



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 SPUD ReZONING

Simplified Planned Unit Development District
10601 N. I-35 Service Rd.

Project Name

10601 N. I-35 Service Rd.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1674
Case No.: SPUD -	
File Date:	8-29-24
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	Oakdale
Extg Zoning:	C-3
Overlay:	

2.33 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 \$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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

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

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.com

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.



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **AMG Oil VIII LLC**, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Canchola Properties, LLC**, party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

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

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record, and such exceptions as provided for on Exhibit "B" attached hereto and made a part hereof. Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

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

Signed and delivered July 29, 2022

AMG Oil VIII LLC:

By: Adam Glickman, Its Sole Member

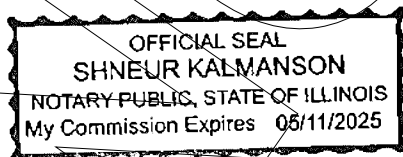
The State of ILLINOIS

County of Cook

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27 day of July, 2022 personally appeared Adam Glickman, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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



Mail Deed and Tax Statements To:
Mountain Express Oil Company
5333 Bells Ferry Road
Suite 201
Acworth, GA 30102

Notary Public in and for the State of OKLAHOMA IL
Notary's Printed Name: Shneur Kalmanson
Notary's Commission Expires: 5/11/25

Presented for filing by and return to:
Chicago Title Oklahoma Co.
210 Park Ave, Suite 210
Oklahoma City, OK 73102
File No.: 710702200895
Title Insurance Commitment, if any, issued by:

EXHIBIT "A"

Legal Description

A part of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as: Beginning at a point 594.15 feet West and 758.76 feet South of the Northeast corner of said Northeast Quarter (NE/4), said point lying on the West right-of-way line of Interstate Highway No. 35; thence South 89°25'17" West for a distance of 476.81 feet to the center line of a creek; thence South 51°36'35" East on the center line of said creek, for a distance of 260.40 feet; thence South 49°57'22" East on the center line of said creek for a distance of 100.50 feet; thence South 24°37'37" East on the center line of said creek for a distance of 75.24 feet; thence South 11°24'36" East on the center line of said creek, for a distance of 101.12 feet; thence South 7°01'20" West on the center line of said creek for a distance of 80.85 feet; thence South 00°56'33" West on the center line of said creek for a distance of 90.30 feet to the intersection of the South line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) with the West line of said Interstate Highway No. 35; thence North 27°14'08" East on the West right-of-way line of said Highway, for a distance of 80.96 feet to a point of curve; thence Northerly on the West right-of-way line of said Highway and on the arc of a curve to the left having a radius of 1070.92 feet for a distance of 516.21 feet to the point of beginning.

EXHIBIT "B"

Exceptions

1. Right of Way Contract in favor of Stanolind Pipe Line Company recorded in Book 1064, Page 252.
2. Right of Way Contract in favor of Stanolind Pipe Line Company recorded in Book 1064, Page 254.
3. Right of Way Contract in favor of Stanolind Pipe Line Company recorded in Book 1064, Page 255.
4. Easement in favor of the City of Oklahoma City recorded in Book 3212, Page 430.
5. Highway Easement in favor of the State of Oklahoma recorded in Book 3264, Page 4.
6. Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 4133, Page 1259.
7. Easement in favor of the City of Oklahoma City recorded in Book 5303, Page 347.
8. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 5321, Page 1243.
9. Easement in favor of the City of Oklahoma City recorded in Book 5462, Page 169.
10. Rules Controlling Drilling Operations recorded in Book 5957, Page 674.
11. Grant of Easement dated October 31, 2008 by and between A B M Investments, LLC, an Oklahoma limited liability company, in favor of TLC Properties, Inc., a Louisiana corporation, recorded November 3, 2008 in Book 10946, Page 1630.
12. Lease dated December 8, 2021 by and between AMG Oil VIII, LLC, a limited liability company, as Landlord, and Mountain Oil Express Company, as tenant, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded June 1, 2022 in Book 15172, Page 113.

