



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

| | |
|------------------|------------------|
| Staff Use Only | 1726 |
| Case No.: SPUD - | 3-13-25 |
| File Date: | W8 |
| Ward No.: | Quail Creek Area |
| Nbhd. Assoc.: | Edmond |
| School District: | SPUD-777 |
| Extg Zoning: | |
| Overlay: | |

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

13600 Memorial Park Drive

Project Name

13600 Memorial Park Drive

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

3.1429 Acres

ReZoning Area (Acres or Square Feet)

This SPUD is proposed for a restaurant development along W. Memorial Rd.

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

HPCP Investments, LLC

Name

13939 Northwest Fwy.

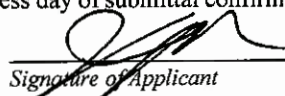
Mailing Address

Houston, TX, 77040

City, State, Zip Code

Phone

Email


Signature of Applicant

Jessica Bloye, 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

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.

SPECIAL WARRANTY DEED

When Recorded, Return to:

First American Title & Trust Company
Commercial Escrow Officer
501 North Walker, Suite 170
Oklahoma City, OK 73102
Attn: Pilar Beare
GF No. 1900188



20141023011422500
10/23/2014 09:57:38 AM
Bk: RE12666 Pg: 1425 Pgs: 4 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

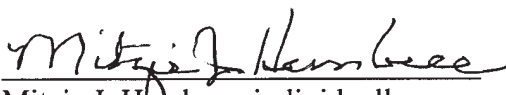
FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged ROGER L. HEMBREE and MITZEE J. HEMBREE, husband and wife ("Grantor") having an address of 4916 N.W. 35th Street, Oklahoma City, Oklahoma, does hereby GRANT, BARGAIN, SELL and CONVEY to HPCP INVESTMENTS, L.L.C., a Texas limited liability company ("Grantee"), having an address of 13939 Northwest Freeway, Houston, Texas 77040, the real property and improvements located in Oklahoma City, Oklahoma, County of Oklahoma and described on Exhibit A, attached hereto and made a part hereof (the "Property"), together with all rights and privileges appurtenant thereto.

SUBJECT TO the matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

GRANTOR hereby binds itself and its heirs, executors, administrators, and assigns to warrant and defend the title to the Property, subject to the Permitted Encumbrances, against claims made by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 22 day of October, 2014.


Roger L. Hembree, individually

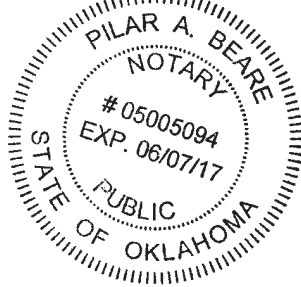

Mitzie J. Hembree, individually

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on October 22, 2014, by Roger L. Hembree, an Oklahoma resident.

[Seal]



Pilar A. Beare
Notary Public, in and for the
State of Oklahoma

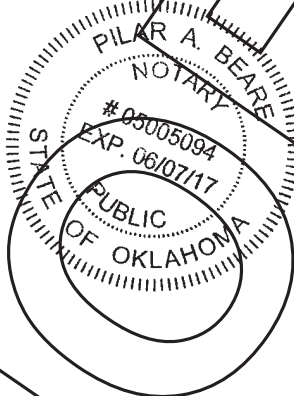
Printed Name: PILAR A. BEARE
My commission expires: 6-7-2017
My commission #: 05005094

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on October 22, 2014, by Mitzie J. Hembree, an Oklahoma resident.

[Seal]



Pilar A. Beare
Notary Public, in and for the
State of Oklahoma

Printed Name: PILAR A. BEARE
My commission expires: 6-7-2017
My commission #: 05005094

Exhibit A

Lot One (1) in Block Three (3) of MEMORIAL BUSINESS PARK, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit B

Permitted Encumbrances

1. Ad valorem taxes for 2014, amount of which is not ascertainable, due or payable.
2. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Plat of Memorial Business Park filed December 8, 2006, recorded in Book 65 of Plats, Page 82.
5. A Twenty-five (25)-foot front building set back line around the perimeter of the subject lot, as shown by plat and dedication, and as provided in Restrictive Covenants.
6. Easement for public utilities over the South and East Fifteen (15) feet, as shown by the recorded plat.
7. Limits of No Access across the North side of the Land as shown by the recorded plat.
8. Restrictive covenants, conditions, restrictions and easements filed January 17, 2007, recorded in Book 10362, Page 1482.
9. Restrictive covenants, conditions, restrictions and easements filed January 17, 1996, recorded in Book 6841, Page 1782.

