



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>

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

7001 NW 150th St.

Name of Development or Applicant

7001 NW 150th St.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

2012

Case No.: PUD -

File Date: 4-25-24

Ward No.: W8

Nbhd. Assoc.: Northbrooke HOA

School District: DEER CREEK

Extg Zoning: PUD-1654

Overlay:

10.4686 acres

ReZoning Area (Acres or Square Feet)

### 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 \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

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

Name

Mailing Address

City, State, Zip Code

Phone

Email

*David M. Box*

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.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.

First American Title

133 N.W. 8th

Oklahoma City, OK 73102

**CORRECTIVE**

**(Limited Liability Company Form)  
SPECIAL WARRANTY DEED**

(To correctly identify Grantor and correct acknowledgment in Book 13651, Page 1134)



20181207011689660

12/07/2018 12:57:32 PM

Bk:RE13903 Pg:860 Pgs:3 DEED

State of Oklahoma

County of Oklahoma

Oklahoma County Clerk

David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

THAT **River of Life Pentecostal Holiness Church Inc**, an **Oklahoma non profit corporation** party of the first part, in ("Grantor"), in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Zeus Developments, LLC**, an **Oklahoma limited liability company**, ("Grantee"), 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 OF HEREOF**

**Documentary Stamps: n/a**

Subject to easements, rights-of-way, 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, judgements, 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 November 30<sup>th</sup>, 2018.

River of Life Pentecostal Holiness Church, Inc.

BY: Jeffery Patterson

Jeffery Patterson, President

Exempt Documentary Stamp Tax 05  
Title 68, Article 32 Section 3201 or  
3202, Paragraph 2

236 SL78-DIC18

exempt

3/17  
VJ/Conelary

CORPORATION ACKNOWLEDGMENT

STATE OF OKLAHOMA )

COUNTY OF Comanche )

) ss:

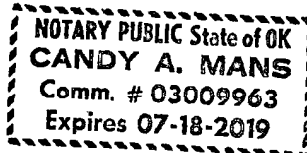
Before me, the undersigned, a Notary Public, in and for said County and State, on this 30<sup>th</sup> day of November, 2018, personally appeared **Jeffery Patterson, President River of Life Pentecostal Holiness Church, Inc, an Oklahoma non profit corporation**, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its President, and acknowledged to me that he executed the same as his 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.

Candy Mans  
Candy Mans, Notary Public

My Commission Expires:

Commission Number:



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

**A tract of land lying in the Southwest Quarter (SW/4) of Section Four (4), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being described as follows:**

**Commencing at the Southwest Corner of said Southwest Quarter (SW/4); THENCE N90°00'00"E, along the South line of said Southwest Quarter (SW/4) a distance of 617.77 feet (617.82 feet record) to the point of beginning; THENCE N00°10'15"E parallel with the West line of said Southwest Quarter (SW/4) a distance of 1243.18 feet (1243.28 feet record); THENCE N90°00'00"E parallel with the South line of said Southwest Quarter (SW/4) a distance of 701.36 feet (701.42 feet record) to a point on the East line of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4); THENCE S00°14'17"W along said East line a distance of 605.00 feet; THENCE N90°00'00"W parallel with the South line of said Southwest Quarter (SW/4) a distance of 650.65 feet; THENCE S00°10'15"W parallel with the West line of said Southwest Quarter (SW/4) a distance of 638.18 feet to a point on the South line of said Southwest Quarter (SW/4); THENCE S90°00'00"W along the South line, a distance of 50.00 feet to the point of beginning.**

20181207011689660  
Filing Fee: \$17.00

12/07/2018 12:57:32 PM  
DEED



May 11, 2023

**Exhibit A  
LEGAL DESCRIPTION  
PARENT TRACT**

A tract of land laying in the Southwest Quarter (SW/4) of Section Four (4), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 90°00'00" East, along the South line of said Southwest Quarter (SW/4), a distance of 617.77 feet (617.82 feet record) to the POINT OF BEGINNING;

THENCE North 00°10'15" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 1243.18 feet (1243.28 feet record);

THENCE North 90°00'00" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 701.36 feet (701.42 feet record) to a point on the East line of the Southwest Quarter of said Southwest Quarter (SW/4 SW/4);

THENCE South 00°14'17" West, along said East line, a distance of 605.00 feet;

THENCE South 90°00'00" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 650.65 feet;

THENCE South 00°10'15" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 638.18 feet to a point on the South line of said Southwest Quarter (SW/4);

THENCE South 90°00'00" West, along said South line, a distance of 50.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 456,014 square feet or 10.4686 acres, more or less.

