



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

1 NW 102nd St.

Project Name

1 NW 102nd St.

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

Industrial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1669
Case No.: SPUD -	
File Date:	8-15-24
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	O-2
Overlay:	

2.01 acres MOL

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

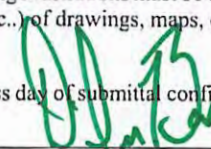
Name

Mailing Address

City, State, Zip Code

Phone

Email

  
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  
dmbbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.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.



**DOC STAMPS:** \$690.00

**Property Address:** 1 NW 102nd St, Oklahoma City, OK 73114

**Buyer Mailing Address:** PO Box 82337, Oklahoma City, OK 73148

**WARRANTY DEED**  
**(Oklahoma Statutory Form)**

That **Sayre McNeil and Anna F. McNeil, Husband and Wife**,, Party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Red Partners 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.

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

EXCEPT covenants, conditions, easements and restrictions of record.

Signed and delivered this 9th day of August, 2022.

  
Sayre McNeil

  
Anna F. McNeil

**ACKNOWLEDGEMENT**

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

I, Teresa Koeppe, a Notary Public for the of Oklahoma and State of Oklahoma, do hereby certify that Sayre McNeil and Anna F. McNeil, Husband and Wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as their voluntary act and deed for the uses and purposes herein set forth.

Witness my hand and official seal, this the 9th of August, 2022.

  
Teresa Koeppe

My Commission Expires: May 19, 2023



Deed Presented for Filing By: Oklahoma Prime Title & Escrow, LLC

File No.: 202200025

Name of Title Insurer: American Eagle Title Insurance Company



**EXHIBIT "A"**

A parcel of land 150 feet by 200 feet in the Southeast Corner of Lot Three (3), Block Four (4), ARLINGTON ACRES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being a subdivision of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, said tract of land being described by metes and bounds, to-wit: Beginning in the SE corner of said Lot Three (3) for a Point of Beginning; Thence running North on the East line of said Lot Three (3) for a distance of 150 feet; Thence running West parallel with the South line of said Lot Three (3) for a distance of 200 feet; Thence running South and parallel with the East line of said Lot Three (3) for a distance of 150 feet; Thence running East on the South line of said Lot Three (3) for a distance of 200 feet to the Point of Beginning.

AND

Commencing at the Southeast Corner of Lot Three (3), Block Four (4), ARLINGTON ACRES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being a subdivision of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, said tract of land being described by metes and bounds, to-wit: Thence North along the East line of Lot Three (3) a distance of 150 feet for a Point or Place of Beginning; Thence continuing North along the East line of Lot Three (3) a distance of 166 feet; Thence West and parallel with the South line of Lot Three (3) a distance of 279.5 feet; Thence running South and parallel with the East line of Lot Three (3) a distance of 316 feet to the South line of Lot Three (3); Thence running East along the South line of Lot Three (3) a distance of 79.5 feet; Thence North and parallel with the East line of Lot Three (3) a distance of 150 feet; Thence East and parallel to the South line of Lot Three (3) a distance of 200 feet to the Point or Place of Beginning.

Exhibit A  
Legal Descriptions

Parcel 1:

ARLINGTON ACRES SUB 004 000 PT LOT 3 A TR IN SE/C 150FT E&W BY 200FT ON  
N&S

Parcel 2 (adjoining):

ARLINGTON ACRES SUB 004 000 PT LOT 3 BEG 150FT N SE/C SD LOT 3 TH N166FT  
W279.5FT S316FT E79.5FT N150FT E200FT TO BEG

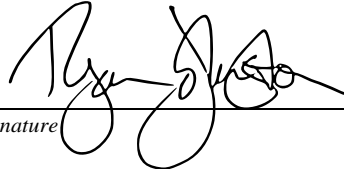
# LETTER OF AUTHORIZATION

I, Red Partners, LLC or,  
*Property Owner of Record*

Ryan Johnston 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: August 8, 2024  
*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 (2 ), 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: August 9, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2887880-OK99

