves as Trosper Golf Course, owned by Oklahoma City. A small, "R-4" zoned section to the east is used by Reliant Living Centers of Oklahoma.

Most of the current land uses in the area are industrial in nature, such as, machine shops, manufacturing, oilfield drilling equipment, transportation facilities, towing facilities, sheet metal production, concrete products, moving and storage businesses, lubrication suppliers, forklift dealers, wholesale nurseries, automotive paint and repair shops, animal shelter, and metal recycling. The lone exception within Oklahoma City limits is a golf course, offering a respite from the surrounding intensive land uses.

TRANSPORTATION ACCESS

The site boasts accessible connections from four directions. Grand Boulevard borders the entire eastern property line, offering northbound access to SE 15th Street and southbound access to SE 29th Street. From these points, travel options include:

- Direct north to I-40 and/or I-35
- Westward access to I-35

PARKING

Public parking with 81 spaces is conveniently located on the east side of the facility along Grand Boulevard. Separate from public parking, dedicated staff parking areas with 288 spaces will be located behind secure fencing. All entrances will be illuminated and monitored by detention officers.

UTILITIES

This site is served by all public utilities. Public water, sanitary sewer, gas and electricity are available on site. Utility lines will be relocated to the periphery of the site.

FENCING AND LANDSCAPING

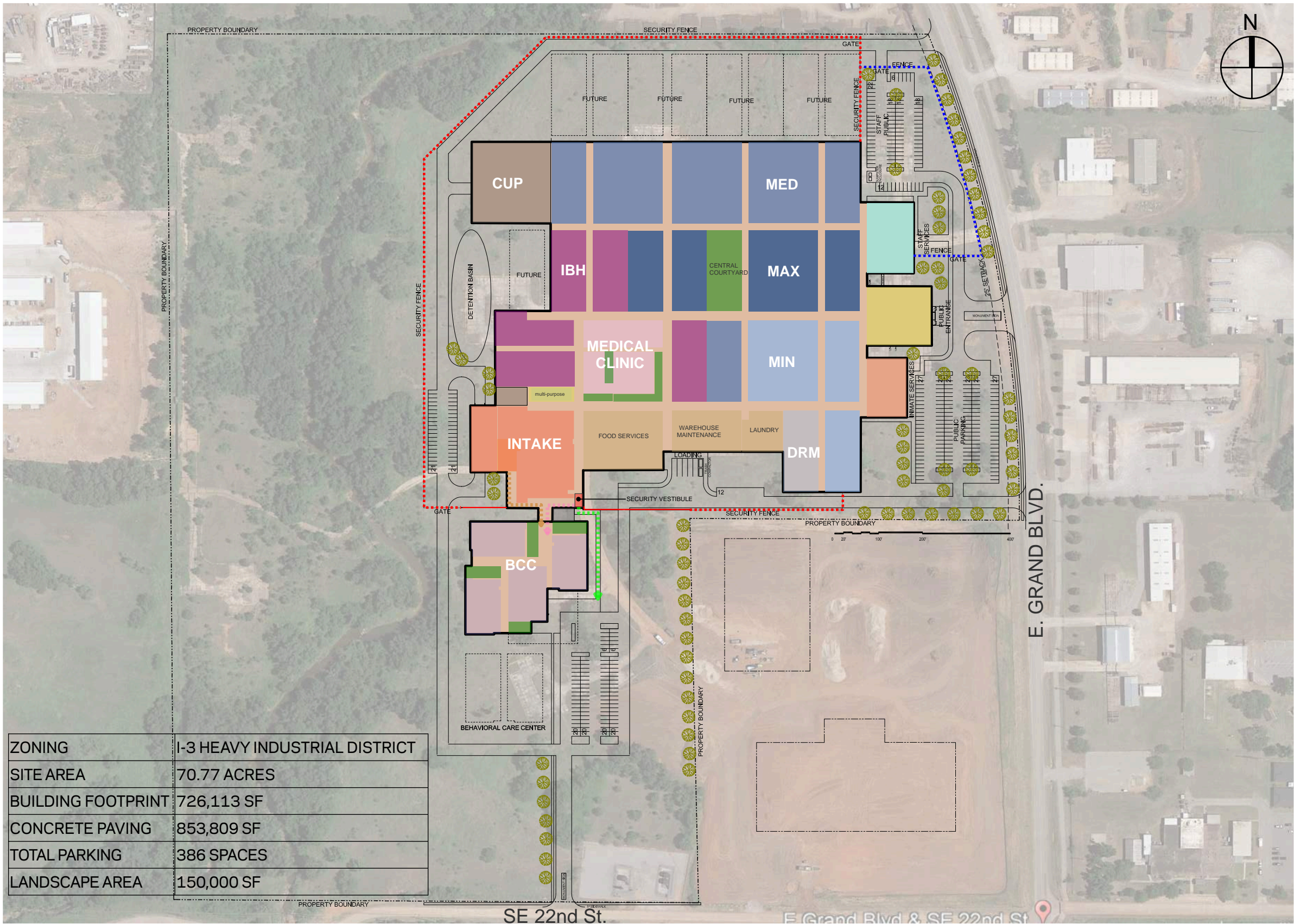
Oklahoma County is proposing fencing on the perimeter of the facility. Persons housed in this facility will remain within its confines at all times, except when necessary to appear in court.

Landscaping proposed for this facility will exceed the landscape requirements of Oklahoma City's ordinance. Trees and shrubs will be planted to soften the parking areas and provide shade and visual breaks. Tree stock will be native to the area with trees placed at the edge of the site in planting areas. All turf areas at the building will have automatic sprinkler system; remote areas will not.

