



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

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
Hideaway OKC Western

Project Name

1000 NW 50th Street, OKC (R049640815)

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

Add Automotive: Parking Lots, as principle use to the permitted uses

Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.: SPUD	<u>1479</u>
File Date:	<u>20 Oct 22</u>
Ward No:	<u>7</u>
Neighb. Assoc.:	<u>Douglas Edgemere N/A</u>
School District:	<u>OKC</u>
Extg Zoning:	<u>SPUD-1367</u>
Overlay:	<u>—</u>

0.57 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- 8.) 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.
- 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Western50 Redevelopment LLC

Name

PO Box 54469

Mailing Address

Oklahoma City, OK 73154

City, State, Zip Code

Phone

Email

Signature of Applicant

Wallace Design Collective, PC

Applicant's Name (please print)

410 N Walnut Ave Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

405.536.2032

Phone

purvi.patel@wallace.design

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



1631 South Boston Ave. Tulsa, OK 74119 • 918.627.7447 • Fax 918.627.7277 • hideawaypizza.com

October 19, 2022

City of Oklahoma City
Development Services Department
Oklahoma City, Oklahoma 73102

RE: Letter of Authorization for Submittal to the City

To Whom It May Concern,

This letter is to authorize Wallace Design Collective, PC to submit a rezoning application and do all things necessary for the advancement of such application with respect to the properties located at 1000 NW 50th Street, Oklahoma City, OK 73118 (County Account Number: R049640815).

Sincerely,

Western50 Redevelopment LLC

Signature

Darren Lister

Co-Owner and President

Hideaway-2, Inc.

When Recorded Mail to:

Record & Return to:
American Eagle Title Group
421 NW 13th St., Suite 320
Oklahoma City, OK 73103
File # 1603-0049-68

2385.00 O.S.



20161118011891940
11/18/2016 03:08:54 PM
Bk:RE13290 Pg:224 Pgs:6 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Gaudill

SPECIAL WARRANTY DEED

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company ("Grantor"), whose mailing address is P.O. Box 54857, Oklahoma City, Oklahoma 73154-0496, for and in consideration of the sum of Ten Dollars (\$ 10.00) and other good and valuable consideration to it in hand paid by WESTERN 50 REDEVELOPMENT LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is P.O. Box 54469, Oklahoma City, Oklahoma 73154, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee that certain real property located in Oklahoma County, Oklahoma, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof for all purposes (the "Land"), together with all improvements thereon (the "Improvements") and all appurtenances belonging thereto (the "Appurtenances"). The Land, the Improvements, and the Appurtenances may sometimes hereinafter be referred to collectively as the "Property". It is expressly acknowledged by Grantee that the conveyance provided for herein by Grantor shall not include any of Grantor's right, title or interest in and to all oil, gas and other minerals located in, on or under the Land and that may be produced therefrom (such excluded rights hereinafter the "Mineral Rights"); provided, however, that as a part of such reservation by Grantor, the use of the surface of the Land in connection with the exercise of the reserved Mineral Rights shall be restricted such that Grantor waives all rights to the surface of the Land and to the right to conduct operations of whatsoever nature with respect to the exploration for, exploitation of, mining, production, processing, transporting and marketing of oil, gas or other minerals from the Land but that nothing shall restrict or prohibit the pooling or unitization of the portion of the Mineral Rights with land other than the Land, or the exploration or production of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Land but enter or bottom under the Land, or by any other method that does not require ingress and egress over the surface of the Land (the "Surface Waiver").

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

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the

6/23

Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise.

(Signature Page to Follow)

UNOFFICIAL

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the ____ day of November, 2016.

GRANTOR:

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

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

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 16th day of November, 2016, by James R. Webb, Executive Vice President – General Counsel and Corporate Secretary of Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company.

[Signature: Sarah B. May]
NOTARY PUBLIC, STATE OF OKLAHOMA
Commission No. 16002603

My Commission Expires:
3/9/20
(SEAL)

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

Exhibit "A" to Special Warranty Deed

Legal Description of Property

Lots Thirty-one (31) and Thirty-two (32), in Block Four (4), of DOUGLAS PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND:

Lots Twenty-five (25) thru Thirty (30), together with the South Half (S/2) of the vacated alley adjacent on the North, of Block Four (4) in DOUGLAS PLACE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND:

THE WEST 5 FEET OF LOT SEVEN (7) AND ALL OF LOTS EIGHT (8) THROUGH EIGHTEEN (18) IN BLOCK FOUR (4) IN DOUGLAS PLACE, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, AS SHOWN BY THE RECORDED PLAT THEREOF.