OWNERSHIP REPORT  
ORDER 2887880-OK99

DATE PREPARED: AUGUST 14, 2024  
EFFECTIVE DATE: AUGUST 9, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3708	R100304300	RED PARTNERS LLC	PO BOX 82337	OKLAHOMA CITY	OK	73148	ARLINGTON ACRES SUB	4	0	ARLINGTON ACRES SUB 004 000 PT LOT 3 A TR IN SE/C 150FT E&W BY 200FT ON N&S (PART OF SUBJECT PROPERTY)	1 NW 102ND ST OKLAHOMA CITY
3708	R100304250	RED PARTNERS LLC	PO BOX 82337	OKLAHOMA CITY	OK	73148	ARLINGTON ACRES SUB	4	0	ARLINGTON ACRES SUB 004 000 PT LOT 3 BEG 150FT N SE/C SD LOT 3 TH N166FT W279.5FT S316FT E79.5FT N150FT E200FT TO BEG (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3708	R100304233	ZC CRESCENT PROPERTIES LLC	425 NW 150TH CT	EDMOND	OK	73013	ARLINGTON ACRES SUB	4	0	ARLINGTON ACRES SUB 004 000 PT OF LOT 3 BEG 102FT E OF SW/C LT 3 TH N218.33FT E250FT S218.33FT W250FT TO BEG CONT 1.25ACRS MORE OR LESS	10200 BROADWAY EXT OKLAHOMA CITY
3708	R100304220	DEERBORN PROPERTIES INC	12710 W RENO AVE	YUKON	OK	73099-6904	ARLINGTON ACRES SUB	4	0	ARLINGTON ACRES SUB 004 000 PT OF LOT 3 BEG 102FT E & 218.33FT N OF SW/C LT 3 TH N97.77FT E60FT S97.77FT W60.28FT TO BEG	10400 BROADWAY EXT OKLAHOMA CITY
3708	R100304230	SCRIBNER EDWARD L	1405 GLENBROOK TER	NICHOLS HILLS	OK	73116-5617	ARLINGTON ACRES SUB	4	0	ARLINGTON ACRES SUB 004 000 PT OF LOTS 2 & 3 BEG 60FT S OF NE/C LT 2 TH S256.50FT W279.50FT S97.77FT W189.72FT N97.77FT W60FT N147.60FT E311.71FT N109FT E216.15FT TO BEG SUBJ TO ESMTS OF RECORD	10408 BROADWAY EXT OKLAHOMA CITY
3708	R100304210	STATE OF OKLAHOMA	PO BOX 52000	OKLAHOMA CITY	OK	73152	ARLINGTON ACRES SUB	4	0	ARLINGTON ACRES SUB 004 000 W102FT OF LOTS 2 & 3 EXEMPT	0 UNKNOWN OKLAHOMA CITY
3708	R100304200	SALON RENAISSANCE INC	10440 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6205	ARLINGTON ACRES SUB	4	0	ARLINGTON ACRES SUB 004 000 PT LOT 2 BEG NE/C LOT 2 TH S60FT W216.15FT S109FT W311.71FT N169FT E528.7FT TO BEG	10440 BROADWAY EXT OKLAHOMA CITY
3708	R100303600	JOHNSON BILLY G & LIRIO P	1 NE 102ND ST	OKLAHOMA CITY	OK	73114-6202	ARLINGTON ACRES SUB	4	1	ARLINGTON ACRES SUB BLK 000 LOT 000 LOT 1 IN BLK 4 & LOT 2 IN BLK 3 & 40FT STRIP ADJ LOT 2 ON W	1 NE 102ND ST OKLAHOMA CITY
3708	R100305410	AG KIMBACO RE HOLDINGS LLC	12360 MARKET DR	OKLAHOMA CITY	OK	73114	ARLINGTON ACRES SUB	5	0	ARLINGTON ACRES SUB BLK 005 LOT 000 PT OF LOT 3 BEG 345.06FT S OF NE/C LOT 2 TH S286.95FT W556.84FT N58.16FT NE75.95FT N75FT NW50.99FT N29.28FT E553.18FT TO BEG CONT 3.63ACRS MORE OR LESS	10120 BROADWAY EXT OKLAHOMA CITY
3708	R100305500	STATE OF OKLA DEPT OF HWYS	200 NE 21ST ST	OKLAHOMA CITY	OK	73105	ARLINGTON ACRES SUB	5	0	ARLINGTON ACRES SUB 005 000 THE W77FT OF LOT 2 PLUS W PT OF LOT 3 BEING 77FT ON N SIDE & 75FT ON S SIDE EXEMPT	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2887880-OK99