20141023011422540
Filing Fee: \$19.00
Doc. Stamps: \$3,135.00
10/23/2014 09:57:38 AM
DEED



Exhibit 'A'
LEGAL DESCRIPTION

13600 Memorial Park Dr.

December 17, 2024

Lot One (1) in Block Three (3) of MEMORIAL BUSINESS PARK, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

HPCP Investments, LLC
13939 Northwest Fwy.
Houston, TX, 77040
PH: (713) 869-0151

March 5, 2025

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

**RE: Property at 13600 Memorial Park Dr. Letter of
Authorization for Submittal to Oklahoma 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 Simplified 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

March 13, 2025

City of Oklahoma City
Development Services Department
420 W Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: 13600 Memorial Park Dr.: SPUD Submittal

Dear Ms. Welch:

On behalf of our client, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 13600 Memorial Park Drive in northwest Oklahoma City. The subject site is currently zoned as SPUD-777 and is currently undeveloped. The proposed SPUD, totaling 3.1429 acres, will permit the development of a restaurant concept.

Please find attached the following submittal documents for the above referenced project:

- SPUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Master Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **April 24, 2025**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,


Agent
Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[6015 000 / PUD]

CERTIFICATE OF BONDED ABTRACTOR

(500 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 500 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 (4), 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: March 3, 2025 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2921074-OK99

OWNERSHIP REPORT
ORDER 2921074-OK99

DATE PREPARED: MARCH 11, 2025
EFFECTIVE DATE: MARCH 3, 2025 AT 7:30 AM

| MAP NO | ACCOUNT NO | NAME 1 | NAME 2 | MAILING ADDRESS | CITY | STATE | ZIP CODE | SUB NAME | BLOCK | LOT | LEGAL | LOCATION |
|--------|------------|---------------------------------|---------------------------------|---------------------|---------------|-------|------------|------------------------|-------|-----|---|-----------------------------------|
| 3852 | R207701070 | HPCP INVESTMENTS LLC | | 13939 NORTHWEST FWY | HOUSTON | TX | 77040-5115 | MEMORIAL BUSINESS PARK | 3 | 1 | MEMORIAL BUSINESS PARK 003 001 (SUBJECT PROPERTY) | 0 UNKNOWN OKLAHOMA CITY |
| 3852 | R103984000 | WILLAYI NULLACIA | | 3465 BRUSH CREEK RD | OKLAHOMA CITY | OK | 73120-1847 | QUAIL CREEK SEC 35 | 38 | 1 | QUAIL CREEK SEC 35 038 001 | 3465 BRUSH CREEK RD OKLAHOMA CITY |
| 3852 | R144021870 | STATE OF OKLAHOMA | | PO BOX 52000 | OKLAHOMA CITY | OK | 73152 | UNPLTD SEC 13 13N 4W | 0 | 0 | UNPLTD PT SEC 13 13N 4W 000 000 PT NW4 SEC 13 13N 4W PT N 1/2 NW4 BEG 40FT S OF NE/C OFNW4W TO A POINT 80FT E OF NW/C OF NW4 SWLY 70FT TO A POINT 40FT E OF W LINE S984.99FT W562FT N46.47FT W300FT N851.56FT E TO E LINE OF NW4 N202.77FT TO BEG | 0 UNKNOWN OKLAHOMA CITY |
| 3852 | R201101160 | PARMLEY GLINDA TRS | PARMLEY GLINDA M TRUST | 3424 STONEBROOK CT | OKLAHOMA CITY | OK | 73120 | STONE BROOK | 1 | 0 | STONE BROOK 001 000 LOT 17 & PT OF LOT 16 DESC AS BEG NW/C LOT 17 TH S142.55FT NE89.89FT NWLY133.21FT RIGHT ON CURVE WLY21.19FT LEFT ON CURVE WLY65.04FT TO BEG | 3424 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101170 | ROBERTS ERIC V & LEIGH B TRS | ROBERTS LIV TRUST | 3449 STONE BROOK CT | OKLAHOMA CITY | OK | 73120-0812 | STONE BROOK | 1 | 18 | STONE BROOK 001 018 | 3449 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101180 | ROBERTS ERIC V & LEIGH | | 3449 STONE BROOK CT | OKLAHOMA CITY | OK | 73120-0812 | STONE BROOK | 1 | 19 | STONE BROOK 001 019 | 3445 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101190 | CARTER BRIAN RONALD | | 3441 STONE BROOK CT | OKLAHOMA CITY | OK | 73120 | STONE BROOK | 1 | 20 | STONE BROOK 001 020 | 3441 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101200 | TEMPLETON FAMILY LIVING TRUST | TEMPLETON DARRELL W & BELVA TRS | 3437 STONE BROOK CT | OKLAHOMA CITY | OK | 73120-0812 | STONE BROOK | 1 | 21 | STONE BROOK 001 021 | 3437 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101210 | BARNES MEGAN D 2010 IRREV TRUST | | 3433 STONE BROOK CT | OKLAHOMA CITY | OK | 73120-0812 | STONE BROOK | 1 | 22 | STONE BROOK 001 022 | 3433 STONE BROOK CT OKLAHOMA CITY |