The bearings contained herein are based upon a bearing of North 90°00'00" East for the South line of the Southwest Quarter (SW/4).

## LETTER OF AUTHORIZATION

**Zeus Developments, LLC**, (the property owner of record) or (an agent of 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: **7001 NW 150th St.**

DocuSigned by:  
By: Socrates Lazaridis  
12D759EA9728419...  
Zeus Developments LLC

Title: Socrates Lazaridis  
Owner/Manager

Date: April 24, 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 (2 ), 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: April 18, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2860840-OK99

May 11, 2023

**LEGAL DESCRIPTION  
PARENT TRACT**

A tract of land laying in the Southwest Quarter (SW/4) of Section Four (4), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 90°00'00" East, along the South line of said Southwest Quarter (SW/4), a distance of 617.77 feet (617.82 feet record) to the POINT OF BEGINNING;

THENCE North 00°10'15" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 1243.18 feet (1243.28 feet record);

THENCE North 90°00'00" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 701.36 feet (701.42 feet record) to a point on the East line of the Southwest Quarter of said Southwest Quarter (SW/4 SW/4);

THENCE South 00°14'17" West, along said East line, a distance of 605.00 feet;

THENCE South 90°00'00" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 650.65 feet;

THENCE South 00°10'15" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 638.18 feet to a point on the South line of said Southwest Quarter (SW/4);

THENCE South 90°00'00" West, along said South line, a distance of 50.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 456,014 square feet or 10.4686 acres, more or less.

The bearings contained herein are based upon a bearing of North 90°00'00" East for the South line of the Southwest Quarter (SW/4).



May 11, 2023

**LEGAL DESCRIPTION  
TRACT I (WEST)**

A tract of land laying in the Southwest Quarter (SW/4) of Section Four (4), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 90°00'00" East, along the South line of said Southwest Quarter (SW/4), a distance of 617.77 feet (617.82 feet record) to the POINT OF BEGINNING;

THENCE North 00°10'15" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 1243.18 feet (1243.28 feet record);

THENCE North 90°00'00" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 341.00 feet;

THENCE South 00°10'15" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 580.00 feet;

THENCE South 90°00'00" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 316.00 feet;

THENCE South 00°10'15" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 663.18 feet to a point on the South line of said Southwest Quarter (SW/4);

THENCE South 90°00'00" West, along said South line, a distance of 25.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 214,359 square feet or 4.9210 acres, more or less.

The bearings contained herein are based upon a bearing of North 90°00'00" East for the South line of the Southwest Quarter (SW/4).

May 11, 2023

**LEGAL DESCRIPTION  
TRACT II (EAST)**

A tract of land laying in the Southwest Quarter (SW/4) of Section Four (4), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 90°00'00" East, along the South line of said Southwest Quarter (SW/4), a distance of 642.77 feet to the POINT OF BEGINNING;

THENCE North 00°10'15" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 663.18);

THENCE North 90°00'00" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 316.00 feet;

THENCE North 00°10'15" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 580.00 feet;

THENCE North 90°00'00" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 360.36 feet to a point on the East line of the Southwest Quarter of said Southwest Quarter (SW/4 SW/4);

THENCE South 00°14'17" West, along said East line, a distance of 605.00 feet;

THENCE South 90°00'00" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 650.65 feet;

THENCE South 00°10'15" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 638.18 feet to a point on the South line of said Southwest Quarter (SW/4);

THENCE South 90°00'00" West, along said South line, a distance of 25.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 241,655 square feet or 5.5476 acres, more or less.

The bearings contained herein are based upon a bearing of North 90°00'00" East for the South line of the Southwest Quarter (SW/4).