AND:

Lots Nineteen (19) through Twenty-four (24), both inclusive, in Block Four (4), of DOUGLAS PLACE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof, TOGETHER with the North Half of the vacated alley adjoining said Lots 19 through 24 on the South, vacated in Oklahoma County District Court, Case No. CJ-81-4267.

Exhibit "B" to Special Warranty Deed

Permitted Exceptions

1. Fees, taxes and assessments made by any taxing authority for the year 2016, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Water rights, claims or title to water, whether or not shown by the Public Records.
4. 30 foot building set back line along 50th Street as shown on the plat recorded in Book 18 of Plats, page 33.
5. Permanent Easement in favor of the City of Oklahoma City recorded in Book 11491, page 1329.
6. Permanent Easement in favor of the City of Oklahoma City recorded in Book 11984, page 1080.
7. Temporary Easement in favor of the City of Oklahoma City recorded in Book 11491, page 1331.
8. Easement in favor of the City of Oklahoma City recorded in Book 4045, page 344.
9. Easement in favor of the City of Oklahoma City recorded in Book 4238, page 370.
10. Declaration of Use Restrictions recorded in Book 9767, Page 1390; and Consent and Subordination by Trishna Partnership recorded in Book 9767, Page 1394.
11. Easements in favor of Southwestern Bell Telephone Company, Oklahoma Natural Gas Company, a division of ONEOK Inc., Oklahoma Gas and Electric Company, Cox Cable of Oklahoma City, Inc., and the City of Oklahoma City, reserved in Journal Entry of Judgment, Case No. CJ-81-4267 in the District Court of Oklahoma County, State of Oklahoma, recorded in Book 4827, page 1345.
12. Easement for public utilities located in the closed alley south of the west 5 feet of Lot 7 and all of Lots 8 through 18 and north of Lots 31 and 32, with the right of the City reserved to re-open said alley without expense to the City, as shown by Ordinance No. 10972, recorded in Book 3227, page 34.

13. Assessments which become due and payable subsequent to the date hereof as a result of the Property being located in the Western Avenue Business Improvement District, Improvement and Special Services Assessment District No. 4.
14. Restrictive Covenants recorded in Book 18 of Plats, Page 33.
15. Restrictive Covenants recorded in Book 5332, Page 1382.
16. All matters shown on the ALTA/NSPS Land Title Survey prepared by Robert R. Hume, P.L.S. No. 1531, on behalf of Johnson & Associates, Inc., dated April 12, 2016, and designated as Project No. 3700, as amended and revised from time to time.
17. All matters shown on the ALTA/ACSM Land Title Survey prepared by Patricia A. Mantooh, P.L.S. No. 1648, on behalf of Johnson & Associates, Inc., dated July 15, 2007, and certified October 9, 2007, and designated as Project No. 1686203.
18. All matters shown on the ALTA/ACSM Land Title Survey prepared by Robert R. Hume, P.L.S. No. 1531, on behalf of Johnson & Associates, Inc., dated May 12, 2011, and certified July 5, 2011, and designated as Project No. 1686318.
19. All matters shown on the ALTA/ACSM Land Title Survey prepared by Patricia A. Mantooh, P.L.S. No. 1648, on behalf of Johnson & Associates, Inc., dated August 25, 2008, and certified September 8, 2008, and designated as Project No. 1686257.
20. All matters shown on the ALTA/ACSM Land Title Survey prepared by Patricia A. Mantooh, P.L.S. No. 1648, on behalf of Johnson & Associates, Inc., dated August 25, 2008, and certified September 15, 2008, and designated as Project No. 1686256.

