



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

XXXXX MORGAN RD
16160 N. Mustang Rd.

Name of Development or Applicant

XXXXX MORGAN RD
16160 N. Mustang Rd.

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

Utilizing existing structure for a gym.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1951
Case No.: PUD -	13APR'23
File Date:	.1
Ward No.:	---
Nbhd. Assoc.:	PIEDMONT
School District:	AA
Extg Zoning:	---
Overlay:	---

41.06 acres, MOL

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

Signature of Applicant

David M. Box, on behalf of the Applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

esilberg@wbfbllaw.com / kturner@wbfbllaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

State Of Oklahoma
Canadian County
Documentary Stamps
\$675.00



Doc#: R 2019 11971
Bk&Pg: RB 4894 570-570
Filed: 05-15-2019 TMR
01:54:51 PM ND
Canadian County, OK 1E

Ref To:
OLD REPUBLIC
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
Individual

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That SIGMON FARMS LLC party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto DAVID J BATSON, TRUSTEE OF THE DAVID J BATSON TRUST, party of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

A tract of land in the West Half (W/2) of the Northwest Quarter (NW/4) of Section ONE (1), Township THIRTEEN (13) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter (NW/4) of said Section 1; Thence S 00°14'34" E as the basis of bearing on the West line of said NW/4 a distance of 1339.69 feet to the Point of Beginning; Thence N 89°45'15" E a distance of 33.00 feet to a point on the East Right-of-Way of N. Morgan Road; Thence N 37°23'57" E a distance of 82.67 feet; Thence N 89°50'30" E a distance of 564.53 feet; Thence on a tangent curve to the right, having a Radius of 100.00 feet, a chord bearing of S 61°40'19" E and a chord distance of 92.31 feet, for an arc length of 95.95 feet; Thence on a compound curve to the right, having a Radius of 380.00 feet, a chord bearing of S 38°40'29" E, and a chord distance of 86.18 feet, for an arc length of 86.36 feet; Thence S 23°09'59" E a distance of 99.68 feet; Thence on a tangent curve to the left, having a Radius of 190.00 feet, a chord bearing of S 56°05'42" E, and a chord distance of 312.11 feet, for an arc length of 325.04 feet; Thence N 89°53'26" E a distance of 340.33 feet to the East line of said W/2; Thence S 00°10'28" E on the East line of said W/2 a distance of 1154.58 feet to the Southeast corner of said W/2; Thence S 89°44'11" W on the South line of said NW/4 a distance of 1332.47 feet to the Southwest corner of said NW/4; Thence N 00°14'34" E on the West line of said NW/4 a distance of 1431.75 feet to the Point of Beginning.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

REYNARDON
THE DAVID J BATSON TRUST
16300 MORGAN RD NE
PIEDMONT, OK 73078

TAXES TO: SAME AS ABOVE

together with all the improvements thereon, and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, 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.

Signed and delivered 9th day of May, 2019.

SIGMON FARMS LLC

By JASON SIGMON, MANAGER

STATE OF COLORADO }
COUNTY OF ROUTT } ss

Before me, a Notary Public in and for this State, on this 9th day of May, 2019, personally appeared JASON SIGMON as MANAGER, on behalf of SIGMON FARMS LLC, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purpose herein stated.

CRYSTAL LYNN HAYES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20184045127
My Comm. Expires 06/29/2020

Underwriter: American Guaranty Title Insurance Company

Warranty Deed (LLC)

Exhibit A

Legal Description

T13N R05W S01 NW4 A#5 PT NW4 - BEG 1229.69'S OF NW/C, TH E33' NE82.67' E564.53' CURV'R 95.95'
CURV'R 86.36' SE99 68' CURV'L 225.04' E340.23' S1154.58' W1322.47' N1421.75' TP

LETTER OF AUTHORIZATION

David J Batson Trust, (the property owner of record) or (an agent of the property owner of record) authorize 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 16160 N Morgan Rd Piedmont, OK 73078.