Exhibit A
Legal Description

A part of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as: Beginning at a point 594.15 feet West and 758.76 feet South of the Northeast corner of said Northeast Quarter (NE/4), said point lying on the West right-of-way line of Interstate Highway No. 35; thence South 89°25'17" West for a distance of 476.81 feet to the center line of a creek; thence South 51°36'35" East on the center line of said creek, for a distance of 260.40 feet; thence South 49°57'22" East on the center line of said creek for a distance of 100.50 feet; thence South 24°37'37" East on the center line of said creek for a distance of 75.24 feet; thence South 11°24'36" East on the center line of said creek, for a distance of 101.12 feet; thence South 7°01'20" West on the center line of said creek for a distance of 80.85 feet; thence South 00°56'33" West on the center line of said creek for a distance of 90.30 feet to the intersection of the South line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) with the West line of said Interstate Highway No. 35; thence North 27°14'08" East on the West right-of-way line of said Highway, for a distance of 80.96 feet to a point of curve; thence Northerly on the West right-of-way line of said Highway and on the arc of a curve to the left having a radius of 1070.92 feet for a distance of 516.21 feet to the point of beginning.


LETTER OF AUTHORIZATION

I, _____ or,
Canchola Properties, LLC (John Canchola, Managing Member)
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Williams, Box, Forshee, & Bullard, P.C (522 Colcord Dr., Oklahoma City, OK 73102)
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: 
Signature

Title: John Canchola, Managing Member
Manager / Proprietor

Date: 8/8/2024
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR

(900 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 900 feet in all directions of the following described land:

See Attached Exhibit A

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: August 9, 2024 at 7:30 AM

First American Title Insurance Company


By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2887872-OK99

Exhibit A
Legal Description

A part of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as: Beginning at a point 594.15 feet West and 758.76 feet South of the Northeast corner of said Northeast Quarter (NE/4), said point lying on the West right-of-way line of Interstate Highway No. 35; thence South 89°25'17" West for a distance of 476.81 feet to the center line of a creek; thence South 51°36'35" East on the center line of said creek, for a distance of 260.40 feet; thence South 49°57'22" East on the center line of said creek for a distance of 100.50 feet; thence South 24°37'37" East on the center line of said creek for a distance of 75.24 feet; thence South 11°24'36" East on the center line of said creek, for a distance of 101.12 feet; thence South 7°01'20" West on the center line of said creek for a distance of 80.85 feet; thence South 00°56'33" West on the center line of said creek for a distance of 90.30 feet to the intersection of the South line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) with the West line of said Interstate Highway No. 35; thence North 27°14'08" East on the West right-of-way line of said Highway, for a distance of 80.96 feet to a point of curve; thence Northerly on the West right-of-way line of said Highway and on the arc of a curve to the left having a radius of 1070.92 feet for a distance of 516.21 feet to the point of beginning.