20161118011691940
Filing Fee: \$23.00
Doc. Stamps: \$2,385.00
11/18/2016 03:08:54 PM
DEED



Larry Stein
Oklahoma County Assessor's
Office



Ownership Radius Report

This Report is for Account Number R049640815 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300A. Radusky
filed in the office of the County Assessor
on the 19th day of October, 2022
Given under my hand and official seal this
19th day of October, 2022

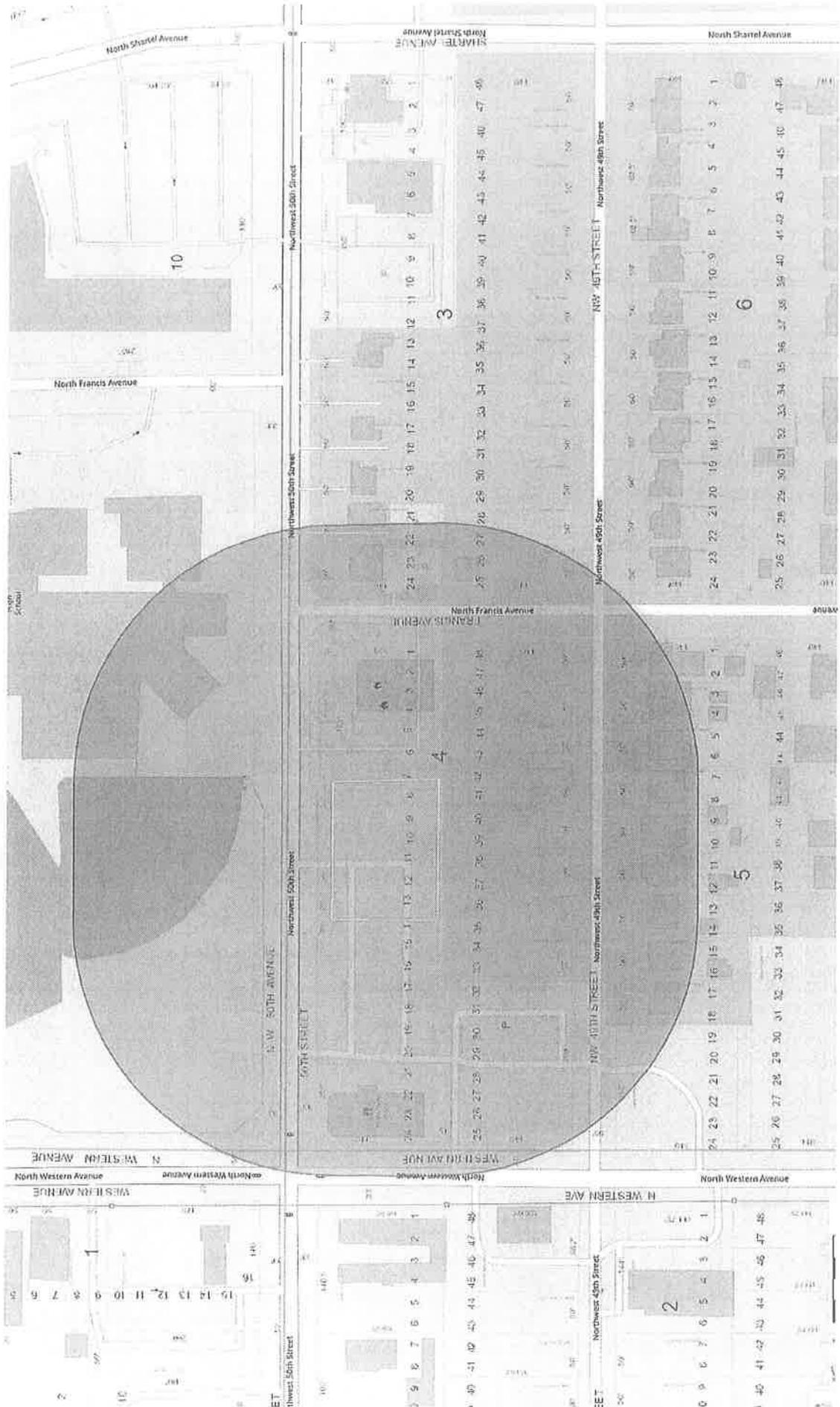
K. Burch County Assessor Deputy

Oklahoma County Assessor
300 ft. Radius Report
10/19/2022

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R049641120	J&K2 LLC	C/O SAVAGE SAVAGE AND BROWN	916 N MAIN ST		STILLWATER	OK	74075-3621	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 19 THRU 24	4920 N WESTERN AVE OKLAHOMA CITY
R049641105	VILLARREAL CARLOS A		1008 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 17 & 18	1008 NW 49TH ST OKLAHOMA CITY
R049641090	CHAMBERS TOAL PROPERTY LLC		729 NW 38TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 15 & 16	1004 NW 49TH ST OKLAHOMA CITY
R049641075	MURPHY LAURA ELIZABETH		PO BOX 57048		OKLAHOMA CITY	OK	73157-7048	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 13 & 14	1000 NW 49TH ST OKLAHOMA CITY
R049641060	MURPHY SHERIDAN DESHAY		920 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 11 & 12	920 NW 49TH ST OKLAHOMA CITY
R049641045	WADE STEPHEN A TRS	WADE STEPHEN AUSTIN LIV TRUST	PO BOX 54774		OKLAHOMA CITY	OK	73154	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 9 & 10	916 NW 49TH ST OKLAHOMA CITY
R049641030	ALLEN MICHAEL R		912 NW 49TH ST		OKLAHOMA CITY	OK	73118-6422	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 7 & 8	912 NW 49TH ST OKLAHOMA CITY
R049641015	PARISH DUSTIN		908 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 5 & 6	908 NW 49TH ST OKLAHOMA CITY
R049641000	MULLER SUSAN KATHLEEN		904 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 3 & 4	904 NW 49TH ST OKLAHOMA CITY
R049640985	NASH KELLY ALTMAN		900 NW 49TH ST		OKLAHOMA CITY	OK	73118-6422	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 1 & 2	900 NW 49TH ST OKLAHOMA CITY
R049640820	TTCU FEDERAL CREDIT UNION		PO BOX 4999		TULSA	OK	74159-0999	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD BLK 004 LOTS 000 BEG 155FT S OF NW/4 BLK 4 TH E200FT S140FT W200FT N140FT TO BEG AKA LOTS 25 THRU 32	1045 NW 49TH ST OKLAHOMA CITY
R049640865	BARTON MICHAEL R	BARTON SHARRON	1005 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 33 & 34	1005 NW 49TH ST OKLAHOMA CITY
