



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  
 15901 N Rockwell Ave

Project Name

15901 N Rockwell Ave

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

This SPUD is proposed for a commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only	1701
Case No.: SPUD -	_____
File Date:	12-11-24
Ward No.:	W8
Nbhd. Assoc.:	----
School District:	Deer Creek
Extg Zoning:	SPUD-1614
Overlay:	_____

4.5524 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Hartwig Investments, LLC

Name

16301 N Rockwell Ave

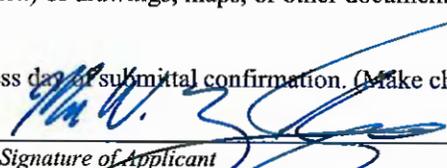
Mailing Address

Edmond, OK 73013

City, State, Zip Code

Phone

Email

  
 Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.



20101008011259900  
 10/08/2010 04:49:22 PM  
 Bk:RE1177 Pg:1100 Pgs:2 DEED  
 State of Oklahoma  
 County of Oklahoma  
 Oklahoma County Clerk  
 Carolyn Caudill

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

That TY T. HARTWIG and SHELLY D. HARTWIG, husband and wife, of 16301 N. Rockwell, Edmond, Oklahoma 73013, Party of the First Part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto HARTWIG INVESTMENTS, L.L.C., an Oklahoma limited liability company, c/o TY T. HARTWIG at 16301 N. Rockwell, Edmond, Oklahoma 73013, Party of the Second Part, all of their right, title and interest in and to the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

The South 43.90 acres of the South Half (S/2) of the Northeast Quarter (NE/4) AND the North Half (N/2) of the Southeast Quarter (SE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the I.M., Oklahoma County, Oklahoma

**"EXEMPT DOCUMENTARY STAMP TAX - 68 O.S. §3202(4)"**

**"THIS IS NOT A TRANSFER FOR AD VALOREM TAX PURPOSES  
 PER 68 O.S. §2802.1."**

together with all the improvements thereon and the appurtenances thereunto belonging, without any title or other warranties of any kind.

This conveyance is subject to any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

After recording, please return to:  
 Kent W. Gardner  
 P.O. Box 720995  
 Oklahoma City, OK 73172  
 (405) 203.9158



## LEGAL DESCRIPTION

Hartwig Retail

November 7, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said NE/4;

THENCE North 00°14'39" East, along and with the East line of said NE/4, a distance of 482.60 feet to the Northeast (NE) corner of the Plat ROCKWELL PARK SECTION 1 (SECTION 1) filed in Book PL72, PAGE 23, said point being the POINT OF BEGINNING;

THENCE North 89°44'23" West, along and with the North line of said SECTION 1, a distance of 814.31 feet to the Northwest (NW) corner of Lot 1, Block 9 as shown on said SECTION 1, said corner also being a point on the East line of the Plat ROCKWELL PARK SECTION 2 (SECTION 2) filed in Book PL76, Page 47;

THENCE North 00°15'37" East, along and with said East line of said SECTION 2, a distance of 243.57 feet to the Northeast (NE) corner of said SECTION 2;

THENCE South 89°44'03" East, along and with the extended North line of said Section 2, also being the South lines of the Tracts of land described in the Quitclaim Deed filed in Book 7801, Page 0492, and the Warranty Deed filed in Book 14002, Page 87, a distance of 814.24 feet to a point on the East line of said Northeast Quarter (NE/4), also being the Southeast (SE) corner of said Tract described in said Warranty Deed;

THENCE South 00°14'39" West, along and with said East line, a distance of 243.49 feet to the PONT OF BEGINNING.

Containing 198,301 square feet or 4.5524 acres, more or less.

Basis of Bearing: The bearing of North 00°14'39" East as shown for the East line of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian on the Plat ROCKWELL PARK SECTION 2 filed in Book PL76, PAGE 47.

**Hartwig Investments, LLC**  
**16301 N Rockwell Ave**  
**Edmond, OK 73013**  
**PH: (972) 679-3747**

March 11, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

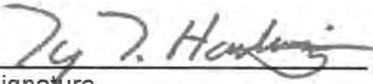
Attn: Ms. Sarah Welch

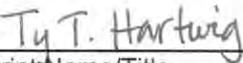
**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development rezone application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File: 3136 004/PUD

December 11, 2024

City of Oklahoma City  
Development Services Department  
420 W Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: **15901 N Rockwell Ave: SPUD Submittal**

Dear Ms. Welch:

On behalf of our client, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 15901 N Rockwell Ave in north Oklahoma City. The subject site is currently zoned as AA, "Agricultural" District and is largely undeveloped with the exception of an active oil well. The proposed SPUD, totaling approximately 4.5524 acres, will permit the proposed commercial development. This low-impact development will provide a needed service to the surrounding residents and will complement development within this area of Oklahoma City.