OWNERSHIP REPORT
ORDER 2887872-OK99

DATE PREPARED: AUGUST 14, 2024
EFFECTIVE DATE: AUGUST 9, 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
3517	R141605830	CANCHOLA PROPERTIES LLC		746 ELM ST	WOODLAND	CA	95695	UNPLTD PT SEC 30 13N 2W	0	0	UNPLTD PT NE4 SEC 30 13N 2W BEG 594.15FT W & 758.76FT S OF NE/C NE4 TH W476.81FT TO CTR OF CREEK SELY260.40FT SELY100.50FT SELY75.24FT SELY101.12FT SWLY80.85FT S90.30FT NELY80.96FT TH NLY ON A CURVE LEFT 516.21FT TO BEG AKA TR 3 (SUBJECT PROPERTY)	10601 N I 35 SERVICE RD OKLAHOMA CITY
3474	R141554025	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 19 13N 2W	0	0	UNPLTD PT SEC 19 13N 2W 000 000 PT SE4 SEC 19 13N 2W BEG 369.93FT N OF SE/C SE4 TH SWLY 301.70FT SWLY 127.26FT W300FT SWLY 153FT N575.64FT E821.34FT S345.07FT TO BEG CONT 9.38ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3474	R141554080	MCW FAMILY REV TRUST		3775 E HEFNER RD	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 19 13N 2W	0	0	UNPLTD PT SE4 SEC 19 13N 2W BEG 619FT E OF SW/C SE4 TH N43.82FT NELY515.06FT NELY93.67FT W80FT N678.37FT E679.06FT S1322.20FT W694.35FT TO BEG CONT 20.25ACRS MORE OR LESS SUBJ TO RD ESMTS OF RECORD	3775 E HEFNER RD OKLAHOMA CITY
3474	R141554055	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 19 13N 2W	0	0	UNPLTD PT SEC 19 13N 2W 000 000 PT SE4 SEC 19 13N 2W BEG 1671.73FT N OF SE/C SE4 TH W1010FTS250FT SELY 784.43FT W151.34FT S575.64FT SWLY 354.17FT S80FT W144.10FT N1993.93FT E1318.52FT S310FT TO BEG CONT 26.30ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3516	R141793010	KATES PEGGY J		4601 E BRITTON RD	OKLAHOMA CITY	OK	73131-6803	UNPLTD PT SEC 29 13N 2W	0	0	UNPLTD PT SEC 29 13N 2W BEG 1161.26FT S & 33FT E & 338.83FT NELY OF NW/C NW4 TH NELY73.42FT NELY 127.48FT SELY200FT SWLY200FT NWLY200FT TO BEG OR TR 4	0 UNKNOWN OKLAHOMA CITY
3516	R141793000	KATES PEGGY J		4601 E BRITTON RD	OKLAHOMA CITY	OK	73131-6803	UNPLTD PT SEC 29 13N 2W	0	0	UNPLTD PT SEC 29 13N 2W 000 000 PT OF NW4 SEC 29 13N 2W BEG 1161.26FT S OF NW/C OF NW4 TH S817.84FT E206.75FT NLY & NELY 1185.44FT NWLY 537.45FT SLY 182.24FT SWLY 412.45FT TO BEG OR TR 3 EX TR 4	10508 N COLTRANE RD OKLAHOMA CITY
3517	R217241090	C J L E LLC		PO BOX 352	ARCADIA	OK	73007	FUSION INDUSTRIAL PARK	0	0	FUSION INDUSTRIAL PARK COMMON AREA A B & PUBLIC STREET	UNKNOWN
3517	R217241045	3744 NE 104TH ST LLC		PO BOX 352	ARCADIA	OK	73007	FUSION INDUSTRIAL PARK	1	0	FUSION INDUSTRIAL PARK BLK 001 PT OF LOTS 5 & 6 BEG 95.03FT E OF NW/C LOT 6 TH E74.97FT S129.18FT W45.17FT N9.93FT W29.80FTN119.34FT TO BEG	3800 NE 104TH ST OKLAHOMA CITY
3517	R217241085	XK COMMERCIAL LLC		3101 WHEATFALL LN	EDMOND	OK	73034	FUSION INDUSTRIAL PARK	1	0	FUSION INDUSTRIAL PARK BLK 001 PT OF LOT 9 BEG SE/C LT 9 TH NWLY ALONG A CURVE 255.62FT W228.40FT N340.52FT E187.97FT SELY164.96FT SELY199.80FT SELY157.18FT TO BEG CONT 2.32ACRS MORE OR LESS	
3517	R217241105	C J L E LLC	TUCKER AARON B & IRINA	PO BOX 352	ARCADIA	OK	73007	FUSION INDUSTRIAL PARK	1	0	FUSION INDUSTTIAL PARK BLK 001 PT OF LOT 9 BEG 250FT E & 501.90FT S & 614.91FT NE & 43.62FT SE & 96.59FT SE & 184.51FT SE & 27.12FT SE OF NW/C NE4 SEC 30 13N 2W TH SE218.77FT SE119.96FT SE189.42FT W187.96FT S340.52FT W319.77FT N423FT E160.24FT N299.41FT TO BEG	UNKNOWN OKLAHOMA CITY