R049640880	ELLIE RENTALS LLC		4513 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4628	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 35 & 36	1001 NW 49TH ST OKLAHOMA CITY
R049640895	LAWSON KELLY N		921 NW 49TH ST		OKLAHOMA CITY	OK	73118-6421	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 37 & 38	921 NW 49TH ST OKLAHOMA CITY
R049640910	ZAHN REBEKAH A		917 NW 49TH ST		OKLAHOMA CITY	OK	73118-6421	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 39 & 40	917 NW 49TH ST OKLAHOMA CITY

Oklahoma County Assessor
 300 ft. Radius Report
 10/19/2022

R049540746	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS N17FT OF LOTS 5 THRU 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R049540686	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 N17FT OF LOTS 1 THRU 4	0 UNKNOWN OKLAHOMA CITY
R133069955	BELTRAN EUSEBIUS J MOST REV	ARCHBISHOP OF THE ARCHDIOCESE	PO BOX 32180		OKLAHOMA CITY	OK	73123-0380	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 PT SW4 SEC 9 12N 3W BEG 33FT E & 33FT N SW/C SD SW4 TH N1021FT TH ALONG A CURVE TO THE RIGHT 118.50FT NELY 589.21FT TO POINT OF CURVE ALONG SD CURVE TO THE RIGHT 454.12	801 NW 50TH ST OKLAHOMA CITY



SPUD-1367 MASTER DESIGN STATEMENT

1000 NW 50th St.

April 7, 2022

AMENDED October 20, 2022

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.

This site will be developed in accordance with the regulation of **O-2, "General Office" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the O-2, "General Office" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Low Impact Institutional: Neighborhood Related (8250.14)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Administrative and Professional Office (8300.1)
- Dwelling Units and Mixed Uses (8200.2)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food, With Drive-Thru Order Window (8300.36), such as a coffee shop or Deli. Hours of operation shall be restricted to 6am – 7pm. Further restricted to a maximum of 3,500 sf. Further restrictions under section II.6.2 of this SPUD.
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Convenience Sales and Personal Services (8300.32), the convenience store use shall be restricted to a maximum of 2,500 sf.
- Automotive: Parking Lots, as principle use (8300.13)
(Amendment October 20, 2022 by Wallace Design Collective, PC)

2. Maximum Building Height:

The maximum building height shall be 30 feet.