DATE PREPARED: AUGUST 14, 2024  
EFFECTIVE DATE: AUGUST 9, 2024 AT 7:30 AM

3708	R100305400	OKLAHOMA CITY REHAB REAL ESTATE INVESTORS LLC	4317 MARSH RIDGE	CARROLLTON	TX	75010	ARLINGTON ACRES SUB	5	0	ARLINGTON ACRES SUB BLK 005 LOT 000 PT OF LOTS 2 & 3 BEG NE/C LT 2 TH S345.05FT W553.18FT N344.57FT E551.18FT TO BEG CONT 4.37ACRS MORE OR LESS	10100 BROADWAY EXT OKLAHOMA CITY
3708	R100304800	10 NE 102ND LLC	PO BOX 16217	OKLAHOMA CITY	OK	73113	ARLINGTON ACRES SUB	5	0	ARLINGTON ACRES SUB BLK 005 LOT 000 ALL LOT 1 & W/2 OF VACATED WALNUT AVE ADJ ON E (20FT BY 632FT)	10 NE 102ND ST OKLAHOMA CITY
3708	R100307200	PEREZ GABINO	641 NW 113TH ST	OKLAHOMA CITY	OK	73114- 6810	ARLINGTON ACRES SUB	6	0	ARLINGTON ACRES SUB 006 000 ALL LOT 2 & A ST 20FT WIDE ADJ ON WEST	104 NE 102ND ST OKLAHOMA CITY
3708	R104106000	PLATT ENERGY CORPORATION	11600 BROADWAY EXTENSION, Unit 250	OKLAHOMA CITY	OK	73114	OLA SUB COLLEGE GROVE	14	0	OLA SUB COLLEGE GROVE 014 000 LOTS 17 THRU 40	0 UNKNOWN OKLAHOMA CITY
3708	R134488801	STATE OF OKLA DEPT HWYS	0	Unknown	NO	0	UNPLTD PT SEC 27 13N 3W	0	0	UNPLTD PT SEC 27 13N 3W 000 000 PT NW4 SEC 27 13N 3W BEG NW/C BLK 13 NOW VAC COLLEGE GROVE ADDN TH E300FT SWLY TO A POINT 110FT E SW/C SD BLK N TO BEG CONT 1.48ACRS MORE OR LESS EXEMPT	0 UNKNOWN OKLAHOMA CITY
3708	R134488800	BROADWAY LANDING INC	2815 SW 110TH ST	OKLAHOMA CITY	OK	73170- 2445	UNPLTD PT SEC 27 13N 3W	0	0	UNPLTD PT SEC 27 13N 3W BLK 000 LOT 000 PT NW4 SEC 27 13N 3W ALL OF BLK 13 IN COLLEGE GROVE ADDN NOW VACATED EX A TR BEG AT NW/C BLK 13 TH E300FT SWLY367.60FT W110FT TO SW/C BLK 13 N315.60FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**1 NW 102<sup>nd</sup> St.**

**August 15, 2024**

**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@wbfbllaw.com](mailto:dmbox@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 **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8300.1	Administrative and Professional Offices
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8150.6.2	Composting
8300.31	Construction Sales and Personal Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted

8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8350.16	Wholesaling, Storage, and Distribution: Restricted

\*Individual units may be owner occupied and subsequently platted within this SPUD.

**2. Maximum Building Height:**

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

**3. Maximum Building Size:**

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

**4. Maximum Number of Buildings:**

There shall be a maximum of eight (8) structures within this SPUD.

**5. Building Setback Lines:**

Front Yard:	10 feet
Rear Yard:	5 feet
Side Yard:	5 feet

Interior setback lines for attached units shall be 0 feet.

**6. Sight-Proof Screening:**

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

**7. Lot Width and Lot Size**

In the event the property is platted, the minimum lot size shall be 1,000 square feet and the minimum lot width shall be 25 square feet. There shall be no minimum lot frontage requirement.

**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 Accessory 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 Non-Accessory Signs**

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

**8.4 Electronic Message Display Signs**

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

**10. Access:**

Access may be taken from NW 102<sup>nd</sup> St.

**11. Sidewalks**

Sidewalks shall not be required within this SPUD.

**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, architectural metal, galvanized steel, 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.

**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 Descriptions

Parcel 1:

ARLINGTON ACRES SUB 004 000 PT LOT 3 A TR IN SE/C 150FT E&W BY 200FT ON  
N&S

Parcel 2 (adjoining):

ARLINGTON ACRES SUB 004 000 PT LOT 3 BEG 150FT N SE/C SD LOT 3 TH N166FT  
W279.5FT S316FT E79.5FT N150FT E200FT TO BEG

Exhibit B