3517	R217241110	C J L E LLC	TUCKER AARON B & IRINA	PO BOX 352	ARCADIA	OK	73007	FUSION INDUSTRIAL PARK	1	0	FUSION INDUSTRIAL PARK BLK 001 PT OF LOT 9 BEG 250FT E & 501.90FT S & 450.91FT NE & 30FT SW & 47.45FT SW & 426.76FT S OF NW/C NE4 SEC 30 13N 2W TH E333.32FT S262.97FT W290.39FT RIGHT ON CURVE NW21.68FT LEFT ON CURVE NW28.41FT N237.58FT TO BEG	UNKNOWN
3517	R217241000	C J L E LLC		PO BOX 352	ARCADIA	OK	73007	FUSION INDUSTRIAL PARK	1	1	FUSION INDUSTRIAL PARK BLK 001 LOT 001	10401 I 35 SERVICE RD OKLAHOMA CITY
3517	R217241010	BINION LLC		3900 NE 104TH ST	OKLAHOMA CITY	OK	73131-5218	FUSION INDUSTRIAL PARK	1	2	FUSION INDUSTRIAL PARK BLK 001 LOT 002	3900 NE 104TH ST OKLAHOMA CITY
3517	R217241020	C J L E LLC		PO BOX 352	ARCADIA	OK	73007	FUSION INDUSTRIAL PARK	1	3	FUSION INDUSTRIAL PARK BLK 001 LOT 003	3824 NE 104TH ST OKLAHOMA CITY
3517	R217241030	C J L E LLC	TUCKER AARON B & IRINA	PO BOX 352	ARCADIA	OK	73007	FUSION INDUSTRIAL PARK	1	4	FUSION INDUSTRIAL PARK BLK 001 LOT 004 EX W22.5FT	3812 NE 104TH ST OKLAHOMA CITY
3517	R217241040	WABI SABI WEST LLC	WSWOPI LLC	4109 SOONER CT	EDMOND	OK	73034	FUSION INDUSTRIAL PARK	1	5	FUSION INDUSTRIAL PARK BLK 001 PT OF LOT 4 & 5 BEG NE/C LOT 5 TH E22.50FT S250FT W125FT N120.82FT E32.50FT N129.18FT E70FT TO BEG	3800 NE 104TH ST OKLAHOMA CITY
3517	R217241050	SOMERO LLC		900 PUTTER PLACE	EDMOND	OK	73025	FUSION INDUSTRIAL PARK	1	6	FUSION INDUSTRIAL PARK BLK 001 PT OF LOT 5 & 6 BEG NW/C LOT 6 TH E95.03FT S119.34FT E29.80FT S9.83FT E12.67FT S120.82FT W137.50FT N250FT TO BEG	3724 NE 104TH ST OKLAHOMA CITY
3517	R217241080	C J L E LLC OAKDALE BOAT & RV STORAGE LLC	511 1031 GROUND LEASE LLC	3801 NE 104TH ST	OKLAHOMA CITY	OK	73131	FUSION INDUSTRIAL PARK	1	9	FUSION INDUSTRIAL PARK BLK 001 LOT 9 EX A TR BEG SE/C LT 9 TH NWLY ALONG A CURVE 255.62FT W228.40FT N340.52FT E187.97FT SELY164.96FT SELY199.80FT SELY157.18FT TO BEG & EX BEG 250FT E 501.90FT S 450.91FT NE 30FT SW & 47.45FT SW OF NW/C NE4 TH S664.34 NWLY ALONG A CURVE 40.84FT N350.20 W10FT N89FT W77.64FT N144.31FT NW149.67FT TO BEG CONT .96 AC MORE OR LESS & EX BEG 250FT E & 501.90FT S & 450.91FT NE & 30FT SW & 197.12FT SW & 144.31FT S OF NW/C NE4 SEC 30 13N 2W TH E77.64FT S89FT E10FT S252FT W197.05FT N341FT E107.34FT TO BEG & EX BEG 250FT E & 501.90FT S & 614.91FT NE & 43.62FT SE & 96.59FT SE & 184.51FT SE & 27.12FT SE OF NW/C NE4 SEC 30 13N 2W TH SE218.77FT SE119.96FT SE189.42FT W187.96FT S340.52FT W319.77FT N423FT E160.24FT N299.41FT TO BEG & EX BEG 250FT E & 501.90FT S & 450.91FT NE & 30FT SW & 47.45FT SW & 426.76FT S OF NW/C NE4 SEC 30 13N 2W TH E333.32FT S262.97FT W290.39FT RIGHT ON CURVE NW21.68FT LEFT ON CURVE NW28.41FT N237.58FT TO BEG & EX BEG 250FT E & 531.32FT S OF NW/C NE4 SEC 30 13N 2W TH NE117.66FT NE38.64FT NE88.34FT S144.31FT W107.34FT S341FT E197.05FT S98.20FT LEFT ON CURVE SW77.02FT W250FT N506.01FT TO BEG	3801 NE 104TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2887872-OK99