If developed as a fast-food use, the maximum height shall not exceed 20 feet.

3. Maximum Building Size:

The building size shall utilize O-2, "General Office" District regulations.

4. Maximum Number of Buildings:

The maximum number of buildings on this site shall be per the base zoning district.

5. Building Setback Lines:

Structures along NW 50th St. shall be permitted to be located eight (8) feet from the front property line regardless of platted building setbacks. All other setbacks shall be as stated below:

Front: 15 feet
Side: 10 feet
Rear: 10 feet

6. Sight-proof Screening:

A masonry wall is currently constructed with a landscape buffer along the south boundary line of the SPUD. Said masonry wall shall be maintained through construction and future use. Evergreen plantings on 20-foot centers shall be required along the southern SPUD boundary.

7. Landscaping:

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

8. Signs:

8.1 Freestanding Signs

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight (8) feet in height and 100 square feet in area. Said sign shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

Ground-mounted directional signs that are less than four (4) square feet shall be considered incidental and allowed within this SPUD.

Pole signs and billboards shall be expressly prohibited in this SPUD.

8.2 Attached Signs

Attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

8.4 Electronic Message Display Signs

EMD signage shall not be permitted within this SPUD.

9. Vehicular Access:

Access shall be taken from NW 50th St. via a maximum of one (1) private drive which is existing.

10. Sidewalks:

There is an existing five (5) foot sidewalk along NW 50th St. Should said 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 office structures shall be comprised of masonry, glass, polycarbonate panels (glass-like panels), EIFS, rock, stone, stucco, wood, architectural concrete, tilt-up concrete, cast in place concrete panels, metal building panels, metal solar shades, insulated metal panels, metal cylinders, stainless steel panels, painted steel, landscape screens, glass, plaster, poly-resin panels, translucent material, ceramic tile, fiberglass panels or other similar type finish approved by the Planning Director of the City of Oklahoma City.

2. Street Improvements:

N/A

3. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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.

The maximum foot candle per sign shall be per Oklahoma City Code. However, lighting shall be adjusted such that there will not be any spill over onto adjacent residential properties.

4. Dumpsters:

This SPUD shall utilize the existing dumpster enclosure contained within this development and no new dumpster locations shall be installed.

5. Parking:

The design and number 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.

Cross access for the purpose of parking and maneuvering via a cross access agreement shall be permitted through recorded covenants and restrictions.

Parking shall not be permitted in the right-of-way.

6. Other

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

6.2 Regulations for Fast Food with a drive thru Uses (these regulations shall not be applicable to uses without a drive-thru lane or pickup window:

- I. There shall be no speaker boxes permitted within this SPUD.
- II. If a drive-thru is constructed as part of this development, a sound wall shall be constructed along the southern boundary of the SPUD. The sound barrier shall be a minimum of 7 feet in height and extend the length of the drive.
- III. An alternative to the sound wall may be the extension of the masonry wall. If a drive-thru is constructed without installation of the sound wall, the brick wall shall be extended to 10 feet in height. This is in addition to the evergreen plantings required under section I.6.

III. SUPPORTING DOCUMENTS

- Exhibit A: Legal Description
Exhibit B: Master Development Plan

EXHIBIT A

LEGAL DESCRIPTION

N.W. 50th & Western

January 31, 2019

A tract of land being a part of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West 5 feet of Lot Seven (7) together with all of Lots Eight (8) through Thirteen (13) and a portion of Lot Fourteen (14) in Block Four (4) as shown on the recorded plat DOUGLAS PLACE ADDITION, said tract being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Block 4;

THENCE, along and with the North line of said Block 4, the following two calls:

1. North 89°41'45" East, a distance of 253.91 feet to a point 3.91 feet East of the Northwest (NW) Corner of said Lot 14, said point being the POINT OF BEGINNING;
2. continuing North 89°41'45" East, a distance of 176.09 feet to a point 5.00 feet East of the Northwest (NW) Corner of said Lot Seven (7);

