



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

S. Meridian Ave. & Hwy 270

Project Name

504 S. Meridian Ave.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1707

File Date: 30DEC'24

Ward No.: 3

Nbhd. Assoc.: ---

School District: PUTNAM CITY

Extg Zoning: C-4/I-2

Overlay: NONE

3.12 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

Box Law Group PLLC, on behalf of the applicant

Applicant's Name (please print)

525 NW 11st St. Suite 205

Applicant's Mailing Address

Oklahoma City, OK, 73103

City, State, Zip Code

405-900-4969

Phone

david@boxlawgroup.com, kaitlyn@boxlawgroup.com,  
erika@boxlawgroup.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.

WARRANTY DEED  
(Oklahoma Statutory Form)



20140113010043930  
01/13/2014 09:17:25 AM  
Bk: RE12444 Pg: 1390 Pgs: 4 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That **PAYAL AND POONAM ENTERPRISES, LLC**, an Oklahoma limited liability company, successor by conversion to **Payal and Poonam Enterprises, Inc.**, party of the first part, in consideration of the sum of Ten and No/100 dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **504 S. MERIDIAN LLC**, an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in **Oklahoma County**, State of Oklahoma, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.**

**MAIL TAX STATEMENT TO:**  
**504 S. Meridian LLC**  
3048 North Grand Boulevard  
Oklahoma City, OK 73107

together with 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 party of the second part, its successors 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, subject to those matters reflected on Exhibit "B": attached hereto and made a part hereof; AND, less and except any oil, gas and other minerals and all rights pertaining thereto, previously reserved or conveyed of record.

Return original to:

Pilar A. Beare  
First American Title & Trust Co.  
501 N. Walker, Suite 170  
Oklahoma City, OK 73102

419

Signed and delivered this 10 day of January, 2014.

PAYAL AND POONAM ENTERPRISES, LLC, an  
Oklahoma limited liability company, successor by  
conversion to Payal and Poonam Enterprises, Inc.

By: Bhupendra S. Patel  
Bhupendra S. Patel, Manager

---

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

This instrument was acknowledged before me on January 10, 2014, by Bhupendra S. Patel, Manager of  
Payal and Poonam Enterprises, LLC, an Oklahoma limited liability company, successor by conversion to Payal and  
Poonam Enterprises, Inc.

My Commission Expires:

6-7-2017

Commission No.: 05005094

Pilar A. Beare  
Notary Public

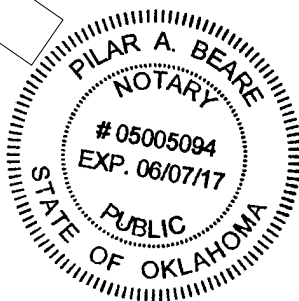


Exhibit "A"

A part of the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);

Thence South  $00^{\circ}06'46''$  East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet;

Thence South  $89^{\circ}50'46''$  East a distance of 537.86 feet;

Thence South  $00^{\circ}06'46''$  East a distance of 384.73 feet to the Point or Place of Beginning;

Thence continuing South  $00^{\circ}06'46''$  East a distance of 12.86 feet;

Thence South  $89^{\circ}48'46''$  East a distance of 298.81 feet;

Thence South  $00^{\circ}06'46''$  East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40;

Thence North  $79^{\circ}14'14''$  West along said North right-of-way line a distance of 582.12 feet;

Thence North  $00^{\circ}06'46''$  West a distance of 190.49 feet;

Thence South  $89^{\circ}53'14''$  East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.

TOGETHER with an Easement for ingress and egress as established in Agreements for a Common Driveway Easement recorded in Book 5063, Page 1438 and Corrected Agreements for a Common Driveway Easement recorded in Book 5074, Page 1953.

Exhibit "B"

1. Real estate taxes for 2014 and subsequent years, amount of which is not ascertainable, due or payable.
2. Any interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto, previously reserved or conveyed of record.
3. Easement in favor of the City of Oklahoma City recorded in Book 3792, page 459.
4. Caveat filed November 1, 1983 recorded in Book 5082, page 1914.
5. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 5326, page 1764.
6. Days Inn Worldwide, Inc. Declaration of License Agreement by and between Days Inn Worldwide, Inc. and Scottish Inn Partnership recorded in Book 8247, page 1505.
7. Easement in favor of the City of Oklahoma City recorded in Book 5450, page 498.
8. Those matters reflected on the plat of survey made by James S. Yager, LPLS No. 1006 dated January 8, 2014.

20140113010043930  
Filing Fee: \$19.00  
Doc. Stamps: \$6,375.00  
01/13/2014 09:17:25 AM  
DEED



Exhibit A  
Legal Description

A part of the Northwest Quarter {NW/4} of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);

Thence South 00°06'46" East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet;

Thence South 89°50'46" East a distance of 537.86 feet;

Thence South 00°06'46" East a distance of 384.73 feet to the Point or Place of Beginning;

Thence continuing South 00°06'46" East a distance of 12.86 feet;

Thence South 89°48'46" East a distance of 298.81 feet;

Thence South 00°06'46" East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40;

Thence North 79°14'14" West along said North right-of-way line a distance of 582.12 feet;

Thence North 00°06'46" West a distance of 190.49 feet;

Thence South 89°53'14" East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.


TOGETHER with an Easement for ingress and egress as established in Agreements for a Common Driveway Easement recorded in Book 5063, Page 1438 and Corrected Agreements for a Common Driveway Easement recorded in Book 5074, Page 1953.



## LETTER OF AUTHORIZATION

I, 504 S Meridian LLC or,  
*Property Owner of Record*  
Shirish Patel authorize,  
*Agent of the Property Owner of Record and Title*  
Box Law Group PLLC  
*Designated Representatives*

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: Member  
*Manager / Proprietor*  
Date: 12/4/24  
*MM/DD/YYYY*



**CERTIFICATE OF BONDED ABTRACTOR**

(500 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 500 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: December 3, 2024 at 7:30 AM

**First American Title Insurance Company**


By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2907849-OK99

Exhibit A  
Legal Description

A part of the Northwest Quarter {NW/4} of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);

Thence South 00°06'46" East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet;

Thence South 89°50'46" East a distance of 537.86 feet;

Thence South 00°06'46" East a distance of 384.73 feet to the Point or Place of Beginning;

Thence continuing South 00°06'46" East a distance of 12.86 feet;

Thence South 89°48'46" East a distance of 298.81 feet;

Thence South 00°06'46" East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40;

Thence North 79°14'14" West along said North right-of-way line a distance of 582.12 feet;

Thence North 00°06'46" West a distance of 190.49 feet;

Thence South 89°53'14" East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.

TOGETHER with an Easement for ingress and egress as established in Agreements for a Common Driveway Easement recorded in Book 5063, Page 1438 and Corrected Agreements for a Common Driveway Easement recorded in Book 5074, Page 1953.

OWNERSHIP REPORT  
ORDER 2907849-OK99

DATE PREPARED: DECEMBER 11, 2024  
EFFECTIVE DATE: DECEMBER 3, 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
1808	R141974065	504 S MERIDIAN LLC		504 S MERIDIAN AVE	OKLAHOMA CITY	OK	73108-1016	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT SEC 02 11N 4W 000 000 PT NW4 SEC 2 11N 4W BEG 703FT S & 537.86FT E & 384.73FT S OF NW/C NW4 TH S12.86FT E298.81FT S285.88FT NWLY 582.12FT N190.49FT E272.85FT TO BEG CONT 3.13ACRS MORE OR LESS (SUBJECT PROPERTY)	504 S MERIDIAN AVE OKLAHOMA CITY
1808	R141971005	FS BUILDING INC		11912 LAKEBLUFF WAY	FRISCO	TX	75035-8243	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT SEC 02 11N 4W 000 000 PT OF NW4 SEC 2 11N 4W BEG 1042.28FT S & 65FT E OF NW/C OF NW4 TH E200FT SELY 238.42FT NWLY 203.66FT N200FT TO BEG TR 7	500 S MERIDIAN AVE OKLAHOMA CITY
1808	R141974020	R N HOSPITALITY LLC		4333 SW 15TH ST	OKLAHOMA CITY	OK	73108-2230	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT SEC 02 11N 4W 000 000 PT NW4 SEC 2 11N 4W BEG 65FT E & 475FT S OF NW/C NW4 TH E335FT S193FT W335FT N193FT TO BEG	316 S MERIDIAN AVE OKLAHOMA CITY
1808	R141974040	AQS SUNNYLANE PROPERTIES LLC		3201 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-3425	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT NW4 SEC 2 11N 4W BEG 1750FT S & 100FT E OF NW/C OF NW4 ELY 163.08FT S240.48FT W176.59FT NLY 225.05FT TO BEG KNOWN AS TR 9	700 S MERIDIAN AVE OKLAHOMA CITY
1808	R141974045	YASH ENTERPRISES INC		2709 SW 125TH TER	OKLAHOMA CITY	OK	73170-4763	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT SEC 02 11N 4W 000 000 PT NW4 SEC 2 11N 4W BEG 733FT S & 65FT E OF NW/C OF NW4 TH E472.86FT S354.72FT W272.85FT N165.50FT W41.40FT N24FT W50FTN74.98FT W108.6FT N92.5FT TO BEG SUBJ TO ESMTS OF RECORD	400 S MERIDIAN AVE OKLAHOMA CITY
1808	R141974048	NARAYAN SWARUP LLC		3048 N GRAND BLVD	OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT SEC 02 11N 4W 000 000 PT NW4 SEC 2 11N 4W BEG 733FT S & 65FT E & 92.50FT S OF NW/C NW4 TH E108.60FT S74.98FT E50FT S24FT E41.40FT S117.50FT W200FT N216.48FT TO BEG SUBJ TO ESMTS OF RECORD	412 S MERIDIAN AVE OKLAHOMA CITY
1808	R141974060	A STORAGE FOR YOU LLC		3000 N VILLA	OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT SEC 02 11N 4W 000 000 PT NW4 SEC 2 11N 4W BEG 733FT S & 537.86FT E OF NW/C NW4 TH E298.81FT S367.76FT W298.81FT N367.59FT TO BEG CONT 2.519ACRS MORE OR LESS	4416 SW 3RD ST OKLAHOMA CITY
1808	R141974075	PREP AMUSEMENT OKLAHOMA CITY LLC		2570 RASMUSSEN RD, Unit 202	PARK CITY	UT	84098	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT NW4 SEC 2 11N 4W BEG 1750FT S & 100FT E & 313.76FT ELY FROM NW/C NW4 TH S255.16FT E131.15FT S401.8FT E258.41FT N693.14FT WLY 390.76FT TO BEG	509 WESTLINE DR OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2907849-OK99

DATE PREPARED: DECEMBER 11, 2024  
EFFECTIVE DATE: DECEMBER 3, 2024 AT 7:30 AM

1808	R141974080	PREP AMUSEMENT OKLAHOMA CITY LLC		2570 RASMUSSEN RD, Unit 202	PARK CITY	UT	84098	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT NW4 SEC 2 11N 4W BEG 1267.61FT E & 544.56FT N OF SW/C NW4 TH NW35.36FT W289.12FT TH ON A CURVE TO THE LEFT 31.50FT TH ON A CURVE TO THE RIGHT 56.55FT TH W67.99FT N404.83FT TO SR/W OF I-40 TH SE35.36FT E60FT NE35.36FT E83.10FT TH ALONG A CURVE TO THE RIGHT 51.02FT S340.96FT E225FT S84.99FT TO BEG EX A TR BEG 1267.61FT E & 544.55FT N OF SW/C NW4 TH NW35.36FT W289.12FT TH SWLY ON A CURVE 31.56FT TH NWLY ALONG A CURVE 176.10FT TH NELY ON A CURVE 31.56FT N249.84FT NW35.35FT E110FT SW35.36FT S294.85FT SE35.36FT E334.12FT NE35.36FT S110FT TO BEG	509 WESTLINE DR OKLAHOMA CITY
1808	R141974085	VALUE PLACE OKLAHOMA CITY OK WEST LLC		PO BOX 49550	CHARLOTTE	NC	28277- 9550	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT NW4 SEC 2 11N 4W BEG 1267.61FT E & 629.55FT N SW/C NW4 TH W225FT N340.96FT ALONG A CURVE 72.56FT ALONG A CURVE 133.6FT SELY 35.43FT S270FT TO BEG SUBJ TO ESMTS OF RECORD	4300 W I 40 SERVICE RD OKLAHOMA CITY
1808	R141974095	HIGHLAND OKC BLOSSOM LLC		6040 ENTERPRISE PKWY, Unit 500	OLON	OH	44139- 2753	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT NW4 SEC 2 11N 4W BEG 999.86FT E & 67.64FT N OF SW/C NW4 TH E118.19FT N190FT NELY 15FT E138.96FT N276.31FT NWLY 35.36FT W289.12FT TH ALONG CURVE 31.56FT TH ALONG CURVE 56.65FT THW67.99FT S288.31FT E200.76FT S213.77FT TO BEG PLUS E200.76FT OF LOT 3 BLK 1 METROPOLITAN INDUSTRIAL PARK	4301 HIGHLINE BLVD OKLAHOMA CITY
1808	R141974100	MAPLE KOREAN BBQ INC		1307 CAMELOT CT	SHAWNEE	OK	74804- 2328	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT SEC 02 11N 4W 000 000 PT NW4 SEC 2 11N 4W BEG 1750FT S & 100FT E & 225.05FT SLY &176.59FT E OF NW/C NW4 TH N240.48FT ELY150.72FT S255.16FT W150FT TO BEG	4420 W I 40 SERVICE RD OKLAHOMA CITY
1808	R141974115	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 02 11N 4W	0	0	UNPLTD PT SEC 02 11N 4W 000 000 PT NW4 SEC 2 11N 4W BEG 1267.61FT E & 544.55FT N OF SW/C NW4 TH NW35.36FT W289.12FT TH SWLY ON A CURVE 31.56FT TH NWLY ALONG A CURVE 176.10FT TH NELY ON A CURVE 31.56FT N249.84FT NW35.35FT E110FT SW35.36FT S294.85FT SE35.36FT E334.12FT NE35.36FT S110FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1808	R148901250	MCHUGHES JOHN E		2222 W CHESTNUT	GOLDSBY	OK	73093	PLAZA III INDUSTRIAL PARK	0	6	PLAZA III INDUSTRIAL PARK 000 006	4407 SW 3RD ST OKLAHOMA CITY
1808	R148901300	MCHUGHES JOHN E		2222 W CHESTNUT	GOLDSBY	OK	73093	PLAZA III INDUSTRIAL PARK	0	0	PLAZA III INDUSTRIAL PARK 000 000 LOT 7 PLUS W12FT LOT 8	4401 SW 3RD ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2907849-OK99

DATE PREPARED: DECEMBER 11, 2024  
EFFECTIVE DATE: DECEMBER 3, 2024 AT 7:30 AM

1808	R148901350	WIENS PROPERTIES LLC		4301 SW 3RD ST	OKLAHOMA CITY	OK	73108- 1023	PLAZA III INDUSTRIAL PARK	0	0	PLAZA III INDUSTRIAL PARK S74.5FT OF E53FT OF LOT 9 PLUS ALL OF LOT 10	4301 SW 3RD ST, Unit 100 OKLAHOMA CITY
1808	R148901355	AMERICA LLC		PO BOX 2228	EDMOND	OK	73083	PLAZA III INDUSTRIAL PARK	0	0	PLAZA III INDUSTRIAL PARK LOT 9 EX S74.5FT OF E53FT	0 UNKNOWN OKLAHOMA CITY
1808	R148901360	AMERICA LLC		PO BOX 2228	EDMOND	OK	73083	PLAZA III INDUSTRIAL PARK	0	8	PLAZA III INDUSTRIAL PARK LOT 8 EX W12FT	UNKNOWN
1808	R148901650	PLD HOSPITALITY LLC		3012 HEATHER DR	FULLERTON	CA	92835	PLAZA III INDUSTRIAL PARK	0	0	PLAZA III INDUSTRIAL PARK 000 000 LOTS 14 THRU 17	4300 SW 3RD ST OKLAHOMA CITY
1808	R148901850	OKC VERMONT LLC		17328 VENTURA BLVD, Unit 401	ENCINO	CA	91316	PLAZA III INDUSTRIAL PARK	0	0	PLAZA III INDUSTRIAL PARK 000 000 S320FT OF LOT 18	400 S VERMONT AVE, Unit 132 A OKLAHOMA CITY
1808	R148901855	AMERICA LLC		PO BOX 2228	EDMOND	OK	73083- 2228	PLAZA III INDUSTRIAL PARK	0	0	PLAZA III INDUSTRIAL PARK 000 000 PT LOT 18 BEG AT NW/C OF SD LOT TH E585.24FT SE190.13FT W201.75FT S172.47FT SE18.30FT SE17.65FT W504.16FT N23FT W21FT N321.60FT TO BEG CONT 4.48ACRS MORE OR LESS	340 S VERMONT AVE, Unit 101 OKLAHOMA CITY
1808	R148901870	KSK LLC		PO BOX 2228	EDMOND	OK	73083- 2228	PLAZA III INDUSTRIAL PARK	0	0	PLAZA III INDUSTRIAL PARK 000 000 PT LOT 18 BEG 585.24FT E & 190.13FT SE OF NW/C LT 18 TH SE318.83FT W933.32FT N50FT E21FT S23FT E504.16FT NW17.65FT NW18.30FT N172.47FT E201.75FT TO BEG CONT 1.98ACRS MORE OR LESS	340 S VERMONT AVE OKLAHOMA CITY
1809	R141981480	REALTY INCOME CK1 LLC	ATTN PORTFOLIO MANAGEMENT	11995 EL CAMINO REAL	SAN DIEGO	CA	92130- 2539	UNPLTD PT SEC 03 11N 4W	0	0	UNPLTD PT SEC 03 11N 4W 000 000 PT OF NE4 SEC 3 11N 4W BEG 1040.3FT S & 65FT W OF NE/C OF NE4 TH W190FT S250.88FT NELY ON H/W 40 196.69FT N200FT TO BEG OR TR 6	501 S MERIDIAN AVE OKLAHOMA CITY
1809	R141981491	401 SOUTH MERIDIAN OKC HOLDING CORP		6050 DIXIE RD	MISSISSAUGA ONTARIO	CANADA	L5T1A6	UNPLTD PT SEC 03 11N 4W	0	0	UNPLTD PT NE4 SEC 3 11N 4W BEG 733.30FT S & 65FT W & 5FT S OF NE/C NE4 TH S277FT W215FT S48.14FT W543.64FT N325.14FT E758.64FT TO BEG CONT 5.43ACRS MORE OR LESS	401 S MERIDIAN AVE OKLAHOMA CITY
1809	R141981493	OKC JOSEPH INVESTMENTS LLC		6925 VALLEY VIEW LN	DALLAS	TX	75240- 5502	UNPLTD PT SEC 03 11N 4W	0	0	UNPLTD PT NE4 SEC 3 11N 4W BEG 733.30FT S & 65FT W & 282FT S OF NE/C NE4 TH S25FT W190FT S250.88FT SW260.35FT W564.65FT N293.61FT E791.14FT N48.14FT E215FT TO BEG CONT 5.46ACRS MORE OR LESS	417 S MERIDIAN AVE OKLAHOMA CITY

1809	R141981497	401 SOUTH MERIDIAN OKC HOLDING CORP		6050 DIXIE RD	MISSISSAUGA ONTARIO	CANADA	L5T1A6	UNPLTD PT SEC 03 11N 4W	0	0	UNPLTD PT NE4 SEC 3 11N 4W BEG 733.30FT S & 65FT WOF NE/C NE4 TH S5FT W758.64FT S325.14FT W247.50FT S293.61FT W247.50FT N646.10FT E495FT S23FT E758.64FT TO BEG CONT 5.77ACRS MORE OR LESS	4700 SW 3RD ST OKLAHOMA CITY
------	------------	--	--	---------------	------------------------	--------	--------	-------------------------------	---	---	--	---------------------------------

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**S. Meridian Ave. & Hwy 270**

**December 30, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

Kaitlyn Turner

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

[kturner@wbfbllaw.com](mailto:kturner@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 additional to all C-3 uses, the following use(s) shall also be permitted on this site:

8200.12 Multiple-Family Residential [limited to 144 dwelling units]

2. **Maximum Building Height:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district shall apply.

3. **Maximum Building Size:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district shall apply.

4. **Maximum Number of Buildings:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. The maximum number of buildings shall be in accordance with the base zoning district.



**5. Building Setback Lines**

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

**6. Sight-Proof Screening:**

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district shall apply.

**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:**

**8.1 Freestanding On-Premise 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 Off-Premise Signs**

Non-accessory signs will be prohibited.

**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 S. Meridian Ave.

**10. Sidewalks**

Sidewalks shall not be required within this SPUD.

**II. Other Development Regulations:**

**1. Architecture:**

The existing structure 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 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. In the event of a new structure, open space shall be in accordance with the base zoning district.

**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 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 B: Conceptual Site Plan

Exhibit A  
Legal Description

A part of the Northwest Quarter {NW/4} of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);

Thence South 00°06'46" East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet;

Thence South 89°50'46" East a distance of 537.86 feet;

Thence South 00°06'46" East a distance of 384.73 feet to the Point or Place of Beginning;

Thence continuing South 00°06'46" East a distance of 12.86 feet;

Thence South 89°48'46" East a distance of 298.81 feet;

Thence South 00°06'46" East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40;

Thence North 79°14'14" West along said North right-of-way line a distance of 582.12 feet;

Thence North 00°06'46" West a distance of 190.49 feet;

Thence South 89°53'14" East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.

TOGETHER with an Easement for ingress and egress as established in Agreements for a Common Driveway Easement recorded in Book 5063, Page 1438 and Corrected Agreements for a Common Driveway Easement recorded in Book 5074, Page 1953.

PLAT OF SURVEY  
A part of the Northwest Quarter of Section 2, T. 11 N., R. 4 W., I.M.  
Oklahoma City, Oklahoma County, Oklahoma

### Surveyor's Certificate

To: First American Title Insurance Company  
304 S. Meridian, L.L.  
Oklahoma City, Oklahoma

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.3-A, 1.6, 2.3.5, 1.10, 1.16, 1.8 of Table A thereof. The field work was completed on 7 January 2014.

Date of Plat or Map: 8 January 2014  
Date Revised: 13 January 2014  
Date Signed: 13 January 2014

James S. Yager  
Licensed Professional Land Surveyor No. 1006  
Certificate of Authorization Number 2778  
Expires: 8-30-2015  
2125 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3472



### Legal Description

A part of the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter (NW/4), Thence South 00°00'46" East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet; Thence South 89°50'46" East a distance of 377.86 feet; Thence South 00°00'46" East a distance of 354.73 feet to the Point or Place of Beginning; Thence continuing South 00°00'46" East a distance of 12.86 feet; Thence South 89°50'46" East a distance of 288.61 feet; Thence South 00°00'46" East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40; Thence North 79°14'14" West along said North right-of-way line a distance of 562.12 feet; Thence North 00°00'46" West a distance of 190.49 feet; Thence South 89°53'14" East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.

TOGETHER with an Easement for ingress and egress as established in Agreements for a Common Driveway Easement recorded in Book 5063, Page 1438 and Corrected Agreements for a Common Driveway Easement recorded in Book 5063, Page 1438 and Corrected Agreements for a Common Driveway Easement recorded in Book 5074, Page 1953.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 1878002-CK11 dated October 23, 2013.

### Land Area

136,205.913 Square feet or 3.127 Acres, more or less.

### Flood Zone Information

In graphic setting, the Flood Zone is located in Flood Zone "F" Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with average areas less than 1 square mile, and areas protected by levees from 1% annual chance of flood) as shown on Flood Insurance Rate Map, Panel Number 40160C020H with an effective date of December 18, 2009, which is the current map for this area.

### Schedule B Items

The items listed below are the items as listed in First American Title Insurance Company commitment for title insurance, title commitment number 1878002-CK11 dated October 23, 2013.

4. Dedication of Street Right of Way in favor of the Public, recorded in Book 3711, Page 184 and Revocation of Dedication, recorded in Book 4050, Page 1190. DOES NOT AFFECT THE DESCRIBED TRACT.
5. Easement in favor of the City of Oklahoma City recorded in Book 3792, Page 458. AFFECTS AS SHOWN.
6. Conveyed filed November 1, 1983, recorded in Book 5082, Page 1914. NOT A SURVEY MATTER.
7. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 3325, Page 1764. AFFECTS AS SHOWN.
8. Covenant and Restrictions recorded in Book 3649, Page 214. RESTRICTIONS EXPIRED IN 1989.
9. Report of Commissioners No. 130177 recorded in Book 1714, Page 451. DOES NOT AFFECT THE DESCRIBED TRACT.
10. Easement Agreement by and between S & A Restaurant Corp. and Steak and Ale Oklahoma City NO.1 and Campbell Holdings, recorded in Book 5002, Page 1370. DOES NOT AFFECT THE DESCRIBED TRACT.
11. Days Inns Worldwide, Inc. Declaration of License Agreement by and between Days Inns Worldwide Inc. and Scottish Inn Partnership, recorded in Book 8247, Page 1505. NOT A SURVEY MATTER.
12. With respect to the easement rights insured hereunder such rights being subject to: (i) easements and rights-of-way of record; (ii) any state of facts as would be disclosed by an accurate survey and inspection of the premises over which such easements exist; and (iii) terms and conditions set forth in the instruments creating said estates. NOT A SURVEY MATTER.

### Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the schedule B items shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined of the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Before-You-Dig 405-840-5632.

### General Notes

The basis for the bearings shown on the attached Plat of Survey, are based upon the West line of the Northwest Quarter of Section 2, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being a 5.00000000 bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by the Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

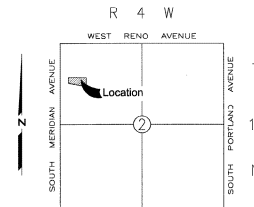
At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, dump or sanitary landfill.

Exhibit B

Northwest Corner Section 2, T. 11 N., R. 4 W., I.M.  
Railroad Spike Found in Place as per references filed  
with Oklahoma Department of Land  
POINT OF COMMENCEMENT

W. RENO AVENUE

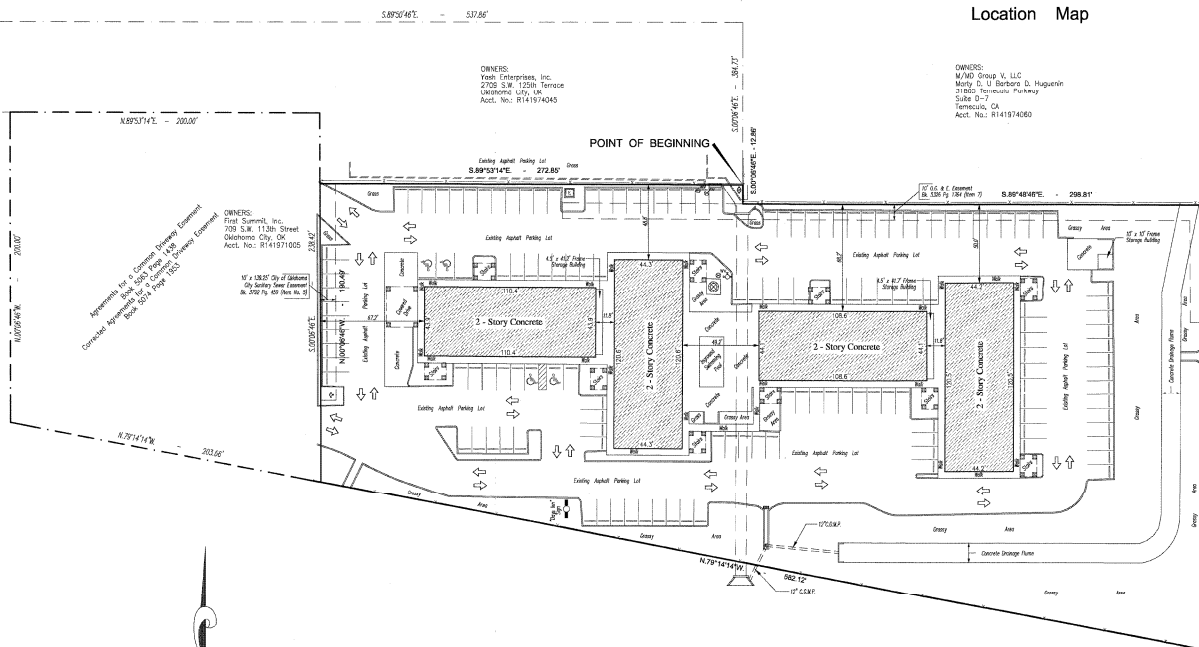


Location Map

OWNERS:  
Vann Enterprises, Inc.  
2708 S.W. 125th Terrace  
Lubbock, Texas 79424  
Acct. No.: R141974043

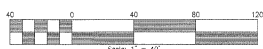
OWNERS:  
W/NO Group V, LLC  
Marty D. J. Barbara D. Huguenin  
31810 Sycamore Highway  
Suite 0-7  
Terrebonne, LA  
Acct. No.: R141974080

POINT OF BEGINNING



### Legend

- Fence Line
- — 2' x 2' Support Column
- ⊙ — Fire Hydrant
- ⊙ — Water Valve
- ⊙ — Sanitary Sewer Manhole
- ⊙ — Oklahoma Natural Gas Company Natural Gas Meter
- ⊙ — Traffic Direction Arrow
- — O.G. & E. Transformer Box



INTERSTATE HIGHWAY NUMBER 40

Surveyed and Plat by:  
**James S. Yager**  
Licensed Professional Land Surveyor  
Certificate of Authorization Number 2778 Expires: 8-30-2015  
2125 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3472/Fax: 405-737-4215  
File Name: C:\DAYS INN 140 MERIDIAN\2014 ALTA.DWG  
Date of Survey: 7 January 2014  
Date of Revision: 1-13-14  
Page 1 of 1