



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

APPLICATION FOR PUD ReZONING

Planned Unit Development District

6205 S. Post Rd.
 Name of Development or Applicant

6205 S. Post Rd.
 Address / Location of Property (Provide County name & parcel no. if unknown)

Commercial development.
 Summary Purpose Statement / Proposed Development

Staff Use Only:	Case No.: PUD - 2008
	File Date: 3-28-24
	Ward No.: W4
	Nbhd. Assoc.: -----
	School District: MID DEL CITY
	Extg Zoning: R-1
	Overlay: AE-2

93 acres MOL
 ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name _____
 Mailing Address _____
 City, State, Zip Code _____
 Phone _____
 Email _____

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 _____
 dmbox@wbflaw.com; kturner@wbflaw.com;
 esilberg@wbflaw.com
 Email _____

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

Return To:
TJK Investments, LLC
14590 SE 10th Street
Choctaw, OK 73020

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **450.00**
Filed/insured by: First American Title Insurance Company
File No.: **2595635-OK24 (AS)**

Tax ID#: **1498-16-850-2426**

That **Gene R. Imke and Suzy Quinn Imke Co-Trustees of the Imke Family Trust dated July 9, 2001**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **TJK Investments, LLC**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Part of the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the East line of said SE/4, said point being 1066.44 feet North of the Southeast corner of said SE/4; Thence West 618.22 feet; Thence North 101.11 feet; Thence West 905.64 feet; Thence North 1464.45 feet; Thence East 1523.86 feet to the Northeast corner of said SE/4; Thence South 1565.56 feet to the point of beginning. It is understood and agreed that Seller shall reserve unto Seller, and Seller's successors and assigns, all oil, gas, or other mineral interest.

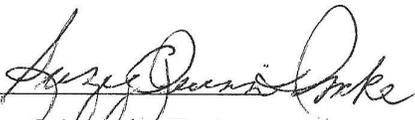
Property Address: **PT SE/4 25-11N-2W, Oklahoma City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, 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.

Signed and delivered this **July 15, 2021**.

Imke Family Trust dated July 9, 2001

By: 
Suzy Quinn Imke, Trustee

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA**

}

COUNTY OF **Oklahoma**

}

ss.

}

This instrument was acknowledged before me on **July 15, 2021**, by **Suzy Quinn Imke Trustee of the Imke Family Trust dated July 9, 2001**.



NOTARY PUBLIC **A. Stopka**

My Commission Expires: **6/08/2025**

Mail Tax Statements To:
BancFirst
19979 Northeast 23rd Street
Harrah, OK 73045





***rerecording to correct legal**

**WARRANTY DEED
(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **Linda J Spellman and Warren K Spellman, wife and husband** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **TJK Investments LLC, a Member- managed 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

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all 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 parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered February 14, 2024.

Linda J Spellman

Warren K Spellman

The State of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14th day of February, 2024 personally appeared Linda J Spellman and Warren K Spellman, wife and husband, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

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



Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
TJK Investments LLC, a Member- managed
Oklahoma limited liability company
15500 SE 71st St
Choctaw, OK 73020

Presented for filing by and return to:
Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 710402300685
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

**WARRANTY DEED
(Oklahoma Statutory Form)**

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EXHIBIT "A"

Real estate located at 6205 S. Post Rd. Oklahoma City, Oklahoma County, Oklahoma 73150, legal described as:

A part of the East 40 acres of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said NE/4; Thence South 00°02'55" West as the basis of bearing on the East line of said NE/4 a distance of 590.12 feet to the Point of Beginning; Thence continuing South 00°02'55" West on said East line a distance of 2039.83 feet to the Southeast corner of said NE/4; Thence North 89°15'53" West on the South line of said NE/4 a distance of 663.40 feet to the Southwest corner of said East 40 acres; Thence North 00°02'55" East on the West line of said East 40 acres and parallel to the East line of said NE/4 a distance of 2016.41 feet; Thence North 88°42'43" East a distance of 663.53 feet to the Point of Beginning.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

“AFFIANT”

TJK Investments, LLC, an Oklahoma limited liability company

By: [Signature]
Robert S. Kolar, Manager

[Signature]
Robert S. Kolar, individually

The foregoing instrument was acknowledged before me this 14 day of February, 2024 by Robert S. Kolar, individually and as Manager of TJK Investments, LLC an Oklahoma limited liability company.



[Signature]
Notary

My Commission Expires: _____

My Commission Number: _____



***rerecording to correct legal**

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 14th day of February, 2024 between Linda Spellman, the duly appointed, qualified and acting Personal Representative of the Estate of Henry Joseph Nekvopil, Deceased ("Grantor") and TJK Investments, LLC ("Grantee").

WITNESSETH:

WHEREAS, Letters of Testamentary were issued for the Estate of Henry Joseph Nekvopil, Deceased, in the District Court of Oklahoma County, State of Oklahoma with Case Number PB-2023-1568 on February 1, 2024, whereby Linda Spellman was appointed and qualified as the Personal Representative of the Estate of Henry Joseph Nekvopil, Deceased, to which reference is hereby made.

WHEREAS, said Probate Division of the District Court of Oklahoma County, State of Oklahoma in Case Number PB-2023-1568 did authorize the Personal Representative to sell the within described real property, without further order or confirmation by the Court, in the Order Authorizing Sale of Real Property Pursuant to 58 O.S. §239 entered on February 1, 2024, a copy of which is attached as Exhibit "B."

NOW THEREFORE, Linda Spellman, Personal Representative of the Estate of Henry Joseph Nekvopil, Deceased, Grantor, pursuant to authority granted her in and by the aforementioned Court Order and as the legally appointed Personal Representative of the Estate of Henry Joseph Nekvopil, Deceased does hereby grant, bargain, sell and convey unto Grantee and its heirs, successors, and assigns, forever, all the right, title, and interest owned by Henry Joseph Nekvopil at the time of his death and also all the right, title, and interest that the Estate of Henry Joseph Nekvopil, Deceased may have acquired by operation of law or otherwise, other than or in addition to, that of said decedent at the time of his death in and to the real property situated in the County of Oklahoma, State of Oklahoma legally described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, all and singular, the above described premises, together with the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining, unto the Grantee his heirs, successors, and assigns, forever.

**Chicago Title Oklahoma
1601 NW Expressway, Ste 1000
Oklahoma City, OK 73118
710402300685**

PERSONAL REPRESENTATIVE'S DEED

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EXHIBIT "A"

Real estate located at 6205 S. Post Rd. Oklahoma City, Oklahoma County, Oklahoma 73150, legal described as:

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Commencing at the Northeast corner of said NE/4; Thence South 00°02'55" West as the basis of bearing on the East line of said NE/4 a distance of 590.12 feet to the Point of Beginning; Thence continuing South 00°02'55" West on said East line a distance of 2039.83 feet to the Southeast corner of said NE/4; Thence North 89°15'53" West on the South line of said NE/4 a distance of 663.40 feet to the Southwest corner of said East 40 acres; Thence North 00°02'55" East on the West line of said East 40 acres and parallel to the East line of said NE/4 a distance of 2016.41 feet; Thence North 88°42'43" East a distance of 663.53 feet to the Point of Beginning.

AFFIDAVIT OF LAND OWNERSHIP

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Robert S. Kolar (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am the Manager of TJK Investments, LLC, an Oklahoma limited liability company (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. §121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. §121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. The direct and indirect owners of the Entity are United States citizens or bona fide residents of the State of Oklahoma.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

“AFFIANT”

TJK Investments, LLC, an Oklahoma limited liability company

By: [Signature]
Robert S. Kolar, Manager

[Signature]
Robert S. Kolar, individually

The foregoing instrument was acknowledged before me this 14 day of February, 2024 by Robert S. Kolar, individually and as Manager of TJK Investments, LLC an Oklahoma limited liability company.



[Signature]
Notary

My Commission Expires: _____
My Commission Number: _____

Exhibit A
Legal Description

Real Estate located at 6205 S. Post Rd. Oklahoma City, Oklahoma County, Oklahoma 73150, legal described as:

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AND

The following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

Part of the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the East line of said SE/4, said point being 1066.44 feet; Thence West 605.64 feet; Thence North 1464.45 feet; Thence East 1523.86 feet to the Northeast corner of said SE/4; Thence South 1565.56 feet to the point of beginning.

Property Address: PT SE/4 25-11N-2W, Oklahoma City, OK

AND

A part of the East 40 acres of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

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LETTER OF AUTHORIZATION

TJK Investments, LLC, (the property owner of record) or
(an agent of the property owner of record) 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 with respect to the property at the
following location 6205 S Post Rd & 6901 S Post Rd, OKC, OK 73150.

By:  _____

Title: Owner/Manager _____

Date: 3/11/2024 _____

LETTER OF AUTHORIZATION

WARREN K. SPELLMAN, or
LINDA J. SPELLMAN, (the property owner of record) or (an agent of the
property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C.,
to make application for municipal approvals and to do all things necessary for the
advancement of such application with respect to the property at the following location formerly
6205 S. Post Road, OKC OK.

By: Warren K. Spellman

Title: WARREN K. SPELLMAN

Date: March 12, 2024

Mailing Address:
Warren K and Linda J. Spellman
408 Fieldcrest Drive
Chickasha, OK 73018

Phone: cell 405/999-3964
cell 615/636-4329 (LINDA)
office 405/779-2150

Email kspellman@gradymem.org

New Property Address (Physical) 6001 S. Post Rd.
OKC, OK 73150
Acct # R 153881000

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OWNERSHIP REPORT
ORDER 2863799-OK99

DATE PREPARED: MARCH 25, 2024
EFFECTIVE DATE: MARCH 19, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
1497	R168502325	TJK INVESTMENTS LLC		15500 SE 71ST ST	CHOCTAW	OK	73020-5008	BOONE TOWNSHIP PT NE4 SEC 25 11N 2W PT OF E40ACRS OF NE4 BEG 590.12FT S OF NE/C NE4 TH S2039.83FT W663.40FT N2016.41FT E663.53FT TO BEG CONT 30.89ACRS MORE OR LESS (PART OF SUBJECT PROPERTY)	6205 S POST RD OKLAHOMA CITY
1498	R168502426	TJK INVESTMENTS LLC		15500 SE 71ST ST	CHOCTAW	OK	73020	BOONE TOWNSHIP PT OF SE4 SEC 25 11N 2W BEG 1066.44FT N OF SE/C OF SE4 TH W618.22FT N101.11FT W905.64FT N1464.45FT E1523.86FT S1565.56FT TO BEG (PART OF SUBJECT PROPERTY)	0 UNKNOWN UNINCORPORATED
1497	R153881000	SPELLMAN LINDA J & WARREN K		408 FIELDCREST DR	CHICKAHSA	OK	73018-7756	BOONE TOWNSHIP PT NE4 SEC 25 11N 2W BEING E40ACRS EX BEG 590.12FT S OF NE/C NE4 TH S2039.83FT W663.40FT N2016.41FT E663.53FT TO BEG (PART OF SUBJECT PROPERTY)	
1319	R144258770	REED ZACHARY J		4800 ERIC DR	OKLAHOMA CITY	OK	73135	UNPLTD PT SEC 30 11N 1W 000 000 PT OF SW4 SEC 30 11N 1W BEG 716FT N OF SW/C OF N1/2 OF SW4 TH E400FT N137FT W400FT S137FT TO BEG	6720 S POST RD OKLAHOMA CITY
1319	R144258775	TUCKER CHRISTOPHER S	TUCKER BRYANNA R	6917 S TUCKER LN	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 30 11N 1W 000 000 PT SW4 SEC 30 11N 1W BEG 630FT N OF SW/C N1/2 SW4 TH N86FT E273FT S86FT W273FT TO BEG EX W33FT FOR RD	0 UNKNOWN OKLAHOMA CITY
1319	R144259000	CLAYTON WILLIAM H JR		6940 S POST RD	OKLAHOMA CITY	OK	73150-4904	UNPLTD PT SEC 30 11N 1W 000 000 PT OF SW4 SEC 30 11N 1W BEG 160FT N OF SW/C OF N 1/2 OF SW4TH N187FT E560FT S187FT W560FT TO BEG	6940 S POST RD OKLAHOMA CITY
1319	R144259010	KAUTH MARVIN LEON		7000 S POST RD	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 30 11N 1W 000 000 PT OF SW4 SEC 30 11N 1W BEG AT SW/C OF N 1/2 OF SW4 TH N160FT E560FT S160FT W560FT TO BEG	7000 S POST RD OKLAHOMA CITY

OWNERSHIP REPORT
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DATE PREPARED: MARCH 25, 2024
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1319	R144259035	TUCKER CHRISTOPHER S & BRYANNA R		6917 S POST RD	OKLAHOMA CITY	OK	73150- 4905	UNPLTD PT SEC 30 11N 1W 000 000 PT SW4 SEC 30 11N 1W BEG 560FT E & 330FT N OF SW/C N 1/2 SW4 TH N300FT W287FT N86FT E533.80FT SWLY 138.26FT SELY 265.48FT W330FT TO BEG	6917 TUCKER LN OKLAHOMA CITY
1319	R144259040	WHORTON DOUGLAS E		420482 E 1148 RD	CHECOTAH	OK	74426- 8601	UNPLTD PT SEC 30 11N 1W 000 000 PT SW4 SEC 30 11N 1W BEG NW/C SW4 TH E236.83FT S191.68FT W236.89FT N185.15FT TO BEG CONT 1.02ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	6700 S POST RD OKLAHOMA CITY
1319	R144259045	WARD CHRISTOPHER		10025 TUCKER LANE	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 30 11N 1W 000 000 PT SW4 SEC 30 11N 1W BEG 236.83FT E NW/C SW4 TH E249.64FT S235.97FT NWLY 87.52FT W171.39FT N191.68FT TO BEG CONT 1.15ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	10025 TUCKER LN OKLAHOMA CITY
1319	R144259050	ARNOLD LEW C & CHRISTINE N		6916 S POST RD	OKLAHOMA CITY	OK	73150- 4904	UNPLTD PT SEC 30 11N 1W 000 000 PT SW4 SEC 30 11N 1W BEG 630FT N OF SW/C OF N 1/2 OF SW4 TH E560FT S283FT W560FT N283FT TO BEG	6916 S POST RD OKLAHOMA CITY
1319	R144259070	MALICOTT JIMMY		6710 S POST RD	OKLAHOMA CITY	OK	73150- 4900	UNPLTD PT SEC 30 11N 1W 000 000 PT SW4 SEC 30 11N 1W BEG 853FT N OF SW/C N/2 SW4 TH N227FT E400FT S227FT W400FT TO BEG CONT 2.08ACRS MORE OR LESS	6710 S POST RD OKLAHOMA CITY
1319	R144259075	TUCKER DAVID T & ALEXA J		6920 TUCKER LN	OKLAHOMA CITY	OK	73150- 5809	UNPLTD PT SEC 30 11N 1W 000 000 PT SW4 SEC 30 11N 1W BEG 855FT N & 400FT E OF SW/C N/2 SW4 TH E419.84FT S137.74FT W406.55FT N137FT TO BEG CONT 1.30ACRS MORE OR LESS PLUS A TR BEG 1082FT N OF SW/C N/2 SW4 TH N50FT E400FT S50FT W400FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1319	R144259300	NOVOTNY KEN & AMBERLY		5830 NW EXPRESSWAY UNIT 329	OKLAHOMA CITY	OK	73132	UNPLTD PT SEC 30 11N 1W 000 000 PT S 1/2 OF SW4 SEC 30 11N 1W BEG 425.2FT S OF NW/C OF S 1/2 OF SW4 S100FT E381.5FT N100.9FT W381.5 TO BEG CONT 1ACR MORE OR LESS	7200 S POST RD OKLAHOMA CITY

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DATE PREPARED: MARCH 25, 2024
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1319	R144259305	DAVIS ROY G & NINA C TRS	DAVIS ROY G & NINA C REV TR	8330 S WESTMINSTER RD	OKLAHOMA CITY	OK	73150-5504	UNPLTD PT SEC 30 11N 1W 000 000 PT OF S 1/2 OF SW4 SEC 30 11N 1W BEG NW/C OF S 1/2 OF SW4 TH E381.5FT S212.6FT W381.5FT N212.6FT TO BEG	6802 S POST RD OKLAHOMA CITY
1319	R144259320	FOGLE SHILO M		6804 S POST RD	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 30 11N 1W 000 000 PT SW4 SEC 30 11N 1W BEG 525.20FT S OF NW/C OF S 1/2 OF SW4 S274.8FT E381.5FT N274.8FT W381.5FT TO BEG CONT 2ACRS MORE OR LESS	6804 S POST RD OKLAHOMA CITY
1319	R144259325	DAVIS ROY G & NINA C TRS	DAVIS ROY G & NINA C REV TR	8330 S WESTMINSTER RD	OKLAHOMA CITY	OK	73150-5504	UNPLTD PT SEC 30 11N 1W 000 000 PT OF S 1/2 OF SW4 SEC 30 11N 1W BEG 212.6FT S OF NW/C OF S1/2 OF SW4 TH E381.5FT S212.6FT W381.5FT N212.6FT TO BEG CONT 1.9ACRS MORE OR LESS	6802 S POST RD OKLAHOMA CITY
1320	R144254000	BRM 5 LLC		820 NW 13TH ST	OKLAHOMA CITY	OK	73106-6827	UNPLTD PT SEC 30 11N 1W 000 000 PT OF NW4 SEC 30 11N 1W BEG AT NW/C OF NW4 TH E183FT S333FT W183FT N333FT TO BEG	6010 S POST RD OKLAHOMA CITY
1320	R144254550	U S OF AMERICA	U S D COURT # 6961	0	Unknown	NO	00000	UNPLTD PT SEC 30 11N 1W 000 000 PT OF NW4 SEC 30 11N 1W BEG 183FT W OF NW/C TH E650FT S623FT W300FT S400FT W533FT N690FT E183FT N330FT TO BEG CONT 154ACRS EXEMPT	0 UNKNOWN OKLAHOMA CITY
1320	R168523225	NIGH LAVERNE TRS	NIGH FAMILY TRUST	4725 SE 22ND ST	DEL CITY	OK	73115-4050	CASS TOWNSHIP PT NW4 SEC 30 11N 1W BEING LOTS 1 & 2 EX A TR 183FT E&W BY 333FT N&S IN NW/C & EX A TR BEG 183FT E OF NW/C NW4 TH E650FT S623FT W300FT S400FT W533FT N690FT E183FT N330FT TO BEG & EX W50FT SUBJ TO ESMTS OF RECORD & EX BEG 1265.75FT E & 1048.77FT S OF NW/C NW4 TH S437.79FT W199FT N437.79FT E199FT TO BEG	6304 S POST RD OKLAHOMA CITY
1497	R168502326	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BOONE TOWNSHIP 000 000 PT NE4 SEC 25 11N 2W W1905FT OF S 1/2 OF S 1/2 OF NE4 EXEMPT	0 UNKNOWN UNINCORPORATED
1497	R168502327	UNITED STATES OF AMERICA	U S D COURT #6961	PO BOX 61	TULSA	OK	74101	BOONE TOWNSHIP 02W 025 PT OF NE4 SEC 25 11N 2W BEING NW4 OF NE4 & W 1/2 OF NE4 OF NE4 & NW4 OF SE4 OF NE4 & N 1/2 OF SW4 OF NE4 EXEMPT	0 UNKNOWN UNINCORPORATED

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DATE PREPARED: MARCH 25, 2024
EFFECTIVE DATE: MARCH 19, 2024 AT 7:30 AM

1498	R153882000	ANDERSON IRA & JENIFER		9900 DAWN DEE RD	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 25 11N 2W 02W 025 PT OF SE4 SEC 25 11N 2W BEG 1066.44FT N & 441.72FT W OF SE/C SE4 TH S260.76FT W176.50FT N260.76FT E176.50FT TO BEG CONT 1.06ACRS MORE OR LESS	9900 DAWN DEE RD OKLAHOMA CITY
1498	R153882015	KINSLOW BURL G & KATHRYN L		9920 DAWN DEE RD	OKLAHOMA CITY	OK	73150-5000	UNPLTD PT SEC 25 11N 2W 000 000 PT SE4 SEC 25 11N 2W BEG 816.44FT N & 237.36FT W OF SE/C SE4 TH S243.66FT W204.36FT N243.66FT E204.36FT TO BEG CONT 1.14ACRS MORE OR LESS PLUS A TR BEG 460.95FT N & 237.40FT W OF SE/C SE4 TH W380.94FT N111.79FT E380.98FT S111.79FT TO BEG	9920 DAWN DEE RD OKLAHOMA CITY
1498	R153882017	OLESON KENNY & JAN CO TRS	OLESON KENNY & JAN REV TRUST	9924 DAWN DEE RD	OKLAHOMA CITY	OK	73150-5000	UNPLTD PT SEC 25 11N 2W 000 000 PT SE4 SEC 25 11N 2W BEG 816.44FT N OF SE/C SE4 TH S243.66FT W237.36FT N243.66FT E237.36FT TO BEG CONT 1.33ACRS MORE OR LESS PLUS A TR BEG 460.95FT N OF SE/C SE4 TH W237.40FT N111.79FT E237.34FT S111.79FT TO BEG	9924 DAWN DEE RD OKLAHOMA CITY
1498	R153882020	BRYANT IRA HOUSTON IV	LEUNG NGAU HO	9921 DAWN DEE RD	OKLAHOMA CITY	OK	73150-5001	UNPLTD PT SEC 25 11N 2W 000 000 PT SE4 SEC 25 11N 2W BEG 1066.44FT N OF SE/C SE4 TH S250FT W441.72FT N250FT E441.72FT TO BEG	9921 DAWN DEE RD OKLAHOMA CITY
1498	R153882025	SUTTON LAURIE LYNN		9920 DAWN DEE RD	OKLAHOMA CITY	OK	73150-5000	UNPLTD PT SEC 25 11N 2W 000 000 PT OF SE4 SEC 25 11N 2W BEG 1066.44FT N & 441.72FT W & 260.76FT S OF SE/C SE4 TH S232.90FT W176.50FT N232.90FT E176.50FT TO BEG CONT .94ACRS MORE OR LESS	9910 DAWN DEE RD OKLAHOMA CITY
1498	R168502425	OKLA CITY MUNICIPAL	IMPROVEMENT AUTHORITY	200 N WALKER AVE	OKLAHOMA CITY	OK	73102	BOONE TOWNSHIP 02W 025 PT OF SE4 SEC 25 11N 2W BEG 618.22FT W OF SE/C OF SE4 TH N1066.44FT W905.64FT N1464.45FT W1116.14FT S2640FT E2021.78FT TO BEG EXEMPT	0 UNKNOWN UNINCORPORATED
1494	R143873625	BISCHOFF WILLIAM JAMES SR & JOAN LYDIA		10205 NE 21ST ST	OKLAHOMA CITY	OK	73141	UNPLTD PT SEC 24 11N 2W 000 000 PT SE4 SEC 24 11N 2W S 1/2 OF E 1/2 OF SE4 OF SE4 OF SE4 CONT 2 1/2ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY

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DATE PREPARED: MARCH 25, 2024
EFFECTIVE DATE: MARCH 19, 2024 AT 7:30 AM

1494	R143873518	LEY TERRENCE J & KIMBERLY D		9825 SE 59TH ST	OKLAHOMA CITY	OK	73150- 3714	UNPLTD PT SEC 24 11N 2W 000 000 PT SE4 SEC 24 11N 2W E2 OF E2 OF SW4 OF SE4 OF SE4 CONT 2 1/2ACRS MORE OR LESS EX S60FT FOR ROAD	9825 SE 59TH ST OKLAHOMA CITY
1494	R143873605	WHITE JOHN L & BETTY		9801 SE 59TH ST	OKLAHOMA CITY	OK	73150- 3714	UNPLTD PT SEC 24 11N 2W 000 000 PT OF SE4 SEC 24 11N 2W BEING W 1/2 OF SE4 OF SE4 OF SE4 EXS60FT	9801 SE 59TH ST OKLAHOMA CITY
1494	R143873530	MARTINEZ RAUL	HERNANDEZ JUANA	9813 SE 59TH ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 24 11N 2W 000 000 PT SE4 SEC 24 11N 2W W2 OF E2 OF SW4 OF SE4 OF SE4 CONT 2 1/2ACRS MORE OR LESS EX S60FT	9813 SE 59TH ST OKLAHOMA CITY
1275	R144134020	POLK LLC		5715 N WESTERN AVE STE C	OKLAHOMA CITY	OK	73118- 1239	UNPLTD PT SEC 19 11N 1W 000 000 PT OF SW4 SEC 19 11N 1W BEG AT SW/C OF SW4 TH E878FT N501.6FT W878FT S501.6FT TO BEG	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

6205 S. Post Rd.

March 28, 2024

PREPARED FOR:

TJK Investments, LLC
15500 SE 71st St.
Choctaw, OK 73020
(405) 664-7910
tjkinvestmentsllc@gmail.com

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

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 6205 S. Post Rd., consisting of approximately 93 acres, is located within the Northeast Quarter (NE/4) and Southeast Quarter (SE/4) of Section 25, Township 11 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 6205 S. Post Rd.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is TJK Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1. Surrounding properties are zoned and used for:

- North: R-1 District and used for residential development.
- East: R-1 District and used for residential/Tinker Communication Facility/undeveloped.
- South: R-1 District and used for residential/undeveloped.
- West: R-1 District and used for Tinker AFB.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a C-3 base zoning that will permit a commercial development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SE 59th St. The nearest street to the east is S. Post Rd. The nearest street to the south is SE 74th St. The nearest street to the west is S. Douglas Blvd.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 3 located at 7101 S. Anderson Rd. It is approximately 3 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

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

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City’s Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the I-1 Light Industrial District shall govern this PUD, except as herein modified.

The following uses shall be permitted:

- 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
- 8300.21 Automotive and Equipment: Storage
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8150.6.2 Composting
- 8300.32 Convenience Sales and Personal Services
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Uses
- 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: Alcohol Permitted
- 8300.39 Eating Establishments: 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
- 8350.8 Industrial, Light
- 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
- 8300.49 Lodging Accommodations: Bed and Breakfast
- 8300.51 Lodging Accommodations: Commercial Lodging
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8450.1 Mining and Processing: Minerals and Raw Materials
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.58 Personal Services: General
- 8300.59 Personal Services: Restricted

8300.60	Personal Storage
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

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20’centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

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

9.8 ACCESS REGULATIONS

Access shall be taken from S. Post Rd. and SE 59th St.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

Exhibit A
Legal Description

Real Estate located at 6205 S. Post Rd. Oklahoma City, Oklahoma County, Oklahoma 73150, legal described as:

A part of the East 40 acres of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said NE/4; Thence South 00°02'55" West as the basis of bearing on the East line of said NE/4 a distance of 590.12 feet to the Point of Beginning; Thence continuing South 00°02'55" West on the East line of said NE/4 a distance of 663.40 feet to the Southwest corner of said East 40 acres; Thence North 00°02'55" East on the West line of said East 40 acres and parallel to the East line of said NE/4 a distance of 2016.41 feet; Thence North 88°42'43" East a distance of 663.53 feet to the Point of Beginning.

AND

The following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

Part of the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the East line of said SE/4, said point being 1066.44 feet; Thence West 605.64 feet; Thence North 1464.45 feet; Thence East 1523.86 feet to the Northeast corner of said SE/4; Thence South 1565.56 feet to the point of beginning.

Property Address: PT SE/4 25-11N-2W, Oklahoma City, OK

AND

A part of the East 40 acres of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

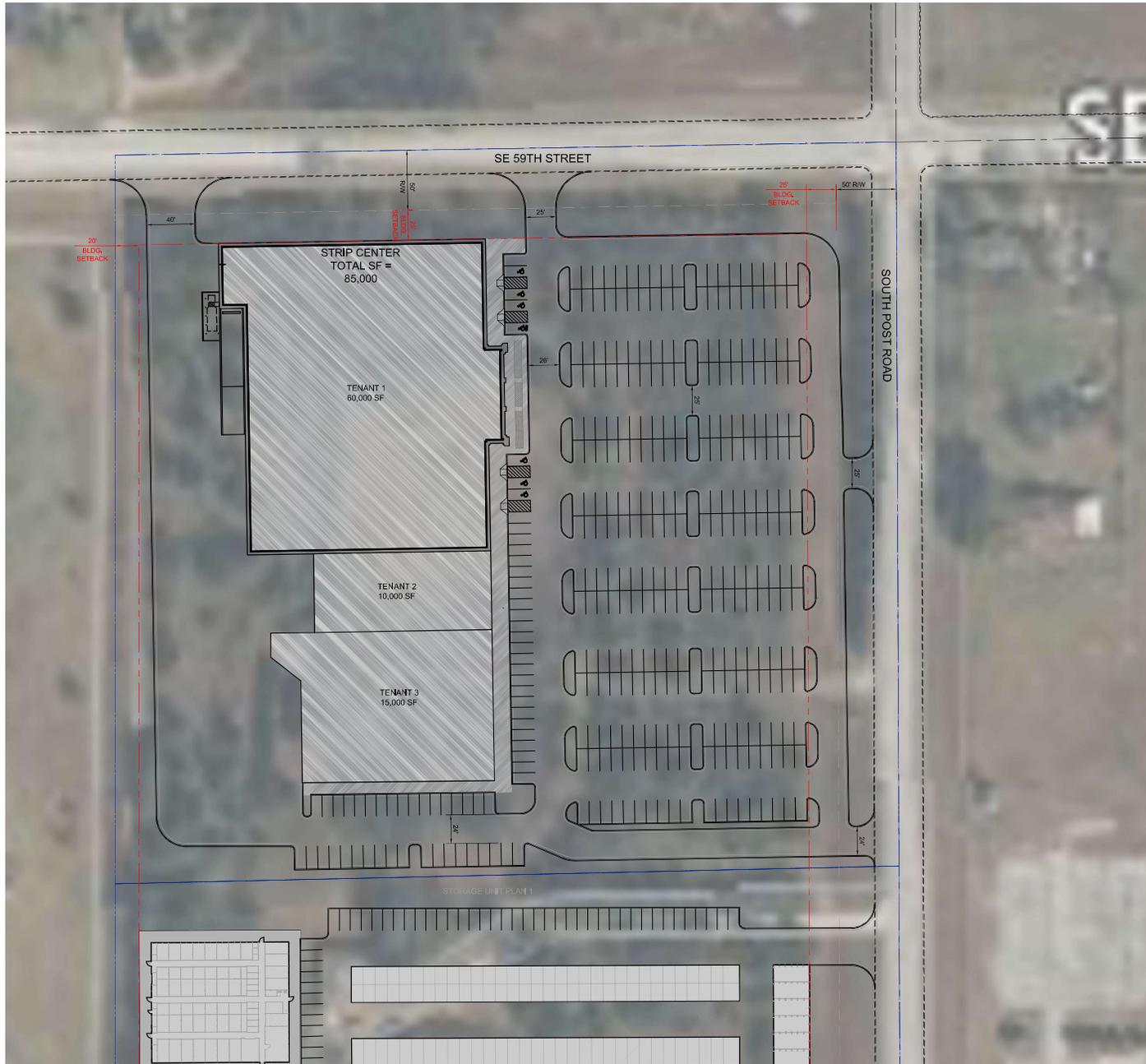
Beginning at the Northeast corner of said NE/4; Thence South 00°02'55" West as the basis of bearing on the East line of said NE/4 a distance of 590.12 feet; Thence South 88°42'43" West a distance of 663.53 feet to a point on the West line of the East 40 acres of said NE/4; Thence North 00°02'55" West on the West line of said East 40 acres and parallel to the East line of said NE/4 a distance of 609.94 feet to the Northwest corner of said East 40 acres; Thence South 89°50'08" East on the North line of said NE/4 a distance of 663.35 feet to the Point of Beginning.

STRIP CENTER

OVERALL SITE CONCEPT

SE 59TH STREET & S. POST RD
OKLAHOMA CITY, OK

Exhibit B



DRAWING PREPARED MARCH 20, 2024

ORIGINAL PAPER SIZE 24X36



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P.O. Box 14534 Oklahoma City, OK 73113
405-778-3385
www.cedarcreekinc.com

STORAGE UNIT PLAN 1

OVERALL SITE CONCEPT

SE 59TH STREET & S. POST RD
OKLAHOMA CITY, OK



DRAWING PREPARED MARCH 20, 2024

ORIGINAL PAPER SIZE 24X36



SE 59th St

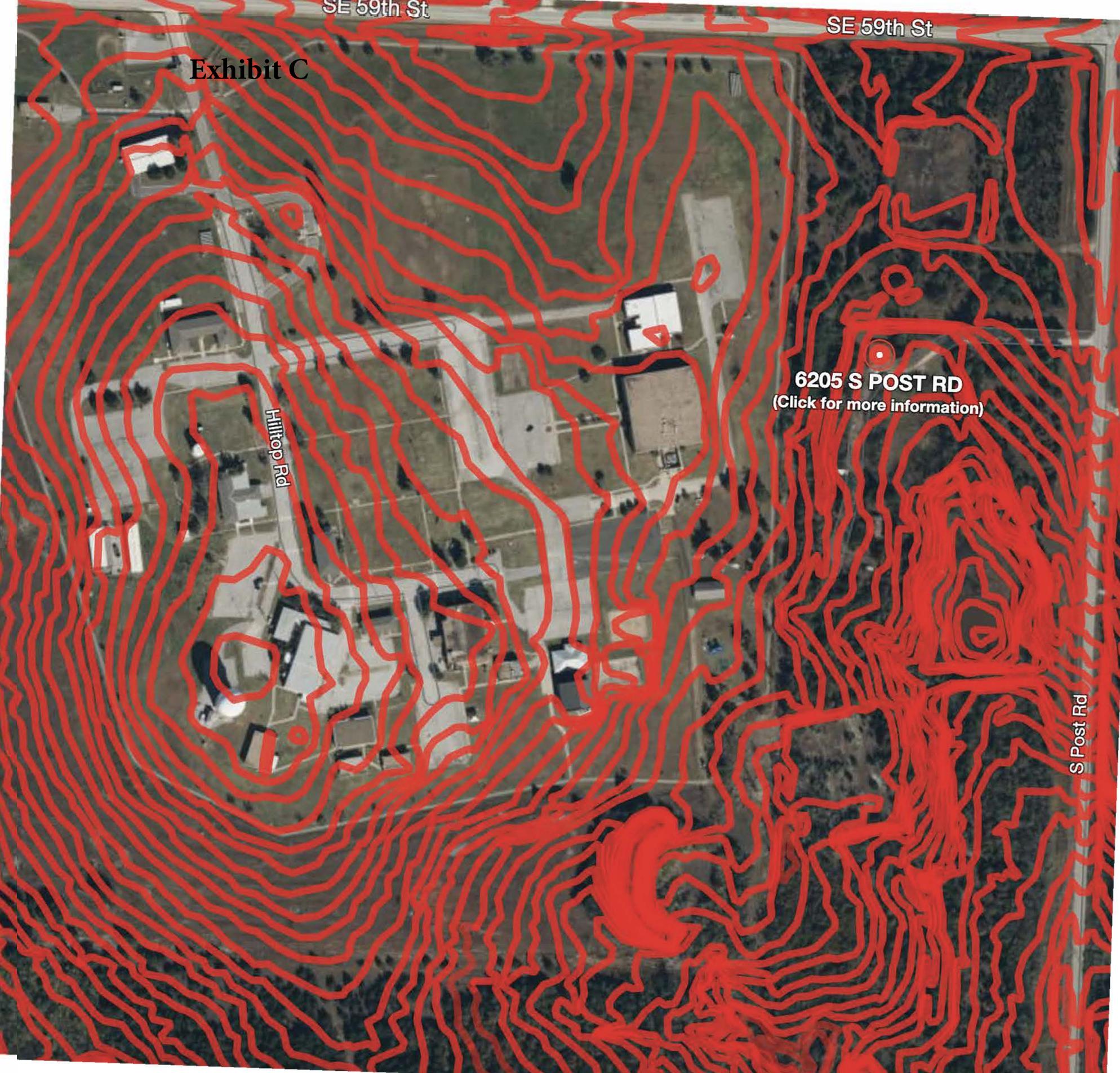
SE 59th St

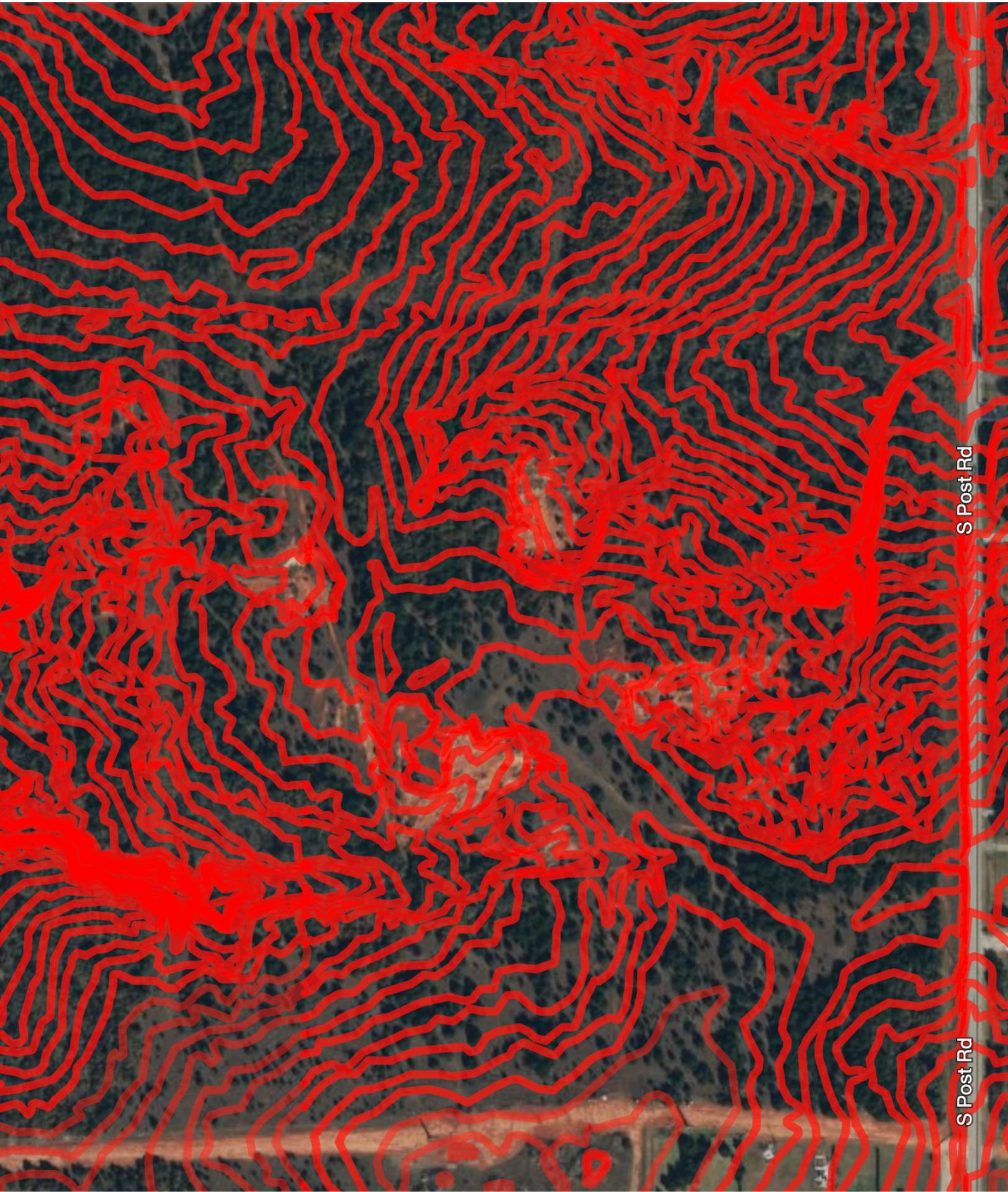
Exhibit C

Hilltop Rd

6205 S POST RD
(Click for more information)

S Post Rd





S Post Rd

S Post Rd