DATE PREPARED: AUGUST 14, 2024
EFFECTIVE DATE: AUGUST 9, 2024 AT 7:30 AM

3517	R168623525	USF PROPCO I LLC	C/O US FOOD SERVICE INC	PO BOX 29291	PHOENIX	AZ	85038- 9291	HARTZELL TOWNSHIP	0	0	HARTZELL TOWNSHIP 000 000 PT NE4 SEC 30 13N 2W BEG 106.86FT W OF SE/C SW4 NE4 TH W1203.39FT N1318.05FT E1310.24FT S1115.13FT SW229.93FT TO BEG	10211 N I 35 SERVICE RD OKLAHOMA CITY
3517	R168623500	C J L E LLC		9200 N BRYANT	OKLAHOMA CITY	OK	73131	HARTZELL TOWNSHIP	02W	30	HARTZELL TOWNSHIP PT NE4 SEC 30 13N 2W BEG 1313.31FT W OF NE/C NE4 TH S277.05FT NWLY477.70FT W179.56FT S1082.59FT E620.81FT S135FT W1319.66FT N1317.19FT E1313.31FT TO BEG EX BEG 250FT E & 501.90FT S OF NW/C NE4 TH NE614.91FT SE287.22FT SE346.80FT SE391.88FT SE260.40FT SE100.50FT SE75.24FT SE101.12FT SW80.85FT S81.52FT SW1210.33FT N1072.09FT W1068.76FT N815.44FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3517	R141605840	KATES BENJAMIN E JR & PEGGY J		4601 E BRITTON RD	OKLAHOMA CITY	OK	73131- 6803	UNPLTD PT SEC 30 13N 2W	0	0	UNPLTD PT SEC 30 13N 2W 000 000 PT NE4 SEC 30 13N 2W SE4 NE4 EX 15.44ACRS FOR HWY & EX 6.92ACRS IN NW/C SD TR & EX BEG 978.17FT W & 377.09FT NE & 101.98FT NE & 137.98FT NE & 451.3FT NE OF SE/C NE4 TH NE175FT NE152.97FT NE108.51FT E49.18FT SE235.44FT E17FT S335FT TH NWLY TO BEG	10200 E I 35 SERVICE RD OKLAHOMA CITY
3517	R141605860	KATES BENJAMIN E JR & PEGGY J	OKARCHE LLC	4601 E BRITTON RD	OKLAHOMA CITY	OK	73131- 6803	UNPLTD PT SEC 30 13N 2W	0	0	UNPLTD PT SEC 30 13N 2W 000 000 PT NE4 SEC 30 13N 2W BEG 978.17FT W & 377.09FT NE & 101.98FT NE & 137.98FT NE & 442.3FT ALONG A CURVE TO RIGHT OF SW/C NE4 TH NE175FT NE152.97FT NE108.51FT E49.18FT SE235.44FT E17FT S335FT TH NWLY TO BEG	0 UNKNOWN OKLAHOMA CITY
3517	R141605810	QUIKTRIP CORPORATION		PO BOX 3475	TULSA	OK	74101- 3475	UNPLTD PT SEC 30 13N 2W	0	0	UNPLTD PT NE4 SEC 30 13N 2W BEG 569.04FT W & 333.76FT S OF NE/C NE/4 TH SLY ALONG R/W HWY 35 ALONG CURVE 176.84FT W200FT N175FT E223.88FT TO BEG	10801 N I 35 SERVICE RD, Unit A OKLAHOMA CITY
3517	R141605815	C J L E LLC		PO BOX 352	ARCADIA	OK	73007	UNPLTD PT SEC 30 13N 2W	0	0	UNPLTD PT SEC 30 13N 2W 000 000 PT NE4 SEC 30 13N 2W BEG 1313.31FT W & 277.05FT S OF NE/C NE4 TH SE131.58FT SE214.66FT SE202.63FT NW391.89FT NW346.80FT NW287.22FT SW APPROX 90FT & N APPROX 133FT E 179.56FT SW477.70FT TO BEG CONT 2.02ACRS MORE OR LESS	UNKNOWN
3517	R141605805	QUIKTRIP CORPORATION		PO BOX 3475	TULSA	OK	74101- 3475	UNPLTD PT SEC 30 13N 2W	0	0	UNPLTD PT NE4 SEC 30 13N 2W BEG 1170.58FT W & 50FT S OF NE/C NE4 TH SELY351.33FT E250FT SE35.33FT S60FT W125.64FT NWLY508.94FT N10FT TO BEG CONT .75ACRS MORE OR LESS	UNKNOWN
3517	R141605820	QUIKTRIP CORPORATION		PO BOX 3475	TULSA	OK	74101- 3475	UNPLTD PT SEC 30 13N 2W	0	0	UNPLTD PT NE4 SEC 30 13N 2W BEG 1170.58FT W OF NE/C NE4 TH S60FT SELY508.94FT E125.64FT S84.09FT SW ON A CURVE 90.76FT W225.05FT S175FT E201.25FT SLY ON A CURVE 50.75FT W200FT S200FT W282FT NWLY193.20FT NWLY214.66FT NWLY131.58FT N277.07FT E142.55FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
3517	R262302005	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP	0	0	HARTZELL TOWNSHIP 02W 030 SEC 30 13N 2W 8 45&100ACR OUT OF SE4 OF NE4 FOR H&W	0 UNKNOWN
3517	R262301005	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP	0	0	HARTZELL TOWNSHIP 02W 030 SEC 30 13N 2W 5 38&100ACR OUT OF NE4 EX SE4 OF NE4 FOR H&W	0 UNKNOWN