By: David J. Batson

Title: Trustee

Date: 4-5-2023

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) §:

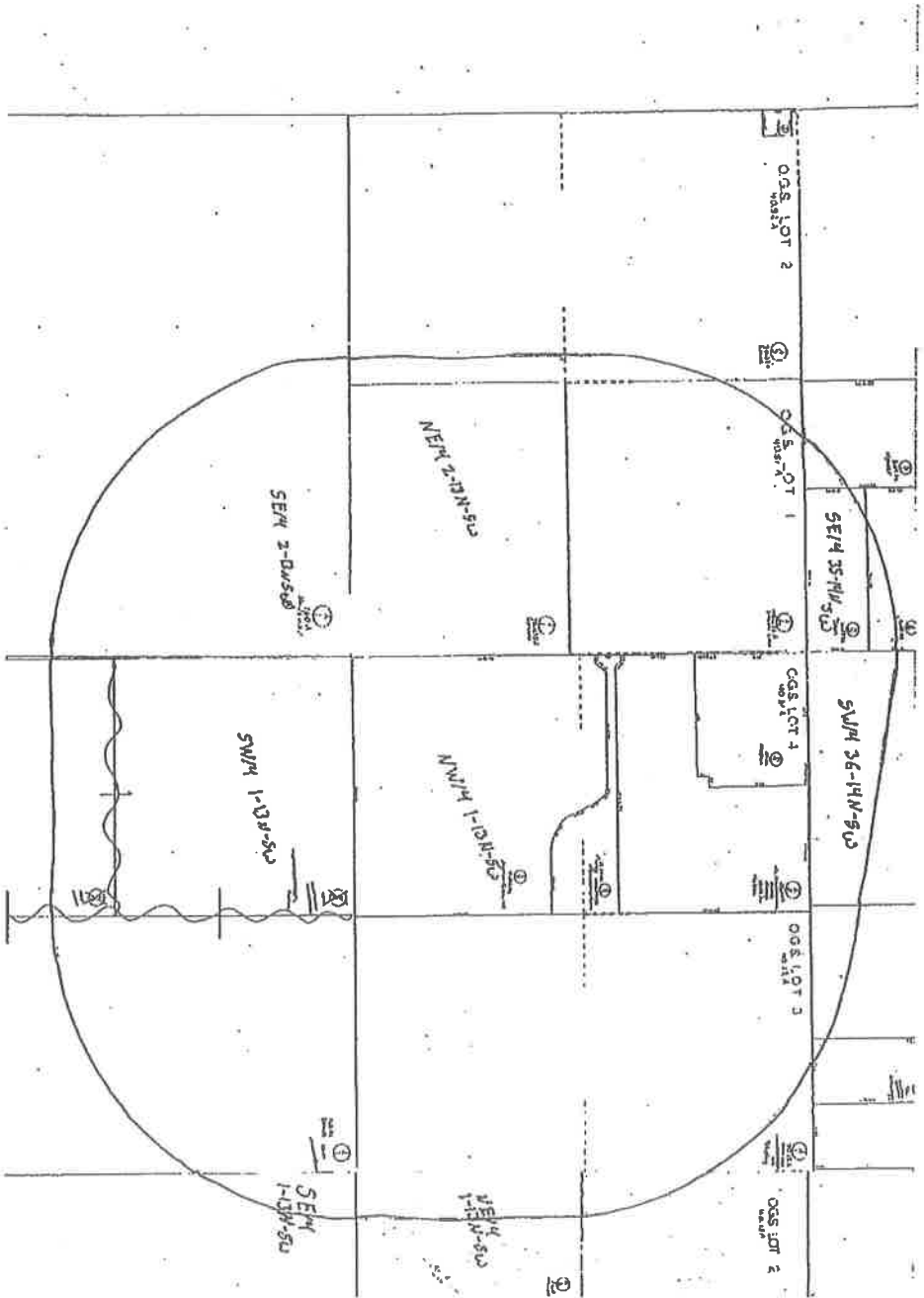
A Tract of Land in the W/2 of the Northwest Quarter (NW/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter (NW/4) of said Section 1; Thence S 00°14'34" E, a distance of 33.00 feet to a point on the East Right-of-Way of N. Morgan Road; Thence N 37°23'57" E a distance of 82.67 feet; Thence N 89°50'30" E a distance of 561.53 feet; Thence on a tangent curve to the right, having a Radius of 100.00 feet, a cord bearing of S 62°40'19" E and a cord distance of 92.31 feet, for an arc length of 95.95 feet; Thence on a compound curve to the right, having a Radius of 380.00 feet, a cord bearing of S 28°40'29" E, and a chord distance of 86.16 feet, for an arc length of 86.36 feet; Thence S 22°09'50" E a distance of 99.68 feet; Thence on a tangent curve to the left, having a Radius of 190.00 feet; a chord bearing of S 56°05'42" E, and a chord distance of 212.11 feet, for an arc length of 225.04 feet; Thence N 89°58'26" E a distance of 340.23 feet to the East line of said W/2; Thence S 00°10'26" E on the East line of said W/2 a distance of 1154.58 feet to the Southeast corner of said W/2; Thence S 89°44'11" W on the South line of said NW/4 a distance of 1322.47 feet to the Southwest corner of said NW/4; Thence N 00°14'34" E on the West line of said NW/4 a distance of 1421.75 feet to the Point of Beginning.