OKLAHOMA COUNTY INMATE RELEASE AND TRANSPORTATION PLAN

Oklahoma County is implementing a new release system with designated morning and evening release times. Inmates who miss these windows will be held overnight, with the new jail being designed to accommodate this policy. Upon release, transportation will be provided to helpful services to aid inmates in reintegrating into society.

EAST GRAND SITE



ZONING	I-3 HEAVY INDUSTRIAL DISTRICT
SITE AREA	70.77 ACRES
BUILDING FOOTPRINT	726,113 SF
CONCRETE PAVING	853,809 SF
TOTAL PARKING	386 SPACES
LANDSCAPE AREA	150,000 SF



VICINITY MAP

AREA COLOR LEGEND

LOBBY & ADMINISTRATIVE

INTAKE

MEDICAL

INMATE SERVICE

STANDARD HOUSING MAX

STANDARD HOUSING MED

STANDARD HOUSING MIN

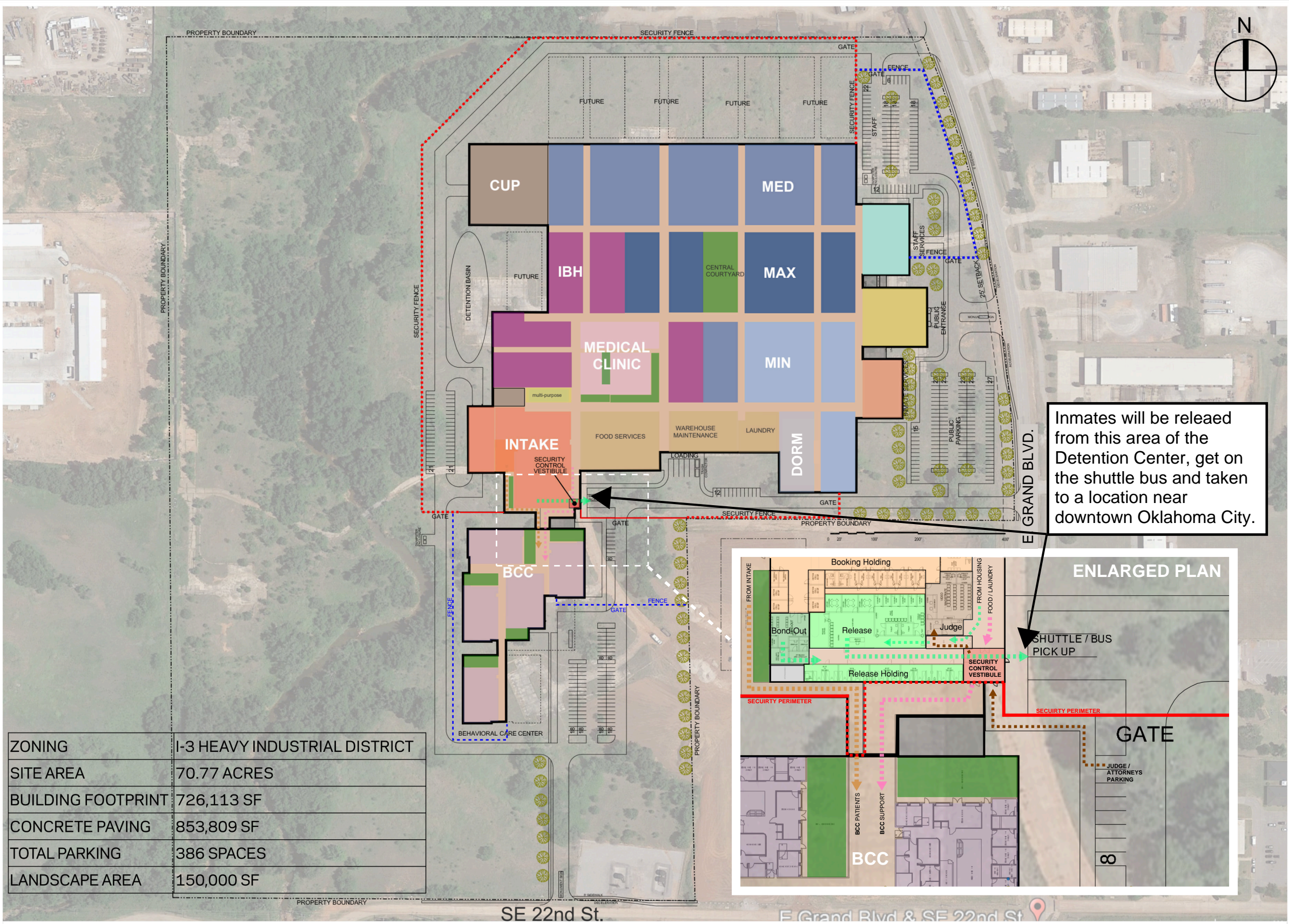
OFFICER TRAINING

NON-INCARCERATED BEHAVIORAL CARE CENTER (BCC)

INCARCERATED BEHAVIORAL HOUSING

COURTYARD

EAST GRAND SITE



VICINITY MAP

AREA COLOR LEGEND

- LOBBY & ADMINISTRATIVE
- INTAKE
- MEDICAL
- INMATE SERVICE
- STANDARD HOUSING MAX
- STANDARD HOUSING MED
- STANDARD HOUSING MIN
- OFFICER TRAINING
- NON-INCARCERATED BEHAVIORAL CARE CENTER (BCC)
- INCARCERATED BEHAVIORAL HOUSING
- COURTYARD

ZONING	I-3 HEAVY INDUSTRIAL DISTRICT
SITE AREA	70.77 ACRES
BUILDING FOOTPRINT	726,113 SF
CONCRETE PAVING	853,809 SF
TOTAL PARKING	386 SPACES
LANDSCAPE AREA	150,000 SF



03/19/2024

Grand Blvd. Site
NE/4, Sec 12, T11N-R3W