OWNERSHIP REPORT  
ORDER 2860840-OK99

DATE PREPARED: APRIL 23, 2024  
EFFECTIVE DATE: APRIL 18, 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
3815	R140996075	ZEUS DEVELOPMENTS LLC		2325 NW 56 TER	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 04 13N 4W	000	000	PT SW4 SEC 4 13N 4W BEG 617.77FT E OF SW/C SW4 TH N1243.18FT E701.36FT S605FT W650.65FT S638.18FT W50FT TO BEG CONT 10.47ACRS MORE OR LESS (SUBJECT PROPERTY)	7001 NW 150TH ST OKLAHOMA CITY
3815	R217231010	COVERT DOUGLAS CHARLES	SERESINHE NAOMI	2142 ESTANCIA CIRCLE	EDMOND	OK	73034	NORTHBROOKE SEC 6	025	002	NORTHBROOKE SEC 6 BLK 025 LOT 002	15505 RIDLEY DR OKLAHOMA CITY
3815	R217231020	SHIELDS JOHN L & ASHLEY		15501 RIDLEY DR	EDMOND	OK	73013	NORTHBROOKE SEC 6	025	003	NORTHBROOKE SEC 6 BLK 025 LOT 003	15501 RIDLEY DR OKLAHOMA CITY
3815	R217231030	LONGHORN LLC		8101 S WALKER, Unit E	OKLAHOMA CITY	OK	73139	NORTHBROOKE SEC 6	025	004	NORTHBROOKE SEC 6 BLK 025 LOT 004	15429 RIDLEY DR OKLAHOMA CITY
3815	R217231040	CURRY BRADEN	CURRY KENNEDY	15425 RIDLEY DR	EDMOND	OK	73013	NORTHBROOKE SEC 6	025	005	NORTHBROOKE SEC 6 BLK 025 LOT 005	15425 RIDLEY DR OKLAHOMA CITY
3815	R217231320	GOODFELLOW PATRICIA A	VADEN CARLA	6720 NW 154TH ST	EDMOND	OK	73013	NORTHBROOKE SEC 6	029	001	NORTHBROOKE SEC 6 BLK 029 LOT 001	6720 NW 154TH ST OKLAHOMA CITY
3815	R217231330	VILLEGAS JULIAN		2025 TRVISO CT	EDMOND	OK	73034	NORTHBROOKE SEC 6	029	002	NORTHBROOKE SEC 6 BLK 029 LOT 002	6716 NW 154TH ST OKLAHOMA CITY
3815	R217231340	N5ORE LLC		PO BOX 18895	OKLAHOMA CITY	OK	73154	NORTHBROOKE SEC 6	029	003	NORTHBROOKE SEC 6 BLK 029 LOT 003	6712 NW 154TH ST OKLAHOMA CITY
3815	R140996030	RIVER OF LIFE PENTECOSTAL	HOLINESS CHURCH INC	9212 N ROCKWELL AVE STE 105	OKLAHOMA CITY	OK	73132-1537	UNPLTD PT SEC 04 13N 4W	000	000	UNPLTD PT SEC 04 13N 4W 000 000 PT SW4 SEC 4 13N 4W BEG 617.82FT E OF SW/C SW4 TH N1243.28FT E701.42FT S1243.28FT W700FT TO BEG EX A TR BEG 617.77FT E OF SW/C SW4 TH N1243.18FT E701.36FT S605FT W650.65FT S638.18FT W50FT TO BEG	6901 NW 150TH ST OKLAHOMA CITY
3815	R140996025	NGK PROPERTIES LLC		6625 NW 150TH ST	OKLAHOMA CITY	OK	73142-9759	UNPLTD PT SEC 04 13N 4W	000	000	UNPLTD PT SEC 04 13N 4W 000 000 PT SW4 SEC 4 13N 4W BEG AT SW/C SE4 SW4 TH N1324.25FT E890.58FT S1078.27FT W235.96FT N9.61FT W6.90FT N413.32FT W326.07FT S670FT W320.72FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3815	R140996040	INDEPENDENT SCHOOL DISTRICT 6		20701 N MACARTHUR BLVD	EDMOND	OK	73012-9301	UNPLTD PT SEC 04 13N 4W	000	000	UNPLTD PT SEC 04 13N 4W 000 000 PT OF SW4 SEC 4 13N 4W BEG 1025FT N OF SW/C SW4 TH N579FT E1321.60FT S279.83FT S80.90FT W701.42FT S218.28FT W619.36FT TO BEG CONT 14.05ACRS MORE OR LESS	15400 N ROCKWELL AVE OKLAHOMA CITY
3815	R140996085	CITY OF OKLAHOMA CITY		200 N WALKER AVE	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 04 13N 4W	000	000	UNPLTD PT OF SW4 SEC 4 13N 4W BEG 725FT N SW/C SW4 TH N300FT E380FT S300FT W380FT TO BEG CONT 2.62 ACRES MORE OR LESS	

