



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
Brakes Plus

Project Name

3331 SW 104th St.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1698
Case No.: SPUD -	11-21-24
File Date:	W5
Ward No.:	-----
Nbhd. Assoc.:	Moore
School District:	SPUD-1652
Extg Zoning:	AE-1
Overlay:	

1.42 ac

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

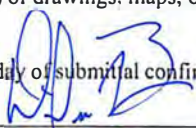
Name

Mailing Address

City, State, Zip Code

Phone

Email


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

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

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

esulberg@wbflaw.com

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

Return to

'STEWART ABSTRACT & TITLE OF OKLAHOMA

Attn Commercial Escrow
101 Park Avenue, #960
Oklahoma City, OK 73102

SPECIAL WARRANTY DEED

Doc#: R 2002 15628
Bk&Pg: RB 3402 954-956
Filed: 04-03-2002 BLR
10:52:14 AM WD
Cleveland County, OK

KNOW ALL MEN BY THESE PRESENTS

THAT TRAVIS HENDERSON a/k/a CHARLES TRAVIS HENDERSON, TRUSTEE OF THE HENDERSON MINORS' TRUST under instrument dated December 30, 1976 ("Grantor"), P O Box 720455, Oklahoma City, Oklahoma 73172-0455, in consideration of the amount of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto I-44, L L C , an Oklahoma limited liability company ("Grantee"), 4545 North Lincoln Blvd., Suite 160, Oklahoma City, Oklahoma 73105, the real property located in Cleveland County, Oklahoma and described on Exhibit A attached hereto, together with all improvements thereon and all rights and appurtenances thereunto belonging, less and except all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder (including such interests previously reserved or conveyed of record), and warrant title to the same to be free, clear, and discharged of and from all former grants, charges, taxes, judgments, liens, and encumbrances of whatsoever nature granted by, through, or under Grantor, except for the matters described on Exhibit B attached hereto

TO HAVE AND TO HOLD such property unto Grantee, Grantee's successors and assigns, forever

EXECUTED and delivered this 1st day of April, 2002

State of Oklahoma
Cleveland County
Documentary Stamps
\$ 2,700.00

Travis Henderson
TRAVIS HENDERSON a/k/a CHARLES TRAVIS HENDERSON, TRUSTEE OF THE HENDERSON MINORS' TRUST

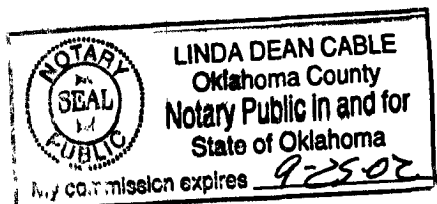
STATE OF OKLAHOMA)
) ss
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on the 1st day of April, 2002, by Travis Henderson a/k/a Charles Travis Henderson, as Trustee of the Henderson Minors Trust under instrument dated December 30, 1976

My Commission Expires

[SEAL]

Linda Dean Cable
Notary Public



3/11

12.00 + 5.00

EXHIBIT A**LEGAL DESCRIPTION**

A piece, parcel or tract of land lying in the West Half of Section One (1), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section; Thence south 89°33'04" West along the South line of the said Section a distance of 1478.94 feet; Thence North 00°26'56" West a distance of 50.00 feet; Thence South 89°33'04" West and parallel to the said South line a distance of 175.38 feet; Thence North 07°43'09" East along the East Right-of-Way line of U.S. Highway 62 a distance of 456.01 feet; Thence North 15°38'21" East along the same said Right-of-Way line a distance of 350.35 feet; Thence North 18°11'34" East along the said East Right-of-Way line a distance of 2596.72 feet; Thence North 89°44'35" East a distance of 642.83 feet record (647.00 feet measured) to a point, said point being the Northeast Corner of the South Half (S ½) of the South Half (S ½) of the Northwest Quarter (NW/4) of Section One (1); Thence South 00°45'25" East record (South 00°44'56" East measured) along the East line of said Northwest Quarter (NW/4) a distance of 659.44 feet record (665.05 feet measured) to a point, said point being the Northeast Corner of the Southwest Quarter (SW/4) of Section One (1); Thence South 00°47'50" East record (South 00°42'31" measured) along the East line of the said Southwest Quarter (SW/4) a distance of 2636.97 feet record (2631.32 feet measured) to the Point of Beginning.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Taxes for the year 2002 the amount of which is not ascertainable or payable, and taxes or special assessments which are not shown as existing liens by the public records.
2. All interest in and to all oil, gas, coal, metallic ores or other minerals heretofore reserved or conveyed of record, together with all rights, privileges and estates relating thereto.
3. Easement in favor of The City of Oklahoma City, as evidenced by Report of Commissioners in Case No. 19,208 in the District Court of Cleveland County, Oklahoma recorded in Book 280, page 69.
4. Right-of-Way in favor of Continental Pipe Line Company, recorded in Book 385, page 375; Partial Release recorded in Book 413, page 443; Partial Assignment recorded in Book 583, page 5; Release by Conoco Pipeline Company recorded in Book ~~3402~~ 952.
5. Easement in favor of the State of Oklahoma, recorded in Book 392, page 240.
6. Easement in favor of The City of Oklahoma City, recorded in Book 448, page 377.
7. Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in Book 478, page 324; Assignments recorded in Book 2667, page 187; in Book 3046, page 1109; and in Book 3046, page 1097.
8. Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in Book 483, page 462; Assignments recorded in Book 2667, page 187; in Book 3046, page 1109; and in Book 3046, page 1097.
9. Easement in favor of The City of Oklahoma City, recorded in Book 652, page 688.
10. Easement for Use of Airspace in favor of The Oklahoma City Airport Trust, recorded in Book 1653, page 203.
11. Right-of-Way in favor of Conoco, Inc., recorded in Book 1884, page 1148; Assignment recorded in Book 2001, page 861.
12. Easement in favor of The City of Oklahoma City, recorded in Book 2059, page 682.
13. Easement in favor of Oklahoma Gas & Electric Company, recorded in Book 2224, page 262
14. Other matters as shown on the plat of survey dated June 20, 2001, prepared by Shaun Christopher Axton, PLS 1494 (Mark Deal & Associates).



Exhibit A

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southwest corner of said Southwest Quarter;

THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 1,840.54 feet to the POINT OF BEGINNING;

THENCE North 00°57'58" West a distance of 300.00 feet;

THENCE North 89°17'37" East a distance of 211.51 feet;

THENCE South 00°57'58" East a distance of 225.10 feet;

THENCE South 47°25'06" West a distance of 37.30 feet;

THENCE South 00°57'58" East a distance of 50.00 feet to a point on the south line of said Southwest Quarter;

THENCE South 89°17'37" West, along said south line, a distance of 183.63 feet to the POINT OF BEGINNING

Said described tract of land contains an area of 61,712 Square feet or 1.4167 acres, more or less.

LETTER OF AUTHORIZATION

I, I44 LLC or,
Property Owner of Record
John R. Bates authorize,
Agent of the Property Owner of Record and Title
Williams, Box, Forshee & Bullard, P.C.
Designated Representative

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

By: 
Signature

Title: Manager
Manager / Proprietor

Date: 11/21/2024
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(600 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

The undersigned bonded abstractor in and for Cleveland 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 Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland 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 600 feet in all directions of the following described land:

A tract of land lying in the Southwest Quarter (SW/4) of Section One (1), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at Southwest corner of said Southwest Quarter (SW/4);

THENCE North 89°17'37" East, along the South line of said Southwest Quarter (SW/4), a distance of 1,840.54 feet to the POINT OF BEGINNING;

THENCE North 00°57'58" West a distance of 300.00 feet;

THENCE North 89°17'37" East a distance of 211.51 feet;

THENCE South 00°57'58" East a distance of 225.10 feet;

THENCE South 47°25'06" West a distance of 37.30 feet;

THENCE South 00°57'58" East a distance of 50.00 feet to a point on the South line of said Southwest Quarter (SW/4);

THENCE South 89°17'37" West, along said South line, a distance of 183.63 feet to the POINT OF BEGINNING.

NOW KNOWN AS: Lot One (1), in Block Two (2), of SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), 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: November 12, 2024 at 7:30 AM

First American Title Insurance Company

A handwritten signature in black ink that reads "Panda Craven". The script is cursive and fluid, with the first name "Panda" and last name "Craven" clearly distinguishable.

By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2904644-MO99

CERTIFICATE OF BONDED ABTRACTOR
(600 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

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A tract of land lying in the Southwest Quarter (SW/4) of Section One (1), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at Southwest corner of said Southwest Quarter (SW/4);
THENCE North 89°17'37" East, along the South line of said Southwest Quarter (SW/4), a distance of 1,840.54 feet to the POINT OF BEGINNING;
THENCE North 00°57'58" West a distance of 300.00 feet;
THENCE North 89°17'37" East a distance of 211.51 feet;
THENCE South 00°57'58" East a distance of 225.10 feet;
THENCE South 47°25'06" West a distance of 37.30 feet;
THENCE South 00°57'58" East a distance of 50.00 feet to a point on the South line of said Southwest Quarter (SW/4);
THENCE South 89°17'37" West, along said South line, a distance of 183.63 feet to the POINT OF BEGINNING.

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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.

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By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2904644-MO99

OWNERSHIP LIST

DATE PREPARED: November 20, 2024
EFFECTIVE DATE: November 12, 2024 AT 7:30 A.M.

ORDER NO. 2904644-MO99

MAP NO	ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL
	186332 Subject Property	I-Forty Four, LLC	14105 N Eastern Ave, Ste 100	Edmond	OK	73013-5866	Lot 1, Block 2, SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, OK
	78003	City of Oklahoma City	N 100 Walker Ave	Oklahoma City	OK	73102-2230	12-10-4W 125.90 AC NW/4 LESS ALL TRLYING W OF WILL ROGERS EXPWY & TR BEG E1025.5 S70 NW/C NW/4 E OF WILL ROGERS
	186331	Communication Federal Credit	4141 NW Expressway, Ste 200	Oklahoma City	OK	73116-1675	Lot 5, Block 1, SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, OK
	186330	Decker Center, LLC	10601 S Western Ave, A	Oklahoma City	OK	73170-6201	Lot 4, Block 1, SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, OK
	186334	I-Forty Four, LLC	14105 N Eastern Ave, Ste 100	Edmond	OK	73013-5866	Common Area A & D/E, SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, OK
	186328	Okie South Oklahoma City Propco, LLC	7004 N Oklahoma Court Suite A	Oklahoma City	OK	73105	Lot 2, Block 1, SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, OK
	186327 AMRV12, LLC		8156 S Wadsworth Blvd, Ste E359	Littleton	CO	80128	Lot 1, Block 1, SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, OK
	175302	Wal-Mart Real Estate Business Trust	PO Box 8050	Bentonville	AR	72712-0555	1-10-4W 24.38 AC PRT SW/4 BEG 465.73`W SE/C SW/4 W115.96` N50` N 47D E37.30` N225.10` W211.51` S300` W264.34` N50` N 47D E37.45` N225` W215` N442.14` W196.01` N 15D E68.71` N 17D E555.93` E874.91` S466.40` S 22D W385.66` S443.96` S 49D E37.54` S50` POB

OWNERSHIP LIST
ORDER NO. 2904644-MO99

DATE PREPARED: November 20, 2024
EFFECTIVE DATE: November 12, 2024 AT 7:30 A.M.

190556	I-Forty Four, LLC	14105 N Eastern Ave, Ste 100	Edmond	OK	73013-5866	1-10-4W 37.24 AC PRT SW/4 BEG AT THE NW/C OF SOUTH PORTLAND COMMERCIAL PARK ADD. LOT 1 BLK 3 THEN N 218.83' N 22D E 385.66' N 466.40' W APPROX 552' N 161.23' N 14DE 49.71' N 17D E 1044.20 N 10D E 322.76' N 17D E 475.12' E 318' APPROX. S APPROX 3000' W 493.73 TO POB
186333	I-44 and South May LLC	2221 W Lindsey St, Ste 201	Norman	OK	73069-4066	Lot 1, Block 3, SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, OK
90930	Lynn (Nguyen) Le	10505 Fairway Ave	Oklahoma City	OK	73170-2522	Lot 16, Block 13, LAKE RIDGE SEC. 4, to Oklahoma City, Cleveland County, OK
90929	Tommy A. Nguyen	3233 SW 105th Ter	Oklahoma City	OK	73170-2528	Lot 15, Block 13, LAKE RIDGE SEC. 4, to Oklahoma City, Cleveland County, OK
127515	Miguel Angel Lopez & Maria Guadalupe Lopez	3228 SW 104th Ter	Oklahoma City	OK	73159-7800	Lot 13, Block 17, SOUTH HARBOR ADDITION SECTION 5, to Oklahoma City, Cleveland County, OK
127516	Traci Louise Allison	10421 Buccaneer Dr	Oklahoma City	OK	73159-6039	Lot 14, Block 17, SOUTH HARBOR ADDITION SECTION 5, to Oklahoma City, Cleveland County, OK
127517	Aung Nge	17008 Gladstone LN	Edmond	OK	73012-6868	Lot 15, Block 17, SOUTH HARBOR ADDITION SECTION 5, to Oklahoma City, Cleveland County, OK
127518	Priscilliano & Rosa Maria Medina	10413 Buccaneer Dr	Oklahoma City	OK	73159-6039	Lot 16, Block 17, SOUTH HARBOR ADDITION SECTION 5, to Oklahoma City, Cleveland County, OK
127519	Michael P. & Marta G. Roe	10409 Buccaneer Dr	Oklahoma City	OK	73159-6039	Lot 17, Block 17, SOUTH HARBOR ADDITION SECTION 5, to Oklahoma City, Cleveland County, OK
114992	Lisa Michelle Scott	10405 Buccaneer Dr	Oklahoma City	OK	73159	Lot 4, Block 11, SOUTH HARBOR ADDITION SECTION 4, to Oklahoma City, Cleveland County, OK

[illegible]

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Brakes Plus

November 21, 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

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 and AE-1 Airport Environs Zone One Districts** (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
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
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
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications 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
8300.4	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: Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.46	Gasoline Sales, Small: Restricted
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
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

2. Minimum Lot Size/Width:

The minimum lot size within this SPUD shall be 40,000 square feet and the minimum lot width shall be 50 feet.

3. Maximum Building Height:

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

4. Maximum Building Size:

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

5. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

6. Building Setback Lines

Front Yard:	25 feet
Rear Yard:	None
Side Yard:	None
Corner Side Yard:	None

7. Sight-Proof Screening:

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

8. Landscaping:

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

9. 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 prohibited.

10. Access:

Access may be taken from SW 104th St.

11. Sidewalks

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.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, architectural metal, 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:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

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

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

6. Parking:

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

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southwest corner of said Southwest Quarter;

THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 1,840.54 feet to the POINT OF BEGINNING;

THENCE North 00°57'58" West a distance of 300.00 feet;

THENCE North 89°17'37" East a distance of 211.51 feet;

THENCE South 00°57'58" East a distance of 225.10 feet;

THENCE South 47°25'06" West a distance of 37.30 feet;

THENCE South 00°57'58" East a distance of 50.00 feet to a point on the south line of said Southwest Quarter;

THENCE South 89°17'37" West, along said south line, a distance of 183.63 feet to the POINT OF BEGINNING

Said described tract of land contains an area of 61,712 Square feet or 1.4167 acres, more or less.