OWNERSHIP REPORT
ORDER 2921074-OK99

DATE PREPARED: MARCH 11, 2025
EFFECTIVE DATE: MARCH 3, 2025 AT 7:30 AM

| | | | | | | | | | | | | |
|------|------------|---|------------------------------------|------------------------|------------------|----|----------------|------------------------------|---|----|--|---|
| 3852 | R201101220 | STOUT BETTY & MARGO LU ANN TRS | STOUT LUAAN TRUST | 3308 STONE BROOK | OKLAHOMA CITY | OK | 73120 | STONE BROOK | 1 | 23 | STONE BROOK 001 023 | 3429 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101230 | MYERS JULIE | MYERS STEVE | 3425 STONE BROOK CT | OKLAHOMA CITY | OK | 73120- 0812 | STONE BROOK | 1 | 24 | STONE BROOK 001 024 | 3425 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101240 | MCCOY HUGH & CAROL TRS | MCCOY HUGH & CAROL REV TRUST | 3421 STONE BROOK CT | OKLAHOMA CITY | OK | 73120- 0812 | STONE BROOK | 1 | 25 | STONE BROOK 001 025 | 3421 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101250 | BARBEE BRIAN CRAIG 2012 TRUST | | 3417 STONE BROOK CT | OKLAHOMA CITY | OK | 73120- 0812 | STONE BROOK | 1 | 26 | STONE BROOK 001 026 | 3417 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101260 | BOLTON DAVID W LIVING TRUST | | 3413 STONE BROOK CT | OKLAHOMA CITY | OK | 73120 | STONE BROOK | 1 | 27 | STONE BROOK 001 027 | 3413 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101270 | RAY LAURIE ANN 1996 REV TRUST | | 3409 STONE BROOK CT | OKLAHOMA CITY | OK | 73120- 0812 | STONE BROOK | 1 | 28 | STONE BROOK 001 028 | 3409 STONE BROOK CT OKLAHOMA CITY |
| 3852 | R201101380 | STONE BROOK HOMEOWNERS ASSCIATION | | PO BOX 21039 | OKLAHOMA CITY | OK | 73156- 1039 | STONE BROOK | 0 | 0 | STONE BROOK 000 000 COMMON AREAS A B C & D & PRIVATE STREET | 0 UNKNOWN OKLAHOMA CITY |
| 3852 | R207701000 | SLEEP STUDIO PROPERTIES LLC | | 3434 W RENO AVE | OKLAHOMA CITY | OK | 73107- 6134 | MEMORIAL BUSINESS PARK | 1 | 0 | MEMORIAL BUSINESS PARK 001 000 LOT 1 EX BEG 242.77FT S & 50.01FT W OF NE/C NW4 OF SEC 13 13N 4W TH SE35.81FT S83.35FT SW35.35FT W152.33FT LEFT ON CURVE 194.56FT SW36.27FT N195.22FT E371.96FT TO BEG CONT 1.36ACRS MORE OR LESS | 3400 W MEMORIAL RD OKLAHOMA CITY |
| 3852 | R207701015 | WAUGH BROTHERS LLC | | 1920 OAK CREEK DR | EDMOND | OK | 73034- 5965 | MEMORIAL BUSINESS PARK | 2 | 0 | MEMORIAL BUSINESS PARK 002 000 PT OF LOT 1 BEG 415.55FT E OF NW/C SD LOT TH E83FT S148.20FT SW84.28FT N164.60FT TO BEG | 3410 NW 135TH ST OKLAHOMA CITY |
| 3852 | R207701020 | OM GANESHAYA NAMAHA LLC | SHETH KETANKUMAR K & RITA K | 1905 S MERIDIAN AVE | OKLAHOMA CITY | OK | 73108 | MEMORIAL BUSINESS PARK | 2 | 2 | MEMORIAL BUSINESS PARK 002 002 | 3520 NW 135TH ST OKLAHOMA CITY |