OWNERSHIP REPORT  
ORDER 2860840-OK99

DATE PREPARED: APRIL 23, 2024  
EFFECTIVE DATE: APRIL 18, 2024 AT 7:30 AM

3815	R140996035	KAY BEE INVESTMENT COMPANY LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116- 7205	UNPLTD PT SEC 04 13N 4W	000	000	UNPLTD PT OF SW4 SEC 4 13N 4W BEG SW/C SW4 TH N1025FT E619.36FT S1025FT W617.82FT TO BEG & EX A TR BEG 725FT N SW/C SW4 TH N300FT E380FT S300FT W380FT TO BEG	UNKNOWN
3836	R219582150	ROC 150 LLC		8514 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73159	DEER BROOK SEC 5	021	002	DEER BROOK SEC 5 BLK 021 LOT 002	6917 NW 150TH TER OKLAHOMA CITY
3836	R219582160	ROC 150 LLC		8514 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73159	DEER BROOK SEC 5	021	003	DEER BROOK SEC 5 BLK 021 LOT 003	6921 NW 150TH TER OKLAHOMA CITY
3836	R219582170	ROC 150 LLC		8514 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73159	DEER BROOK SEC 5	021	004	DEER BROOK SEC 5 BLK 021 LOT 004	15021 MACKAY LN OKLAHOMA CITY
3836	R219582180	ROC 150 LLC		8514 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73159	DEER BROOK SEC 5	021	005	DEER BROOK SEC 5 BLK 021 LOT 005	15017 MACKAY LN OKLAHOMA CITY
3836	R168680650	KAY BEE INVESTMENT COMPANY LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116- 7205	SPRING CREEK TOWNSHIP	04W	009	SPRING CREEK TOWNSHIP 04W 009 PT OF SEC 9 13N 4W NW4 EX BEG 50FT E & 519.54FT N OF SW/C NW4 TH N605.30FT E1330FT S755.30FT W1180FT NW211.69FT TO BEG & EX BEG 723.20FT E OF NW/C NW4 TH E1912.28FT S2633.38FT TO SE/C NW4 TH W1258.93FT N1125.92FT W1379.79FT TO W LINE OF NW4 TH N798.26FT E723.20FT N720.75FT TO BEG	15050 N ROCKWELL AVE UNINCORPORATED

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

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**7001 NW 150<sup>th</sup> St.**

April 24, 2024

**PREPARED FOR:**

Zeus Developments, LLC  
2325 NW 56<sup>th</sup> Terr.  
Oklahoma City, OK 73112  
405-834-0968  
soclaz777@gmail.com

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

and

Smith Roberts Baldischwiler, LLC  
Daniel S. Andrulonis  
2500 McGee Dr., Suite 100  
Norman, OK 73072  
405-418-2288  
dan.andrulonis@srbok.com

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of 7001 NW 150th St., consisting of 10.4686 acres, is located within the Southwest Quarter (SW/4) of Section 4, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **SECTION 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.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is Zeus Developments, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is located at the northeast corner of NW 150<sup>th</sup> St. and N. Rockwell Ave., directly north of Compassion Church. Spring Creek Elementary School is located northwest of the subject property. The Northbrooke Addition is located to the north and the land abutting to the east is undeveloped. The subject property is presently zoned for PUD-1654 and the western portion has been developed for storage units in accordance with the requirements of PUD-1654 (illustrated on **Exhibit B**). Surrounding properties are zoned and used for:

North: AA and PUD-1555 Districts and is currently undeveloped.  
East: AA District and is currently undeveloped.  
South: AA District and used for a church.  
West: PUD-636 District, providing a C-3 base zoning district, and is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently used for a storage facility.