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.

First American Title Insurance Company

By: Sarah Overholser
Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2806437-WA99

Owner	Mailing Address	Legal Description
DAVID BATSON TRUSTEE OF THE DAVID J BATSON TRUST	16300 MORGAN RD NE, PIEDMONT, OK. 73078	PT NW/4 1-13N-5E (A#5 ON THE MAP) - SUBJECT PROPERTY PT NW/4 1-13N-5W (A#2)
ANNA DONAT, ESTATE OF PAUL EDWARD DONAT WESTPOINT DEVELOPERS L.L.C.	4517 FRISCO BRIDGE BLVD, EDMOND, OK. 73034 2731 S I-35 SERVICE RD, MOORE, OK. 73160	PT SW/4 1-13N-5W (A#1 ON THE MAP) PT SE/4 1-13N-5W (A#1 ON THE MAP) & PT NE/4 1-13N-5W (A#3 ON THE MAP)
BRET EDWARD SHIPLEY	1808 E HWY 152, MUSTANG, OK. 73064	PT NW/4 1-13N-5W (A#1 ON THE MAP)
ANDREW MEIWES	4320 MOFFAT RD NW, PIEDMONT, OK. 73078	PT NE/4 1-13N-5W (A #1 & A#2 ON THE MAP)
BARAY ENTERPRISES INC D/B/A NANCE PRECAST CONCRETE PRO	PO BOX 116, PIEDMONT, OK. 73078	PT SW/4 36-14N-5W (A#5 ON THE MAP)
DOUGALS A BECK & SUSAN R BECK, TRUSTEES OF THE BECK LIVING TRUST 3/26/2008	8028 NW 113TH ST, OKLAHOMA CITY, OK. 73162	PT NE/4 1-13N-5W (A#2 ON THE MAP) & SW/4 36-14N-5W (A#1 ON THE MAP)
THE CAROLYN L BECK FAMILY TRUST DATED SEPTEMBER 23, 2008	2028 NW 113TH STREET, OKLAHOMA CITY, OK. 73062	SW/4 36-14N-5W (A#2 ON THE MAP)
VICKIE L MCBEE	9700 NW 164TH ST, PIEDMONT, OK. 73078	PT NW/4 1-13N-5W (A#3 & A#4 ON THE MAP)
DEREK J ROMBERG & AMY K ROMBERG	1117 MORGAN RD NE, PIEDMONT, OK. 73078	PT SE/4 35-14N-5W (A#6 ON THE MAP)
T & G HALLEY FAMILY LLC	3009 SHEFFIELD LN, WOODWARD, OK. 73801	PT SE/4 35-14N-5W (A#5 ON THE MAP)
ERICK MOSER	3224 ROSEWOOD LN, OKLAHOMA CITY, OK. 73120	PT SE/4 35-14N-5W (A#7 ON THE MAP)
PREMIUM LAND LLC	305 W MEMORIAL RD, OKLAHOMA CITY, OK. 73114	PT NE/4 2-13N-5W (A#5 ON THE MAP)
RKRE HOLDINGS LLC	13317 OUDOOR LIVING DRIVE, PIEDMONT, OK. 73078	PT NE/4 2-13N-5W (A#1 ON THE MAP)
TINA NEEL	8412 NW 64TH TER, OKLAHOMA CITY, OK. 73132	PT SE/4 2-13N-5W (A#1 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING, OKLAHOMA CITY, OK. 73102	STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-_____