OWNERSHIP REPORT
ORDER 2921074-OK99

DATE PREPARED: MARCH 11, 2025
EFFECTIVE DATE: MARCH 3, 2025 AT 7:30 AM

| | | | | | | | | | | | | |
|------|------------|-------------------------------------|--|--------------------------------|------------------|----|----------------|------------------------------|---|---|---|--|
| 3852 | R207701025 | KAZA PROPERTIES LLC | | 3418 NW 135TH ST | OKLAHOMA CITY | OK | 73120 | MEMORIAL BUSINESS PARK | 2 | 0 | MEMORIAL BUSINESS PARK 002 000 PT OF LOT 1 BEG 196.31FT E OF NW/C SD LOT TH E219.2FT S164.60FT SW222.58FT N207.92FT TO BEG CONT .94ACRS MORE OR LESS | 3414 NW 135TH ST OKLAHOMA CITY |
| 3852 | R207701030 | MEK PARTNERS LLC | | PO BOX 14009 | OKLAHOMA CITY | OK | 73113- 0009 | MEMORIAL BUSINESS PARK | 2 | 3 | MEMORIAL BUSINESS PARK 002 003 | 0 UNKNOWN OKLAHOMA CITY |
| 3852 | R207701040 | MEK PARTNERS LLC | | PO BOX 14009 | OKLAHOMA CITY | OK | 73113- 0009 | MEMORIAL BUSINESS PARK | 2 | 4 | MEMORIAL BUSINESS PARK 002 004 | 0 UNKNOWN OKLAHOMA CITY |
| 3852 | R207701045 | CANTRELL METRO PROPERTIES LLC | | 3404 NW 135TH ST, Unit G | OKLAHOMA CITY | OK | 73120- 4009 | MEMORIAL BUSINESS PARK | 2 | 0 | MEMORIAL BUSINESS PARK 002 000 PT OF LOT 1 BEG 498.50FT E OF NW/C SD LOT TH E4.03FT RIGHT ON CURVE NE80.81FT S137.62FT SW85.96FT N148.20FT TO BEG CONT .28ACRS MORE OR LESS | 3404 NW 135TH ST OKLAHOMA CITY |
| 3852 | R207701050 | S R HOTELS INC | | 12013 N I 35 SERVICE RD | OKLAHOMA CITY | OK | 73131- 6426 | MEMORIAL BUSINESS PARK | 2 | 5 | MEMORIAL BUSINESS PARK 002 005 | 13501 MEMORIAL PARK DR OKLAHOMA CITY |
| 3852 | R207701055 | BART BAKER GROUP LLC | | 18288 WHITETAIL CT | EDMOND | OK | 73012- 8768 | MEMORIAL BUSINESS PARK | 2 | 0 | MEMORIAL BUSINESS PARK 002 000 PT OF LOT 1 BEG 502.54FT E & LEFT ON CURVE NE80.81FT OF NW/C SD LOT TH LEFT ON CURVE NE22.98FT NE88.66FT SE135FT SW135.69FT N137.62FT TO BEG CONT .38ACRS MORE OR LESS | 3400 NW 135TH ST OKLAHOMA CITY |
| 3852 | R207701060 | TOR LLC | | 2929 NW 138TH ST | OKLAHOMA CITY | OK | 73134 | MEMORIAL BUSINESS PARK | 2 | 6 | MEMORIAL BUSINESS PARK BLK 002 PT OF LOT 6 BEG S/C SD LOT TH NW280.44FT RIGHT ON CURVE NE241.72FT E35.36FT SE152.71FT RIGHT ON CURVE SW98.74FT SW112.68FT TO BEG | 13601 MEMORIAL PARK DR OKLAHOMA CITY |