The approximate elevations are as follows:

Northwest Corner:	1130.00
Northeast Corner:	1130.00
Southwest Corner:	1134.00
Southeast Corner:	1136.00
Center of Property:	1134.00

The site slopes generally in a southerly direction. Slopes vary from 0.70% to 4.00%.

The following three soil types are found on the subject property:

- Rentlin Silty Loam Clay
- Piedmund-Huska Complex
- Grainola-Ashport



## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing base zoning to allow for personal storage facility.

## **SECTION 7.0 ..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is NW 155<sup>th</sup> St. The nearest street to the east is Brook Hill Dr. The nearest street to the south is NW 150<sup>th</sup> St. The nearest street to the west is N. Rockwell Ave.

### **7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. As with the existing church to the south of the site, on-site sanitary sewer facilities consisting of septic systems have been provided and are available for full development of the site.

### **7.3 ..... WATER**

The site is served by a 12" water main along the north side of NW 150<sup>th</sup> St.

### **7.4 ..... FIRE PROTECTION**

The nearest fire station to this property is station number 3 located at 11601 N MacArthur Blvd. It is approximately 3 miles from this PUD development.

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

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

### **7.6 ..... PUBLIC TRANSPORTATION**

Public Transportation is currently unavailable adjacent to this site.

### **7.7 ..... DRAINAGE**

The property within this Planned Unit Development is not within a FEMA flood plain. Storm water detention facilities, designed in accordance with Oklahoma City requirements, will be provided if necessary.

### **7.8 .....COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

## **SECTION 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 C-3 Community Commercial District shall govern this PUD, except as herein modified.

#### **The following uses shall be permitted:**

8300.1	Administrative and Professional Offices
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communication Services: Limited
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8300.48	Laundry Services
8200.5	Low Impact Institutional: Residential-Oriented
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales & Services: General
8350.16	Wholesaling, Storage and Distribution: Restricted

## **9.0.....SPECIAL CONDITIONS**

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

### **9.1.....FAÇADE REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of materials such as brick, brick veneer, stucco, rock or stone masonry, masonry textured surfaces and shall also be permitted the flexibility to incorporate architectural materials compatible with the overall development (i.e. architectural metal, architectural concrete such as tilt-up concrete panels and split face concrete block, exterior grade, decay-resistant, solid wood or cement-board may also be permitted). Specific uses which propose to incorporate alternative materials not listed above will be reviewed by Planning Commission through the Specific Plan process.

### **9.2 ..... LANDSCAPING REGULATIONS**

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

### **9.3 ..... LIGHTING REGULATIONS**

The existing site lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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.

No new freestanding light poles shall be permitted in future construction.

To minimize light spillover, outdoor lights within the development will utilize shields, shades, or other appropriate methods of directing light beams.

### **9.4 ..... SCREENING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development, except as modified herein. Site proof screening 6 to 8 feet height shall be required along the West, North, and East property lines in between buildings. Decorative fencing will be installed in the front of the self-storage buildings. Additional fencing may be used in parts of the North and East property lines.

### **9.5 ..... PLATTING REGULATIONS**

Platting shall be permitted but not required within this PUD.

### **9.6 ..... DRAINAGE REGULATIONS**

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

## 9.7 ..... DUMPSTER REGULATIONS

Dumpsters (including compactors and recycling areas) shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

## 9.8 ..... ACCESS REGULATIONS

There may be two (2) access drives from NW 150<sup>th</sup> St. There shall be no minimum separation requirement within this PUD.

## 9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Outdoor storage of boats, RVs, and cars shall be prohibited, except that canopy covered parking or enclosed parking shall be used as permitted by an exception to said prohibition.

## 9.10 ..... SIGNAGE REGULATIONS

### 9.10.1 ..... FREESTANDING ACCESSORY SIGNS

The existing freestanding sign shall be permitted to remain and deem to conform to applicable regulations as applied to both tracts. In the event of a new freestanding accessory sign, it will be in accordance with the base zoning district regulations.

## 9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

## 9.13 ..... HEIGHT REGULATIONS

Any multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either no upper story window or upper story windows with opaque glass.