3517	R141605800	SOIL RECOVERY		3612 EPPERLY DR	DEL CITY	OK	73115- 3608	UNPLTD PT SEC 30 13N 2W	0	0	UNPLTD PT SEC 30 13N 2W 000 000 PT NE4 SEC 30 13N 2W BEG 594.14FT W & 558.76FT S OF NE/C TO W R/W OF INTERSTATE 35 IN NE4 E ON R/W 200FT S199.99FT W200FT NLY 200FT TO BEG TR 1	0 UNKNOWN OKLAHOMA CITY
------	------------	---------------	--	--------------------	----------	----	----------------	-------------------------------	---	---	---	----------------------------

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____
MASTER DESIGN STATEMENT FOR
10601 N. I-35 Service Rd.

August 29, 2024

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

SPUD- 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, as amended).

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 that 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:

In addition to all uses within the C-3 District, the following shall also be permitted:

8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
8300.20	Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles
8300.60	Personal Storage

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be four (4) within this SPUD.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

The existing signage shall be permitted to remain and deemed to conform to applicable regulations.

8.1 Freestanding Accessory Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

Access may be taken from N. I-35 Service Rd.

10. Sidewalks

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, architectural metal, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

2. Open Space:

N/A.

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 located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

6. Parking:

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

7. Maintenance:

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.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