OWNERSHIP REPORT
ORDER 2921074-OK99

DATE PREPARED: MARCH 11, 2025
EFFECTIVE DATE: MARCH 3, 2025 AT 7:30 AM

| | | | | | | | | | | | | |
|------|------------|-------------------------------|--|-------------------------|------------------|----|----------------|------------------------------|---|---|---|-----------------------------------|
| 3852 | R207701067 | TOR LLC | | 2929 NW 138TH ST | OKLAHOMA CITY | OK | 73134 | MEMORIAL BUSINESS PARK | 2 | 0 | MEMORIAL BUSINESS PARK BLK 002 PT OF LOT 6 BEG 280.44FT NW & RIGHT ON CURVE 241.72FT NE & 35.36FT E OF S/C SD LOT TH E60.50FT SE55.36FT SWLY76.58FT NW152.71FT TO BEG | UNKNOWN |
| 3852 | R207701075 | WEST MEMORIAL HOLDINGS LLC | | 3422 NW 135TH ST | OKLAHOMA CITY | OK | 73120 | MEMORIAL BUSINESS PARK | 2 | 0 | MEMORIAL BUSINESS PARK 002 000 PT OF LOT 1 DESC BEG 78.20FT SELY OF NW/C SD LOT TH E50FT SW25FT NW7.50FT SW106.34FT SE78.25FT S76.55FT SW40.71FT SW91.22FT NW93.76FT NE117.28FT SE85.70FT NE106.34FT NW7.50FT NE25FT TO BEG CONT.64ACRS MORE OR LESS | 3422 NW 135TH ST OKLAHOMA CITY |
| 3852 | R207701080 | MEK PARTNERS LLC | | PO BOX 14009 | OKLAHOMA CITY | OK | 73113- 0009 | MEMORIAL BUSINESS PARK | 0 | 0 | MEMORIAL BUSINESS PARK 000 000 COMMON AREA A | 0 UNKNOWN OKLAHOMA CITY |
| 3852 | R207701085 | HLZM LLC | | 16644 LITTLE LEAF LN | EDMOND | OK | 73012 | MEMORIAL BUSINESS PARK | 2 | 0 | MEMORIAL BUSINESS PARK BLK 2 PT OF LOT 1 DESC BEG NW/C SD LOT TH SE78.20FT SW25FT SE7.5FT SW106.34FT NW85.70FT NE131.34FT TO BEG CONT .25ACRS MORE OR LESS [11068.34SQFT] | 3424 NW 135TH ST OKLAHOMA CITY |
| 3852 | R207701090 | GRATITUDE REAL ESTATE LLC | | 9150 N MAY AVE | OKLAHOMA CITY | OK | 73120- 4417 | MEMORIAL BUSINESS PARK | 2 | 0 | MEMORIAL BUSINESS PARK BLK 2 PT OF LOT 1 DESC BEG 128.20FT SELY OF NW/C SD LOT TH SELY68.11FT S131.37FT NWLY78.25FT NELY106.34FT SELY7.50FT NELY25FT TO BEG CONT .23ACRS MORE OR LESS [9828.62 SQFT] | 3420 NW 135TH ST OKLAHOMA CITY |

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

13600 Memorial Park Dr.

March 13, 2025

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
#6015

SPUD-1667 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and/or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **C-3, Community Commercial District** OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Administrative and Professional Office (8300.1)
- Eating Establishments: Drive In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)

- Retail Sales and Services: General (8300.63)

2. Maximum Building Height:

The maximum building height within this SPUD shall be 34-feet.

3. Maximum Building Size:

Per the base zoning district.

4. Maximum Number of Buildings:

Per the base zoning district.

5. Building Setback Lines:

Front: Twenty-five (25) feet

Rear: Twenty-five (25) feet

Sides: Twenty-five (25) feet

6. Sight-proof Screening:

Sight-proof screening shall not be required for this SPUD.

7. Landscaping:

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

8. Signs:

Signage shall be per the base zoning district.

9. Access:

There shall be a total of three access points within this SPUD; one point of access from Memorial Park Lane, Memorial Park Drive and NW 135th Street. No access will be permitted to Memorial Road.

10. Sidewalks:

Five-foot sidewalks shall be constructed along Memorial Park Drive, Memorial Park Lane and NW 135th Street or 6-foot sidewalks shall be required of the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

A 5-foot sidewalk exists along W Memorial Rd. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

Per the base zoning district.

3. Street Improvements:

N/A

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view.

6. Parking:

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

7. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

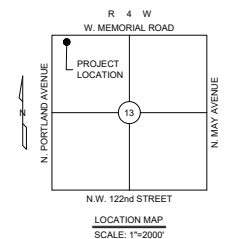
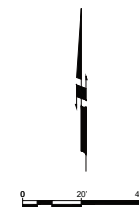
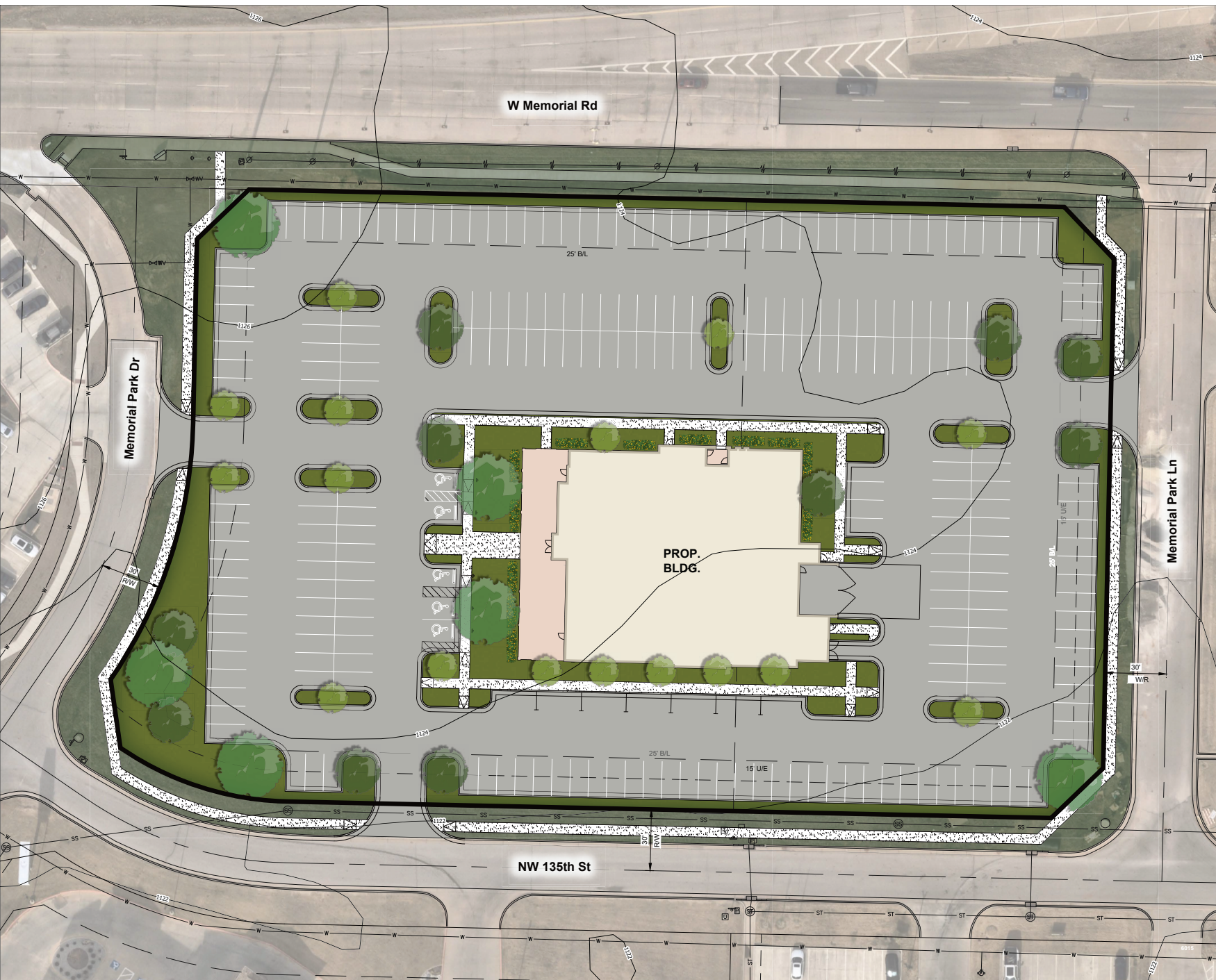
8. Platting:

Platting shall be per the subdivision regulations.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



SPUD-_____
13600 Memorial
Park Dr.

Exhibit B
 Conceptual Site Plan
 +/-3.1429 Acres



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ENGINEERS SURVEYORS PLANNERS

3/13/25
 Conceptual site plan showing feasible option
 permitted under proposed rezoning