MASTER DESIGN STATEMENT FOR

16160 N. Morgan Rd.

April 12, 2023

PREPARED FOR:

The David J. Batson Trust
16300 Morgan Rd. NE
Piedmond, OK 73078

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
dmbbox@wbfbllaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 16160 N. Morgan Rd., consisting of 41.06 acres, is located within the Northwest Quarter (NW/4) of Section 1, Township 13 N, Range 5 W, of the Indian Meridian, Canadian 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 The David J. Batson Trust.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for AA. Surrounding properties are zoned and used for:

North: AA District and used for residential.
East: AA District and is undeveloped.
South: AA District and is undeveloped.
West: AA District and is 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 developed and used for residential and accessory structures.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing AA base zoning that will permit an indoor gymnasium.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Washington Ave. E. The nearest street to the east is N. County Line Rd. The nearest street to the south is NW 150th St. The nearest street to the west is N. Morgan Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 32 located at 12233 N. Mustang Rd. It is approximately 5 miles from this PUD development.

7.5GAS, 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.

7.8COMPREHENSIVE PLAN

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

SECTION 8.0SPECIAL 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.

8.1USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the AA District shall govern this PUD, except as herein modified.

All AA uses shall be permitted within this PUD, including the following:

8300.50 Lodging Accommodation: Campground

8300.55 Participant Recreation and Entertainment: Indoor

8300.56 Participant Recreation and Entertainment: Outdoor

9.0SPECIAL CONDITIONS

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

9.1FAÇADE REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: 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

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: 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.

9.4 SCREENING REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall not be 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

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: 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 PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

There shall be one (1) access points from N. Morgan Rd.

9.9 PARKING REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: 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.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: the base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply: unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 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.

9.16 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.

9.17 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 - Aerial

Exhibit C - Topography Plan

Exhibit A

Legal Description

T13N R05W S01 NW4 A#5 PT NW4 - BEG 1229.69'S OF NW/C, TH E33' NE82.67' E564.53' CURV'R 95.95'
CURV'R 86.36' SE99 68' CURV'L 225.04' E340.23' S1154.58' W1322.47' N1421.75' TP

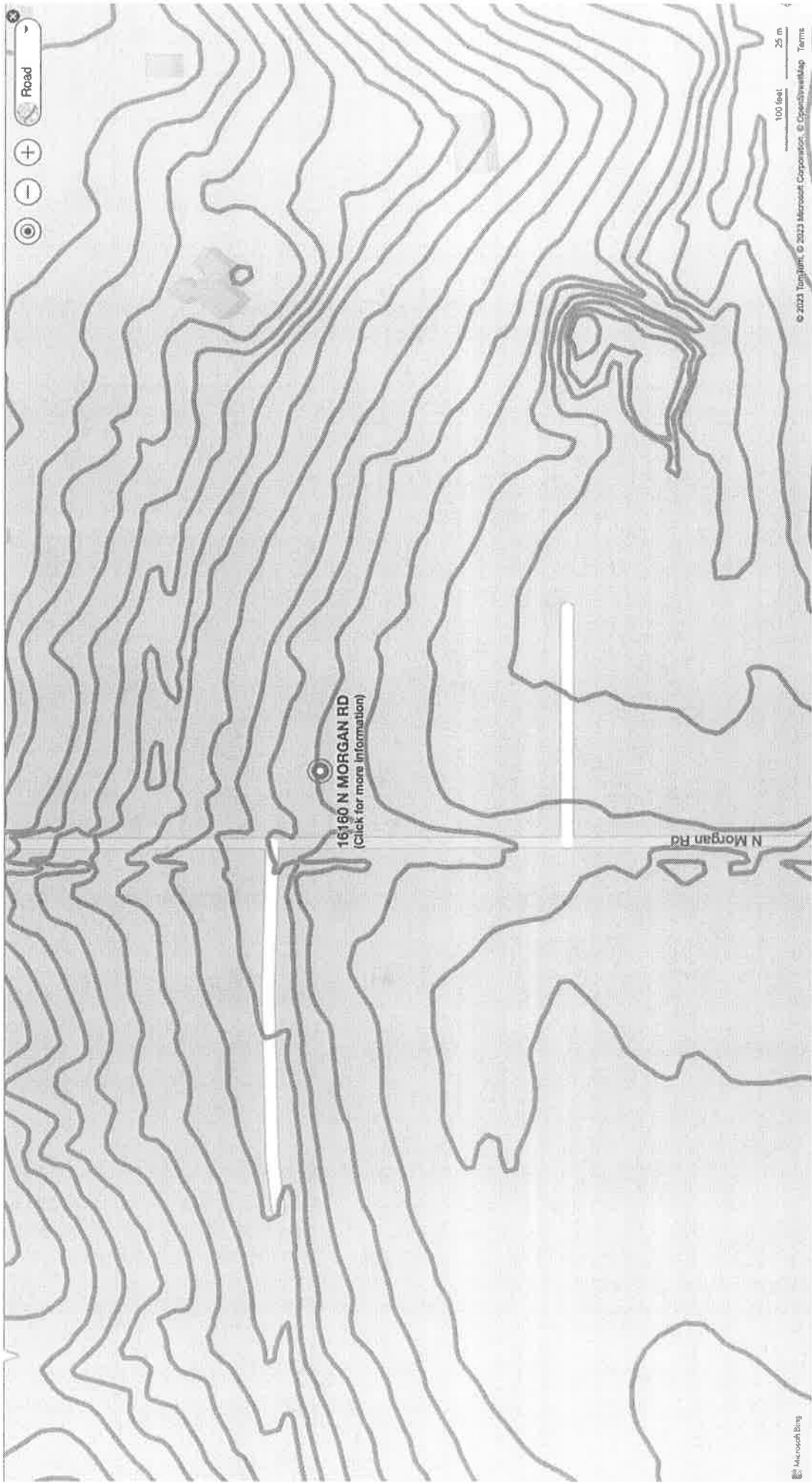


N Morgan Rd

N Morgan Rd

N Morgan Rd

N Morgan Rd



⊙ + - Road

100 feet 25 m
© 2023 Tuntun, © 2023 Microsoft Corporation, © OpenStreetMap Terms

Exhibit A

Legal Description

T13N R05W S01 NW4 A#5 PT NW4 - BEG 1229.69'S OF NW/C, TH E33' NE82.67' E564.53' CURV'R 95.95'
CURV'R 86.36' SE99 68' CURV'L 225.04' E340.23' S1154.58' W1322.47' N1421.75' TP

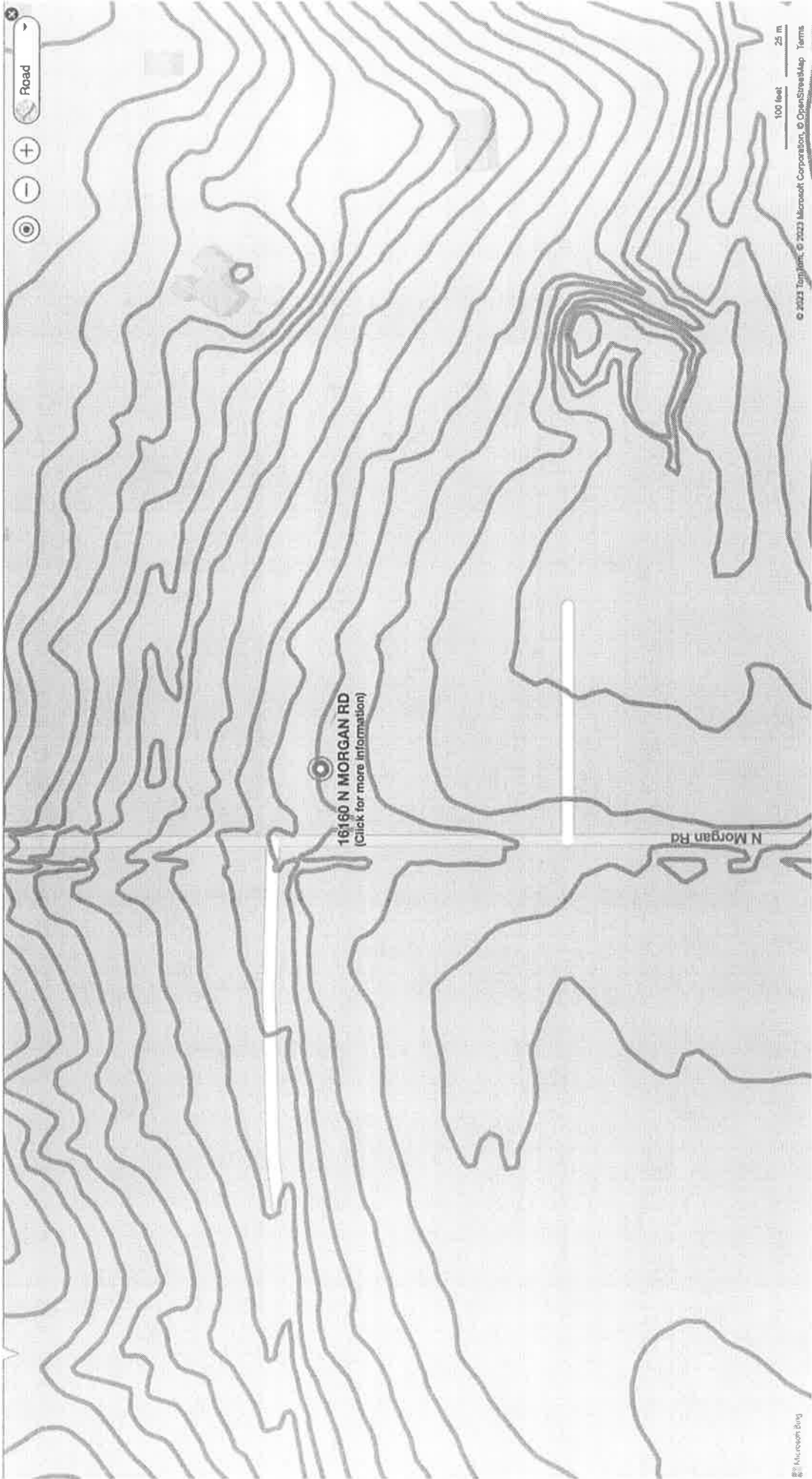


N Morgan Rd

N Morgan Rd

N Morgan Rd

N Morgan Rd



⊗ ⊖ ⊕ Road

18160 N MORGAN RD
(Click for more information)

N Morgan Rd

100 feet 25 m

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