The base zoning district regulations shall regulate heights of structures in this PUD.

## 9.14 ..... SETBACK & LOT WIDTH REGULATIONS

With the exception of Personal Storage uses, setbacks shall conform to the C-3 regulations.

The minimum lot width/frontage within this PUD shall be 25 feet. In the event the current tract is subdivided in such a manner to reduce the existing lot frontage from 50' to 25', a cross access agreement will be executed providing the full 50' right of access for the resultant tracts.

#### 9.15 ..... PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part 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 of the PUD and 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 ..... SPECIFIC PLAN

A specific plan shall not be required.

### **10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

### **11.0 ..... EXHIBITS**

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

May 11, 2023

**Exhibit A  
LEGAL DESCRIPTION  
PARENT TRACT**

A tract of land laying in the Southwest Quarter (SW/4) of Section Four (4), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 90°00'00" East, along the South line of said Southwest Quarter (SW/4), a distance of 617.77 feet (617.82 feet record) to the POINT OF BEGINNING;

THENCE North 00°10'15" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 1243.18 feet (1243.28 feet record);

THENCE North 90°00'00" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 701.36 feet (701.42 feet record) to a point on the East line of the Southwest Quarter of said Southwest Quarter (SW/4 SW/4);

THENCE South 00°14'17" West, along said East line, a distance of 605.00 feet;

THENCE South 90°00'00" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 650.65 feet;


THENCE South 00°10'15" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 638.18 feet to a point on the South line of said Southwest Quarter (SW/4);

THENCE South 90°00'00" West, along said South line, a distance of 50.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 456,014 square feet or 10.4686 acres, more or less.

The bearings contained herein are based upon a bearing of North 90°00'00" East for the South line of the Southwest Quarter (SW/4).

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR & ENGINEER DOES NOT GUARANTEE THAT THE SHOWN UTILITIES ARE KNOWN OR KNOWN TO BE KNOWN. THE SHOWN UTILITIES ARE KNOWN TO COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR & ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR & ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE IN VERIFYING LOCATION OF UTILITIES.



The elevations depicted herein are based upon NAVD83 (Geoid12) Datum and were derived from the CORS system using dual frequency static GPS techniques.

B.M. #1 is a cut "X" on top of curb entrance to church approx. 74° E., 24' N of SE corner of subject property.  
Elev. = 1138.00



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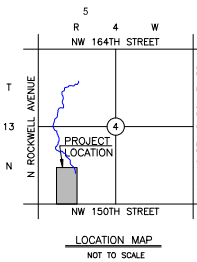
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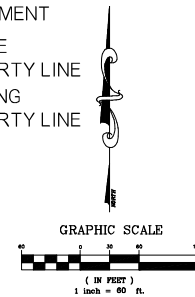
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- ① 75'X 266' (19,950 S.F.)  
(PARTIAL COVERED ONLY)  
(PARTIAL TOTALLY ENCLOSED)
- ② 85'X 265' (22,525 S.F.)  
(COVERED ONLY)
- ③ 45'X 294' (13,230 S.F.)  
(TOTALLY ENCLOSED)
- ④ 75'X 232' (15,415 S.F.)  
(COVERED ONLY)
- ⑤ 50'X 158' (7,900 S.F.)  
(TOTALLY ENCLOSED)
- ⑥ 50'X 168' (8,400 S.F.)  
(TOTALLY ENCLOSED)

COVERED ONLY:		TOTALLY ENCLOSED:	
14X22	(1)	10X11	(2)
14X25	(1)	10X17	(2)
14X26	(1)	10X23	(2)
14X27	(7)	15X11.5	(2)
14X29	(1)	15X16.5	(2)
14X30	(6)	20X11	(2)
14X33	(1)	14X30	(17)
14X35	(6)	14X45	(21)
14X36	(1)	14X49	(8)
14X37	(1)	14X50	(12)
14X34	(1)		
14X40	(1)	TOTAL:	(70)
14X43	(20)		
14X44	(14)		



**ENGINEERING  
SURVEYING  
PLANNING**



SELF STORAGE PROJECT  
PHASE 3  
7001 NW 150TH STREET OKC, OK. 73142

SHEET NUMBER

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Exhibit C