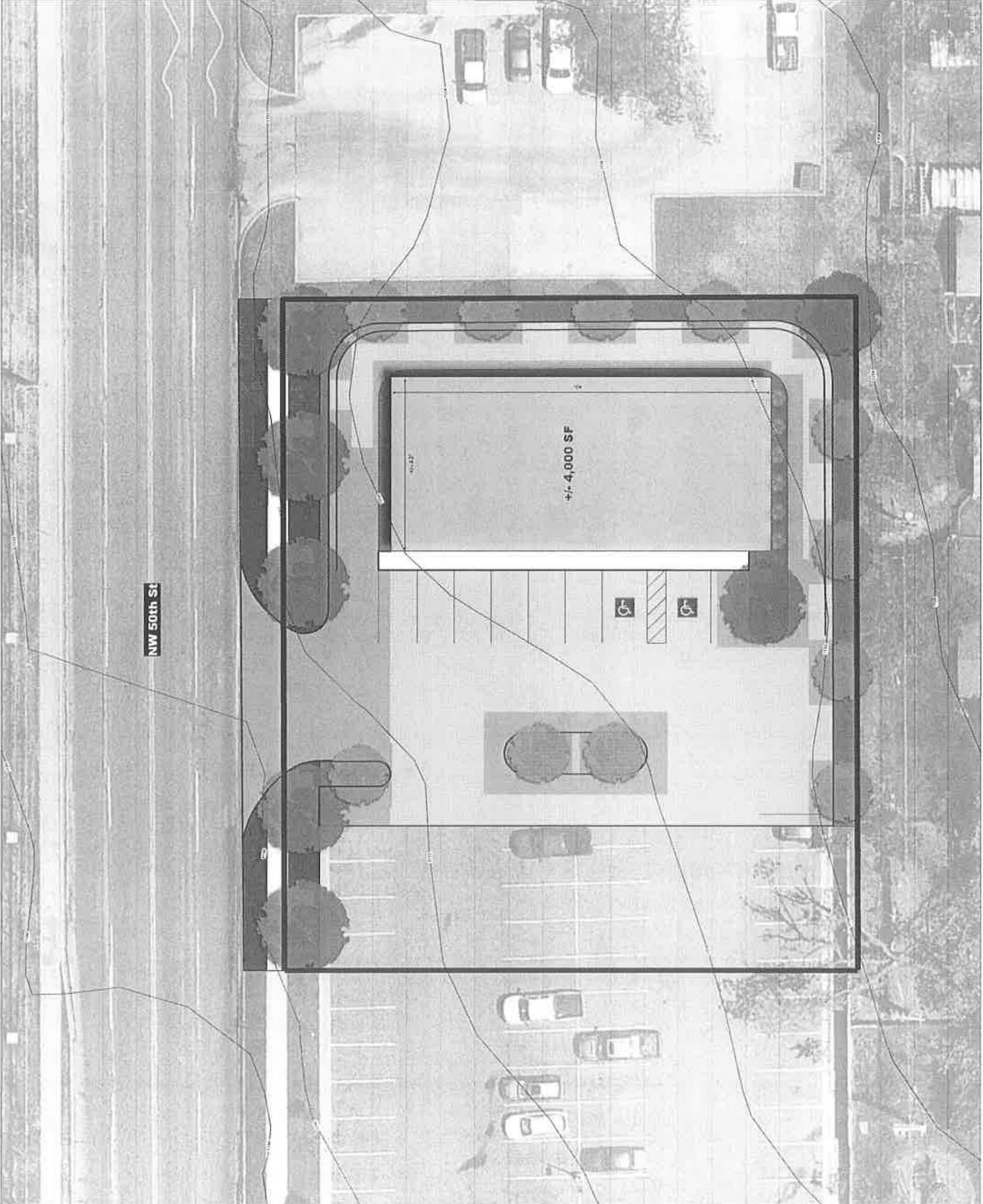
THENCE South 00°20'06" East, parallel with and 5.00 feet East of the West line of said Lot Seven (7), a distance of 140.00 feet to a point on the North line of said East/West Alley;

THENCE South 89°41'45" West, along and with the North line of said East/West Alley, a distance of 177.13 feet to a point 2.87 feet East of the Southwest (SW) Corner of said Lot 14;

THENCE North 00°05'31" East, departing said North line, a distance of 140.00 feet to the POINT OF BEGINNING.

Containing 24,725 square feet or 0.5676 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



NW 50th St

+/- 4,000 SF

SF

SF

NW 50th St. & N Western Ave.

Conceptual Site Plan
Drive-Thru Option
+/- 0.5152 acre



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Conceptual site plan. Measurements shown
per lot after proposed platting.