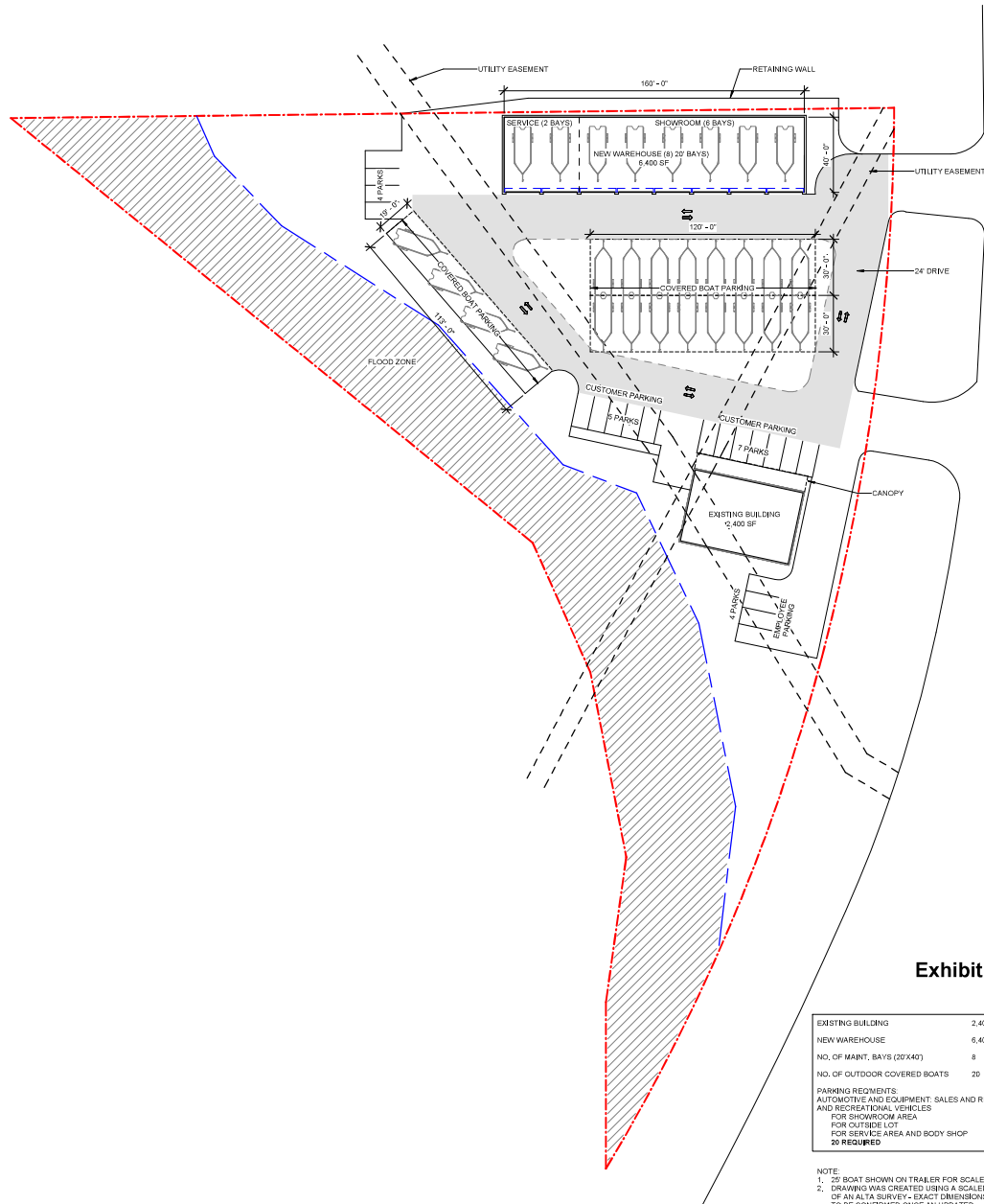


Exhibit B

EXISTING BUILDING	2,400 SF
NEW WAREHOUSE	6,400 SF
NO. OF MAINT. BAYS (20'X40')	8
NO. OF OUTDOOR COVERED BOATS	20
PARKING REQUIREMENTS:	
AUTOMOTIVE AND EQUIPMENT: SALES AND RENTALS, MANUFACTURE (MOBILE) HOMES AND RECREATIONAL VEHICLES	
FOR SHOWROOM AREA	31,000 SF OF SALES AREA
FOR OUTSIDE LOT	18,000 SF OF SALES AREA
FOR SERVICE AREA AND BODY SHOP	15,000 SF OF SERVICE AND/OR SHOP AREA
20 REQUIRED	

NOTE:
1. 20' BOAT SHOWN ON TRAILER FOR SCALE
2. DRAWING WAS CREATED USING A SCALED PDF OF AN ALTA SURVEY - EXACT DIMENSIONS ARE TO BE CONFIRMED ONCE AN UPDATED SURVEY IS RECEIVED.

PROJECT NAME: ELITE WATER SPORTS BOAT DEALERSHIP		
PROJECT NO: 24030		
STATUS: PRELIMINARY		
KEYED NOTES		
<div>NOT FOR CONSTRUCTION</div>		
REVISIONS NO. DESCRIPTION DATE		
ARCHITECT: AVERY SLAVIN PRINCIPAL STUDIO A, LLC		
CLIENT: KETH BINION LOCATION: 1601 N I-35 SERVICE ROAD OKLAHOMA CITY, OK		
DRAWING NAME: SITE PLAN OPT. 1		
DRAWING SCALE: 1" = 30'-0"	SHEET SIZE: 24" X 36"	DATE: 8/26/24
JOB NO: 24030	DRAWING NO: A099.1	DRAWN BY: AS REVISION: