



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**  
 16501 Network Ave.

Project Name

16501 Network Ave.

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

Commercial / office development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.: SPUD -	1579
File Date:	10/30/23
Ward No.:	W8
Nbhd. Assoc.:	---
School District:	DEER CREEK
Extg Zoning:	PUD-737
Overlay:	

0.8 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 \$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

*Kaitlyn Turner*

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

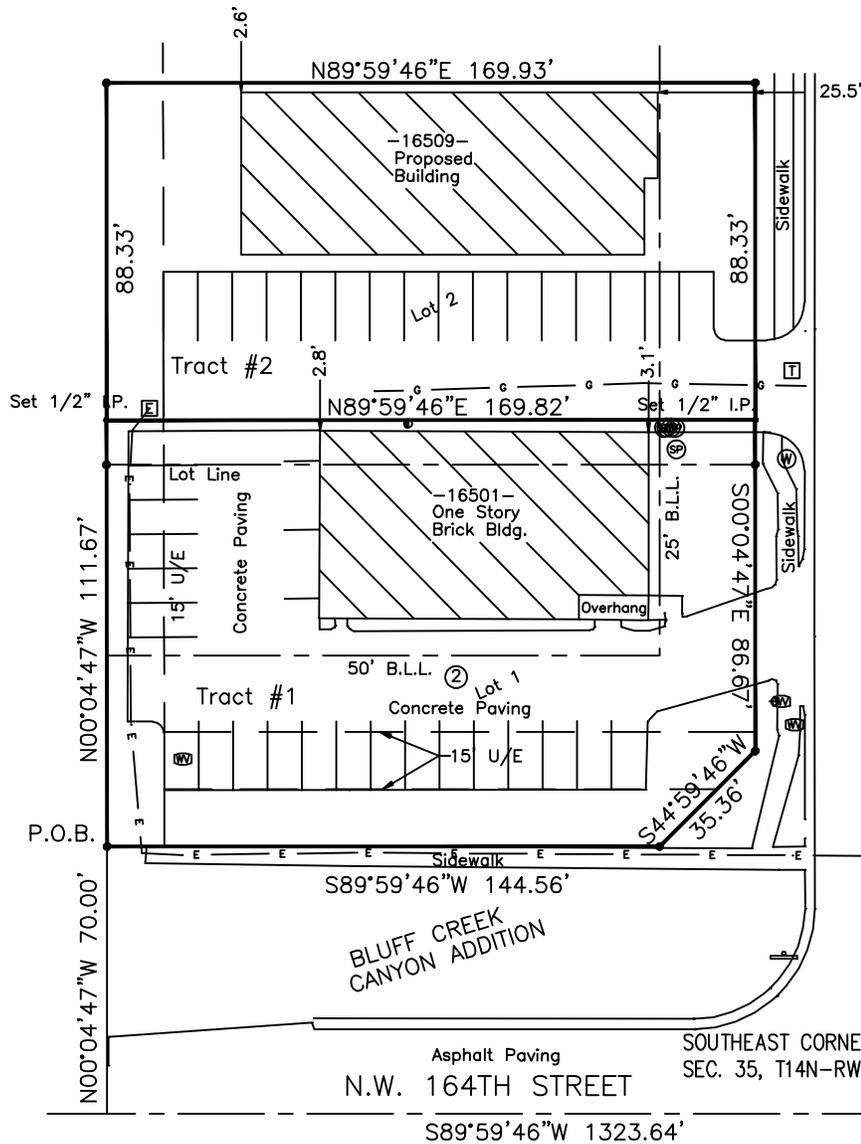
405-232-0080

Phone

esilberg@wbfbllaw.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.



1" = 50'  
06-06-13  
Basis of Bearing  
SUBDIVISION PLAT

LEGEND

Underground Gasline  
Underground Electric

- ◇ Fire Hydrant
- ⊠ Water Valve
- ⊙ Water Meter
- ⊕ Irrigation Control Valve
- ⊠ Telephone Riser
- Cleanout
- ⊠ Electric Junction Box
- Found 1/2" Iron Pin
- Set 1/2" Iron Pin

Asphalt Paving  
N. SHAWNEE AVENUE

BLUFF CREEK CANYON ADDITION

Asphalt Paving  
N.W. 164TH STREET

SOUTHEAST CORNER OF SE/4  
SEC. 35, T14N-RWW, I.M.

**Tract #1**  
A tract of land in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and more particularly described as follows:

All of Lot One (1) and the South 11.67 feet of Lot Two (2) in Block Two (2) of Bluff Creek Canyon, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof: Being more particularly described as follows: Commencing at the Southeast Corner of said Section 35; Thence S 89°59'46" W a distance of 1323.64 feet; Thence N 00°04'47" W a distance of 70.00 feet to the point of beginning; Thence from said point of beginning continuing N 00°04'47" W a distance of 111.67 feet; Thence N 89°59'46" E a distance of 169.82 feet; Thence S 00°00'14" E a distance of 86.67 feet; Thence S 44°59'46" W a distance of 35.36 feet; Thence S 89°59'46" W a distance of 144.66 feet to the point of beginning.

**Tract #2**  
A tract of land in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and more particularly described as follows:

All of Lot Two (2) LESS AND EXCEPT the South 11.67 feet of Lot Two (2) in Block Two (2) of Bluff Creek Canyon, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**22894 N. Shawnee  
Troy Dee, P.L.S.**

2233 N.W. 193rd Street, Edmond, Oklahoma 73012  
Telephone: (405) 802-7883  
P.L.S. #1745  
troy1745@gmail.com



EXHIBIT A

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and more particularly described as follows:

All of Lot One (1) and the South 11.67 feet of Lot Two (2) in Block Two (2) of BLUFF CREEK CANYON, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Being more particularly described as follows: Commencing at the Southeast Corner of said Section 35; Thence S 89°59'46" W a distance of 1323.64 feet; Thence N 00°04'47" W a distance of 70.00 feet to the point of beginning; Thence from said point of beginning continuing N 00°04'47" W a distance of 111.67 feet; Thence N 89°59'46" E a distance of 169.82 feet; Thence S 00°00'14" E a distance of 86.67 feet; Thence S 44°59'46" W a distance of 35.36 feet; Thence S 89°59'46" W a distance of 144.66 feet to the point of beginning.

SUMNER

20131205011691530  
Filing Fee: \$15.00

12/05/2013 10:19:59 AM  
DEED



# QUIT CLAIM DEED

20160711010983440  
DEED 07/11/2016  
02:23:46 PM Book:13170  
Page:1630 PageCount:2  
Filing Fee:\$15.00  
Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

**THIS INDENTURE**, made this 7th day of July, 2016 between **Rose Creek Operating, LLC**, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and **Rose Creek Properties, LLC**, party of the second part, **Witnesseth**, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

**TAX ID No.:** 209421020

**Grantee's Mailing Address:** 3660 NW 206th Street, Edmond, OK 73012

**DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4**

together with all and singular the hereditaments and appurtenances thereunto belonging.

**To Have and to Hold** the above described premises unto the said party of the second part, its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

**In Witness Whereof**, the said party of the first part has caused these presents to be signed by its Manager this 7th day of July, 2016

Rose Creek Operating, LLC

BY: \_\_\_\_\_  
John Bradley Austin, Manager

1605262  
CORPORATE OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of July, 2016, personally appeared, **John Bradley Austin** to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **Manager** and acknowledged to me that same was executed as the free and voluntary act and deed of of such entity for the uses and purposes therein set forth.

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

*Rachel Koeppe*  
Rachel Koeppe  
Commission Expires: \_\_\_\_\_



RETURN TO:  
Oklahoma City Abstract & Title Company  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118

**EXHIBIT "A"  
LEGAL DESCRIPTION**

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and more particularly described as follows:

Lot Two (2), Less and Except the South 11.67 feet, in Block Two (2) of Bluff Creek Canyon being more particularly described as follows: Commencing at the SE Corner of said Section 35; thence South 89°59'46" West a distance of 1323.64 feet; thence North 00°04'47" West a distance of 181.67 feet to the point of beginning; thence from said point of beginning continuing North 00°04'47" West a distance of 88.33 feet; thence North 89°59'46" East a distance of 169.93 feet; thence South 00°00'14" East a distance of 88.33 feet; thence South 89°59'46" West a distance of 169.82 feet to the point of Beginning. From, since and after April 9, 2015 at 7:30 am

SUMNER



## LETTER OF AUTHORIZATION

Rose Creek Properties LLC ,(the property owner of record) and John Austin as agent of the property owner 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.

By  \_\_\_\_\_ Title

Manager of the LLC

Date 10/17/2023



Rochelle Duke

By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2840856-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
4938	R209421010	ROSE CREEK PROPERTIES LLC	3660 NW 206TH ST	EDMOND	OK	73012-9165	BLUFF CREEK CANYON	002	001	BLUFF CREEK CANYON 002 001 ALL OF LOT 1 PLUS S11.67FT OF LOT 2 (SUBJECT PROPERTY)	16501 NETWORK AVE OKLAHOMA CITY
4938	R209421020	ROSE CREEK PROPERTIES LLC	3660 NW 206TH ST	EDMOND	OK	73012-9165	BLUFF CREEK CANYON	002	000	BLUFF CREEK CANYON 002 000 LOT 2 EX S11.67FT (SUBJECT PROPERTY)	16509 NETWORK AVE OKLAHOMA CITY
3805	R168680135	LONE OAK INC	32 NW 144TH CIR STE B	EDMOND	OK	73013-2506	SPRING CREEK TOWNSHIP	000	000	SPRING CREEK TOWNSHIP PT E/2 SEC 2 13N 4W BEING E/2 OF SEC 2 EX SE4 OF SE4 SUBJ TO ESMTS OF RECORD & EX BEG SW/C SE4 TH N50FT E454.44FT NE102.74FT RIGHT ON CURVE SE100.92FT SE129.19FT E547.95FT S33FT W1328.99FT TO BEG CONT 1.37ACRS MORE OR LESS TO STATE & EX BEG BEG SE/C NE4 TH W595.03FT NELY481.51FT NWLY50.25FT NELY390FT NW257.10FT NELY250FT NE252.24FT NELY500FT NE75.66FT NELY428.73FT LEFT ON CURVE NELY80.53FT NW44.82FT NW180.62FT W440FT NW601.47FT N33FT E1550FT S2776.33FT TO BEG CONT 31.44ACRS MORE OR LESS TO STATE & EX BEG SE/C NE4 SE4 TH W679.40FT NELY RIGHT ON CURVE 125.74FT NW82.41FT NE250FT NE203.04FT NE668.49FT E595.03FT S1321.85FT TO BEG CONT 19.44ACRS MORE OR LESS & EX A TR BEG 330FT W & 90FT S OF NE/C NE4 TH SE44.82FT RIGHT ON CURVE SW80.53FT SW428.73FT SW75.66FT SW500FT SW252.24FT NE514.13FT NE195FT NW81.39FT NE175FT NW261.39FT N33.74FT NW51.44FT E63.04FT SE180.62FT TO BEG CONT 4.51ACRS MORE OR LESS & EX BEG 573.04FT W & 75FT S OF NE/C NE4 TH SE51.44FT S33.74FT SE261.39FT NW105.95FT NW156.77FT W400FT NW394.24FT NW503.24FT N33FT E350FT S33FT SE601.47FT E376.96FT TO BEG CONT 2.77ACRS MORE OR LESS TO STATE & EX BEG 2662.21FT N & 70FT E OF SW/C SE4 E359.90FT S653.96FT SE173.09FT SE61.80FT SE42.96FT SE22.13FT SE50.45FT S383.86FT W401.07FT N1387.01FT TO BEG & EX BEG 158.27 E OF SW/C SE4 TH N50FT NELY35.45FT N30.30FT NE21.29FT N1052.24FT LEFT ON CURVE NW27.19FT RIGHT ON CURVE NE80.20FT E60FT RIGHT ON CURVE SE80.50FT LEFT ON CURVE SW27.19FT S1052.24FT SE21.29FT SWLY29.90FT SE35.26FT S50FT W124FT TO BEG PLTD INTO CROWN AT LONE OAK RD & EX BEG 2029.52FT N & 625.14FT E OF SE/C SE4 TH SW730.92FT SE125FT SE49.30FT SW274.51FT SW59.13FT NW870.82FT NE1269.62FT S966.64FT CONT 20.18ACRS MORE OR LESS & EX EX BEG SW/C SE4 TH N1274.57FT E570.51FT SW371.70FT SW87.39FT SW204.41FT SE76.24FT SW177.02FT SW99.50FT SW233.55FT S50FT W396.04FT TO BEG & EX PLTD CROWN AT LONE OAK ROAD 1.92ACRS MORE OR LESS & EX BEG 1274.57 FT N OF SW/C SE4 TH N1387.64FT E70FT S1387.01FT W70FT TO BEG & EX BEG 1860.12N & 652.87FT W OF SE/C SE4 SEC 2 TH SW552.89FT NW49.30FT NW125FT NE730.92FT SW59.21FT SW113.04FT TO BEG CONT 2.20ACRS MORE OR LESS & EX BEG 1546.83FT W & 73.01FT S OF NE/C NE4 TH SE149.69FT SE116.13FT SW475FT SE430.94FT SE454.71FT SE94.95FT S96.36FT E261.31FT SW60.09FT W258.04FT S397.76FT W842.72FT NW75.44FT RIGHT ON CURVE NW366.92FT N71.09FT LEFT ON CURVE NW278.28FT NW464.39FT RIGHT ON CURVE NW143.39FT NWLY79.42FT LEFT ON CURVE NW177.69FT NW240.43FT NE715.99FT SE78.12FT N16.10FT TO BEG & EX BEG 1599.21FT S & 591.41FT W OF NE/C NE4 TH SWLY4.06FT SE257.10FT SWLY195.10FT W1115.88FT NW57.71FT E842.72FT N397.76FT E258.04FT TO BEG & EX BEG 620.03FT W 194.9FT S 156.7 SE 105.95 SE 175FT SWLY 81.39FT SELY 195 SWLY 514.13FT SW 250FT SWLY 257.1FT SE 195.1FT SWLY OF NE/C NE4 TH SWLY194.9FT SWLY50.25FT SWLY123.88FT SW1243.52FT N824.62FT NW165.81FT ON A LEFT CURVE NW37.21FT E1115.92FT TO BEG CONT 17.03 ACRES MORE OR LESS & EX A TR BEG 521.33FT E OF SW/C SE4 TH N94.61FT NWLY70.98FT NELY113.74FT NE122.39FT NELY157.35FT NWLY86.62FT NE110.5FT NE97.43FT NE129.52FT NE102.96FT NE243.05FT SE114.82FT NE67.42FT SE96.27FT SE108.8FT SE137.28FT SE150.07FT NE156.28FT NE44.64FT SE28.71FT LEFT ON A CURVE SELY726.22FT SW59.28FT W653.48FT S33FT W807.58FT TO BEG CONT 28.01 ACRES MORE OR LESS	UNKNOWN
3805	R168680117	OK LONE OAK LAND LLC, C/O WEIDNER APARTMENTS HOME	9757 NE JUANITA DR, Unit 300	KIRLAND	WA	98034	SPRING CREEK TOWNSHIP	000	000	SPRING CREEK TOWNSHIP PT NE4 SEC 2 13N 4W BEG 1546.83FT W & 73.01FT S OF NE/C NE4 TH SE149.69FT SE116.13FT SW475FT SE430.94FT SE454.71FT SE94.95FT S96.36FT E261.31FT SW60.09FT W258.04FT S397.76FT W842.72FT NW75.44FT RIGHT ON CURVE NW366.92FT N71.09FT LEFT ON CURVE NW278.28FT NW464.39FT RIGHT ON CURVE NW143.39FT NWLY79.42FT LEFT ON CURVE NW177.69FT NW240.43FT NE715.99FT SE78.12FT N16.10FT TO BEG CONT 35.92ACRS MORE OR LESS & EX A TR BEG 1599.21FT S & 591.46FT W OF NE/C NE4 TH SWLY4.06FT SE257.11FT SWLY195.09FT W1115.88FT NW133.15FT NW366.92FT RIGHT ON A CURVE N71.09FT NWLY47.47FT LEFT ON A CURVE NE265.32FT NE400FT SE37.54FT SE171.57FT SE70.2FT RIGHT ON A CURVE SE144.96FT LEFT ON A CURVE S0.98FT E257.99FT TO BEG CONT 16.61 ACRES MORE OR LESS	UNKNOWN
4938	R213571010	PORT 164 DEVELOPMENT LLC	3825 NW 166TH ST STE B7	EDMOND	OK	73012	PORT164	001	002	PORT164 BLK 001 LOT 002 EX BEG 600FT N OF SW/C SD LOT 2 TH N100FT E200FT S111.27FT W38.79FT NW15.90FT W150FT TO BEG	16601 NETWORK AVE OKLAHOMA CITY
4938	R213571040	PORT164 DEVELOPMENT LLC	3825 NW 166TH ST	OKLAHOMA CITY	OK	73012	PORT164	001	005	PORT164 BLK 001 ALL OF LOT 5 & PT OF LOT 4 DESC BEG SW/C SD LOT 5 TH N333.86FT E212.50FT S333.86FT W212.50FT TO BEG	16600 NETWORK AVE OKLAHOMA CITY
4938	R213571050	PORT164 DEVELOPMENT LLC	3825 NW 166TH ST	OKLAHOMA CITY	OK	73012	PORT164	001	006	PORT164 BLK 001 ALL OF LOT 6 & PT OF LOT 4 DESC BEG SE/C SD LOT 6 TH W212.50FT N333.86FT E212.50FT S333.86FT TO BEG	16620 NETWORK AVE OKLAHOMA CITY
4938	R213571070	PORT 164 DEVELOPMENT LLC	3825 NW 166TH ST	OKLAHOMA CITY	OK	73012	PORT164	001	008	PORT164 001 008	3725 NW 166TH ST OKLAHOMA CITY
4938	R212801000	MARSHALL RICARDO, PARKS MARSHALL EUGENIA	3912 NW 165TH CIR	EDMOND	OK	73012-2004	PRINCETON PARKE	001	001	PRINCETON PARKE 001 001	3912 NW 165TH CIR OKLAHOMA CITY
4938	R212801010	VIRGIL WHITLEY D	3908 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	002	PRINCETON PARKE 001 002	3908 NW 165TH CIR OKLAHOMA CITY
4938	R212801020	TWO STRUCTURES LLC	2414 NW 178TH ST	EDMOND	OK	73012	PRINCETON PARKE	001	003	PRINCETON PARKE 001 003	3904 NW 165TH CIR OKLAHOMA CITY
4938	R212801030	GONZALES MICHAEL, GONZALES CORTNIE	3900 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	004	PRINCETON PARKE 001 004	3900 NW 165TH CIR OKLAHOMA CITY
4938	R212801040	NW 165TH EDMOND PROPERTY LLC	8422 IVY CIR	HUNTINGTON BEACH	CA	92646	PRINCETON PARKE	001	005	PRINCETON PARKE 001 005	3901 NW 165TH CIR OKLAHOMA CITY

4938	R212801050	DRAKE DEVON L, DRAKE ALANA M	3905 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	006	PRINCETON PARKE 001 006	3905 NW 165TH CIR OKLAHOMA CITY
4938	R212801060	MCCOLLOM KIMBERLY D TRS, MCCOLLOM KIMBERLY D TRUST	3909 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	007	PRINCETON PARKE 001 007	3909 NW 165TH CIR OKLAHOMA CITY
4938	R212801070	FINCH BARBARA JEAN	3913 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	008	PRINCETON PARKE 001 008	3913 NW 165TH CIR OKLAHOMA CITY
4938	R212801080	KANTUMUCHU VENKATACHARAN, VEGI RESHMA	3912 NW 166TH TER	EDMOND	OK	73012	PRINCETON PARKE	001	009	PRINCETON PARKE 001 009	3912 NW 166TH TER OKLAHOMA CITY
4938	R212801090	WILLIAMS MITCHELL S & ALEXANDRA D TRS, WILLIAMS FAMILY TRUST	3908 NW 166TH TER	EDMOND	OK	73012-2015	PRINCETON PARKE	001	010	PRINCETON PARKE 001 010	3908 NW 166TH TER OKLAHOMA CITY
4938	R212801100	JONES GAYLA I	3904 NW 166TH TER	EDMOND	OK	73012	PRINCETON PARKE	001	011	PRINCETON PARKE 001 011	3904 NW 166TH TER OKLAHOMA CITY
4938	R212801110	BLACKBURN ASHLEY	3900 NW 166TH TER	EDMOND	OK	73012-2015	PRINCETON PARKE	001	012	PRINCETON PARKE 001 012	3900 NW 166TH TER OKLAHOMA CITY
4938	R212801120	KEY PROPERTY GROUP LLC	2909 ASTORIA WAY	EDMOND	OK	73034	PRINCETON PARKE	001	013	PRINCETON PARKE 001 013	3901 NW 166TH TER OKLAHOMA CITY
4938	R212801130	JFT ENTERPRISES LLC	2909 ASTORIA WAY	EDMOND	OK	73034	PRINCETON PARKE	001	014	PRINCETON PARKE 001 014	3905 NW 166TH TER OKLAHOMA CITY
4938	R212801140	ORTIZ PAOLA C	3909 NW 166TH TER	EDMOND	OK	73012-2015	PRINCETON PARKE	001	015	PRINCETON PARKE 001 015	3909 NW 166TH TER OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**16501 & 16509 Network Ave.**

**October 30, 2023**

**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@wbflaw.com](mailto:dmbox@wbflaw.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:

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

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles
8300.21	Automotive and Equipment: Storage [to permit overnight parking of recreational vehicles]
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Childcare Centers

8300.29	Communication Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.51	Lodging Accommodations: Commercial Lodging
8250.14	Low Impact Institutional: Neighborhood-Related
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
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

**2. Maximum Building Height:**

The existing building height shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The existing building size shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The two (2) existing buildings shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

The existing building setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the building setback lines shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

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

**7. Landscaping:**

The existing landscaping shall be permitted to remain and deemed to conform for applicable regulations. In the event of a new structure, 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:**

**8.1 Freestanding Accessory Signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. The proposed freestanding sign illustrated in Exhibit "C" shall be permitted within this SPUD.

In the event of additional signage, freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. The proposed attached sign illustrated in Exhibit "C" shall be permitted within this SPUD.

In the event of additional signage, 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 prohibited.

**9. Access:**

Access shall be taken from two (2) access drives off of Network Ave.

**10. Sidewalks**

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

**II. Other Development Regulations:**

**1. Architecture:**

The existing architecture shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on additional main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, 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. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

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

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

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 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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 B1: Site Plan

Exhibit B2: Site from ROW

Exhibit C: Signage

Exhibit A  
Legal Description

Tract #1

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and more particularly described as follows:

All of Lot One (1) and the South 11.67 feet of Lot Two (2) in Block Two (2) of Bluff Creek Canyon, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof: Being more particularly described as follows: Commencing at the Southeast Corner of said Section 35; Thence S 89°59'46" W a distance of 1323.64 feet; Thence N 00°04'47" W a distance of 70.00 feet to the point of beginning; Thence from said point of beginning continuing N 00°04'47" W a distance of 111.67 feet; Thence N 89°59'4" E a distance of 169.82 feet; Thence S 00°00'14" E a distance of 86.67 feet; Thence S 44°59'46" W a distance of 35.36 feet; Thence S 89°59'45" W a distance of 144.66 feet to the point of beginning.

Tract #2

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and more particularly described as follows:

All of Lot Two (2) LESS AND EXCEPT the South 11.67 feet of Lot Two (2) in Block Two (2) of Bluff Creek Canyon, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

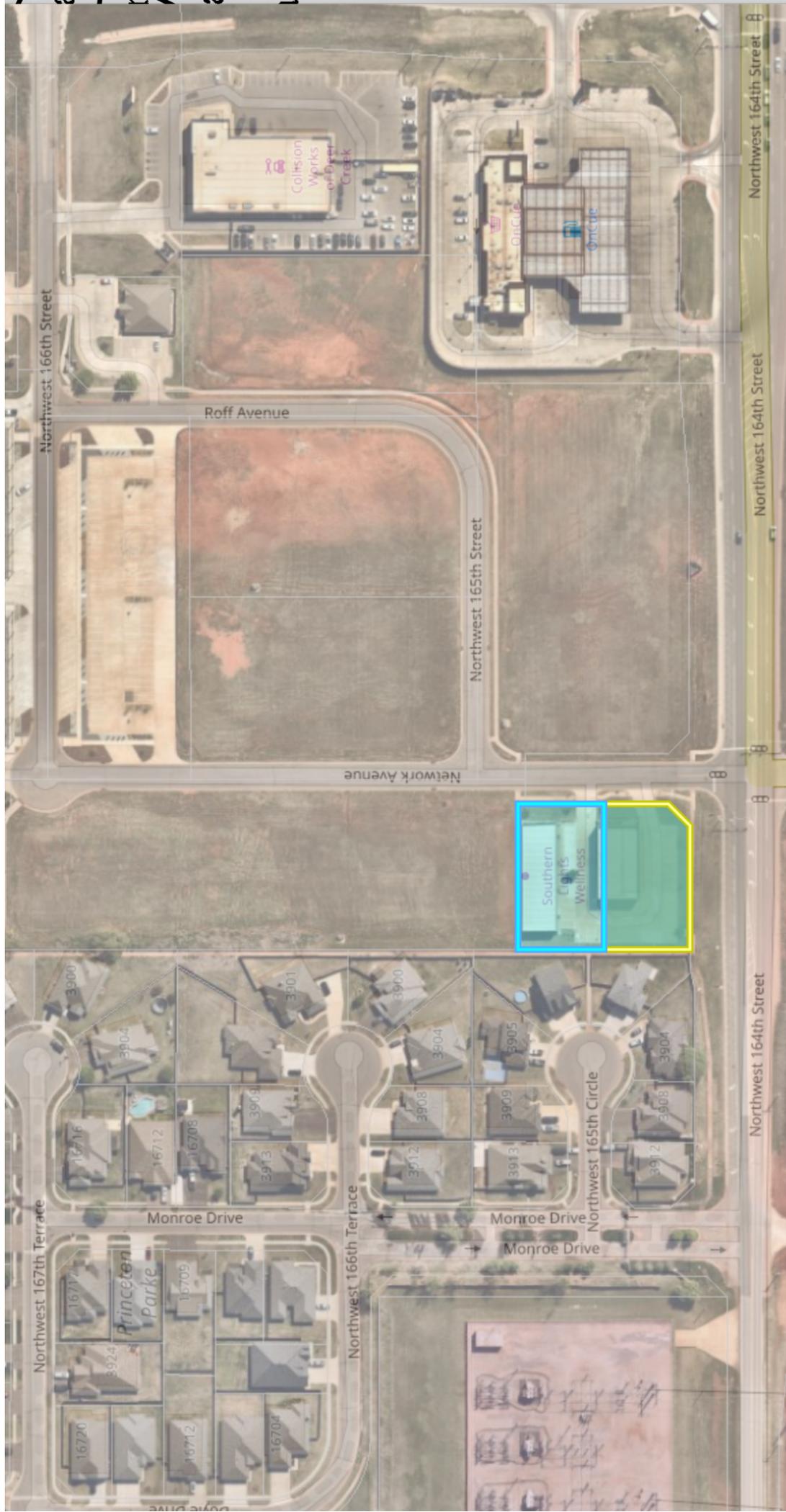


Exhibit B-1

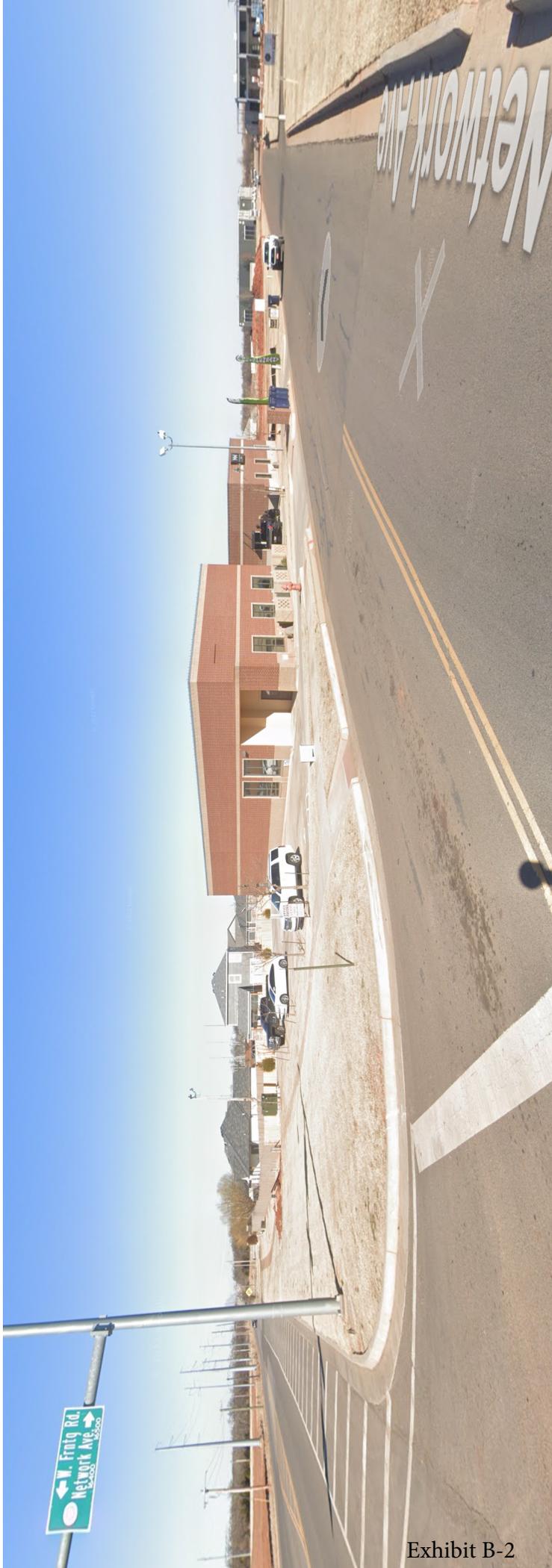


Exhibit B-2

**Date:** 07/06/2023    **Artist:** Bowers  
**Group:** 51    **Specialist:** Bible  
**Branch #s:** XX    **Job #:** BI2830  
**Location:** Edmond, OK    **Type:** HC

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

**Proposed Rendering**



Current

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

Used	Swatch	Color	Sherwin Williams Color Name
<b>ENTERPRISE EXTERIOR COLORS</b>			
X		Light Beige	SW 6140 - Moderate White (Satin)
-		Dark Beige	SW 7038 - Tony Taupe (Satin)
-		Pure White	SW 7005 - Pure White (Satin)
-		Bright White	B66W300 Series, SherCryl Gloss Ultra White
X		Black	SW 6258 -Tricorn Black (building accents)
-		Black	B66B300 - Black (sign poles)
<b>ENTERPRISE INTERIOR COLORS</b>			
-		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
-		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
-		Light Green	SW 1428 - Uphill (Eggshell or Satin)
-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)
		Enterprise Green	Please Contact Marketing For Details

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

<b>ENTERPRISE MULLION COLORS</b>	
X	Brushed Alum. Tubelite Clear 2A or 20
-	Brown Tubelite Light Amber 2K
-	Bronze Tubelite Dark Bronze 3K
-	Black Tubelite Black 0D

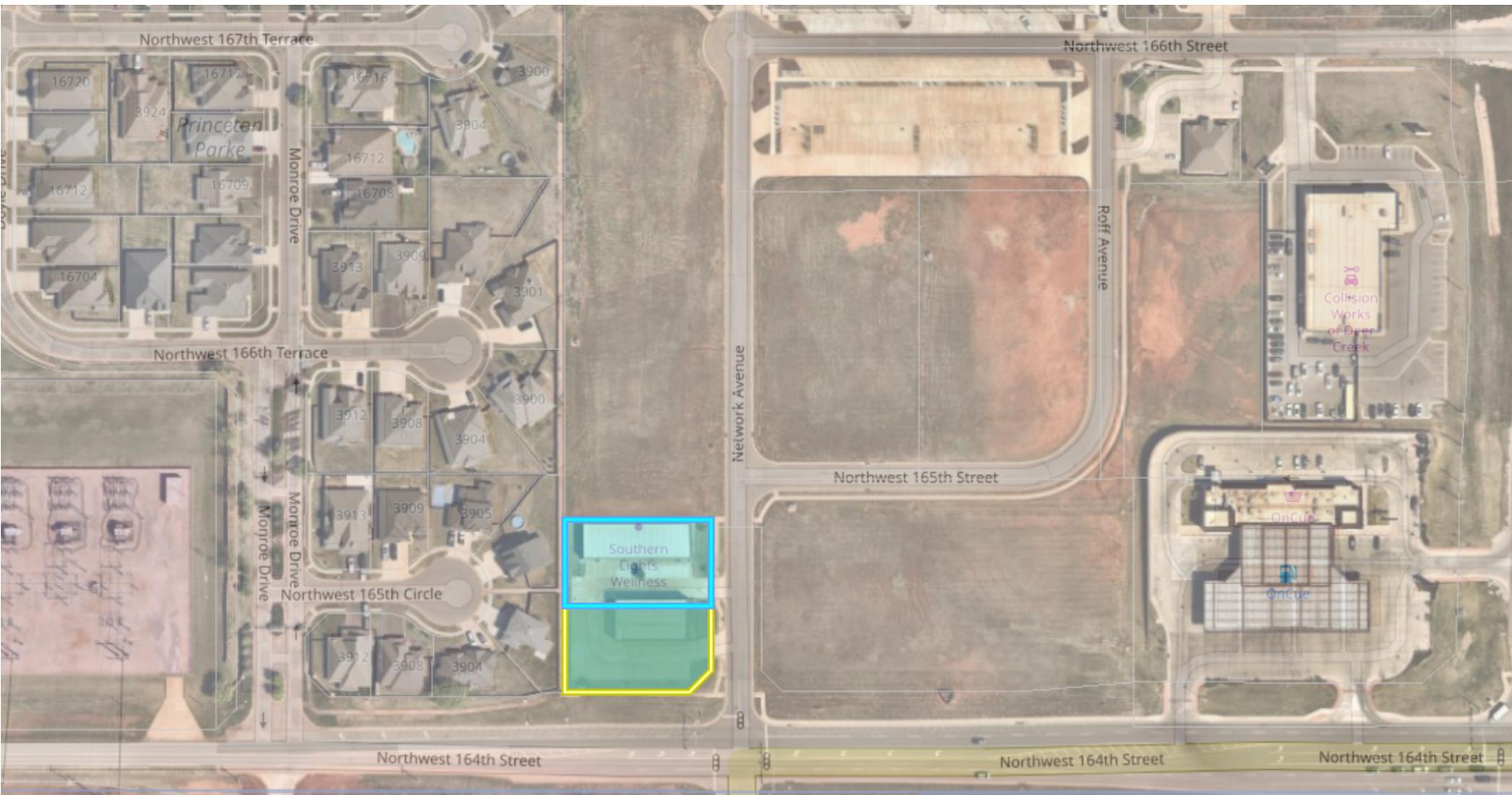


Exhibit B-1

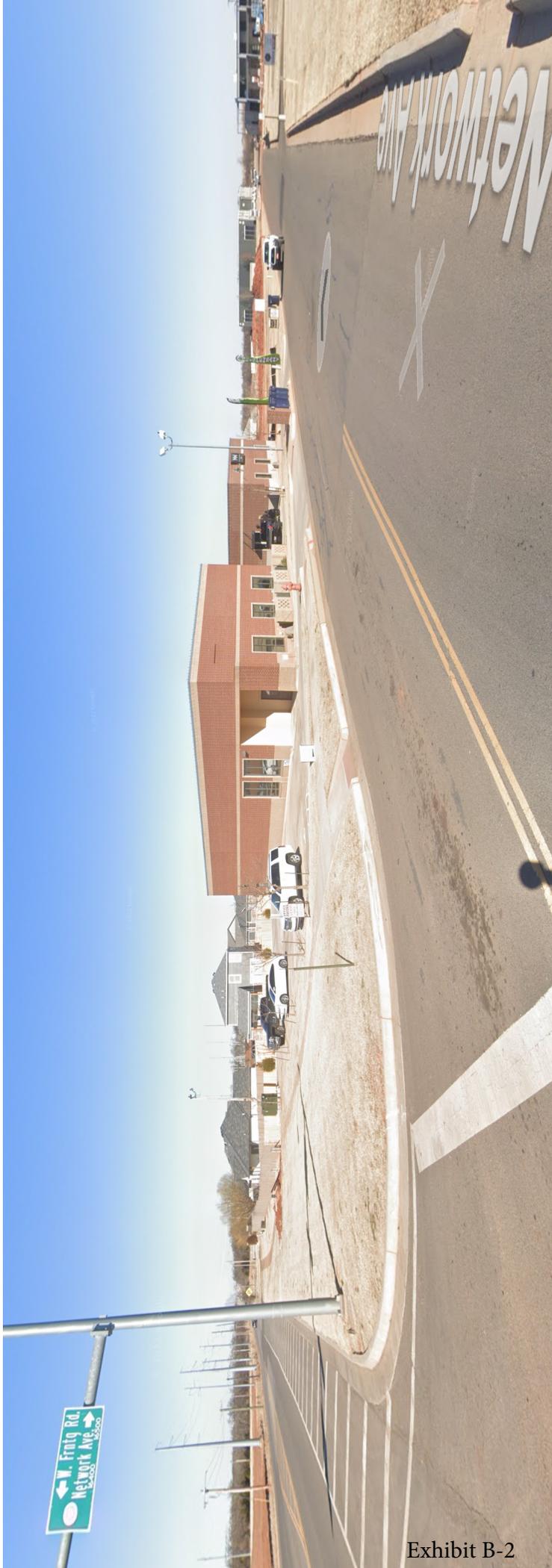


Exhibit B-2



Tradedress Rendering

Date: 07/06/2023 Artist: Bowers  
 Group: 51 Specialist: Bible  
 Branch #s: XX Job #: BI2830  
 Location: Edmond, OK Type: HC

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

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Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

Exterior | Approach - Option 2



Used	Swatch	Color	Sherwin Williams Color Name
<b>ENTERPRISE EXTERIOR COLORS</b>			
X		Light Beige	SW 6140 - Moderate White (Satin)
-		Dark Beige	SW 7038 - Tony Taupe (Satin)
-		Pure White	SW 7005 - Pure White (Satin)
-		Bright White	B66W300 Series, SherCryl Gloss Ultra White
X		Black	SW 6258 - Tricorn Black (building accents)
-		Black	B66B300 - Black (sign poles)
<b>ENTERPRISE INTERIOR COLORS</b>			
-		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
-		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
-		Light Green	SW 1428 - Uphill (Eggshell or Satin)
-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)
-		Enterprise Green	Please Contact Marketing For Details

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

<b>ENTERPRISE MULLION COLORS</b>			
X		Brushed Alum.	Tubelite Clear 2A or 20
-		Brown	Tubelite Light Amber 2K
-		Bronze	Tubelite Dark Bronze 3K
-		Black	Tubelite Black 0D