Please find attached the following submittal documents for the above referenced project:

- SPUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Master Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **January 23, 2025**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.  
**JOHNSON & ASSOCIATES**

TWJ/rw  
Attachment(s)  
cc: Mark W. Zitzow, AICP, J&A  
[3163 004 / PUD]



OWNERSHIP REPORT  
ORDER 2861266-OK99

DATE PREPARED: DECEMBER 9, 2024  
EFFECTIVE DATE: NOVEMBER 27, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3818	R168680330	HARTWIG INVESTMENTS LLC		16301 N ROCKWELL AVE	EDMOND	OK	73013-9059	SPRING CREEK TOWNSHIP	000	000	SPRING CREEK TOWNSHIP 000 000 PT SE4 SEC 5 13N 4W BEING N 1/2 OF SE4 CONT 80ACRS & S44ACRS OF NE4 SEC 5 13N 4W EX BEG NE/C SE4 TH S1319.89FT W1097.27FT NW196.90FT N410.38FT NW465FT NW275FT NW530FT N595FT E1270.08FT S243.50FT E814.31FT S482.60FT TO BEG (SUBJECT PROPERTY WITHIN)	15701 N ROCKWELL AVE UNINCORPORATED
3816	R209082260	SONADOR HOMEOWNERS	ASSOCIATION INC	PO BOX 720101	OKLAHOMA CITY	OK	73172	SONADOR	000	000	SONADOR BLK 000 LOT 000 PT OF COMMON AREA A BEG 653.03FT N & 50FT E OF SW/C NW4 TH N292.09FT NE31.65FT S147.51FT NE318.05FT SE75FT SW35.36FT SW219.10FT S98.55FT NE293.28FT NE141.97FT NE113.81FT NE102.80FT NW243.15FT SW322.43FT NW35.36FT NW75FT NE902.70FT E244.79FT SW633.66FT SW503.41FT SW698.56FT TO BEG	UNKNOWN
3816	R209082250	SHAZ INVESTMENT GROUP LLC		2252 N BROADWAY ST	MOORE	OK	73160-4303	SONADOR	000	000	SONADOR BLK 000 LOT 000 COMMON AREAS A EX BEG 653.03FT N & 50FT E OF SW/C NW4 TH N292.09FT NE31.65FT N147.51FT NE318.05FT SE75FT SW35.36FT SW219.10FT S98.55FT NE293.28FT NE141.97FT NE113.81FT NE102.80FT NW243.15FT SW322.43FT NW35.36FT NW75FT NE902.70FT E244.79FT SW633.66FT SW503.41FT SW698.56FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3816	R209081000	ROBERTSON BROOKE R	ROBERTSON MICHAEL D	7036 NW 160TH ST	EDMOND	OK	73013	SONADOR	001	001	SONADOR 001 001	7036 NW 160TH ST OKLAHOMA CITY
3816	R209081010	WOMACK RICHARD E & ETA E		7032 NW 160TH ST	EDMOND	OK	73013-5832	SONADOR	001	002	SONADOR 001 002	7032 NW 160TH ST OKLAHOMA CITY
3816	R209081360	METRO COMMERCIAL REAL ESTATE LLC		9537 GREYSTONE AVE	OKLAHOMA CITY	OK	73120	SONADOR	005	001	SONADOR 005 001	7032 NW 159TH PL OKLAHOMA CITY

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3816	R209081370	HOUCK NATHANIEL C & STEPHANIE S		7028 NW 159TH PL	EDMOND	OK	73013	SONADOR	005	002	SONADOR 005 002	7028 NW 159TH PL OKLAHOMA CITY
3816	R209081450	EASLEY ROY D & BRENDA S		223 N INDEPENDENCE	ENID	OK	73701	SONADOR	006	001	SONADOR 006 001	7021 NW 157TH ST OKLAHOMA CITY
3816	R209081460	WILLIAMS BRITTANY LACOLE		7017 NW 157TH ST	EDMOND	OK	73013	SONADOR	006	002	SONADOR 006 002	7017 NW 157TH ST OKLAHOMA CITY
3816	R209081470	CARNATION INVESTMENT LLC		16101 SCISSORTAIL DR	EDMOND	OK	73013- 9421	SONADOR	006	003	SONADOR 006 003	7013 NW 157TH ST OKLAHOMA CITY
3816	R209081480	HOSLER JACKI		15809 CRANE WAY	EDMOND	OK	73013- 5826	SONADOR	006	004	SONADOR 006 004	15809 CRANE WAY OKLAHOMA CITY
3816	R209081490	TAKEUCHI KAZUHIKO	HO DIEP	611 ADELYN DR	SAN GABRIEL	CA	91775- 2801	SONADOR	006	005	SONADOR 006 005	15813 CRANE WAY OKLAHOMA CITY
3816	R209081500	SEXTON ERIC N & CAROL V		15817 CRANE WAY	EDMOND	OK	73013- 5826	SONADOR	006	006	SONADOR 006 006	15817 CRANE WAY OKLAHOMA CITY
3816	R209081510	GARRISON REGAN KATHLEEN		15821 CRANE WAY	EDMOND	OK	73013	SONADOR	006	007	SONADOR 006 007	15821 CRANE WAY OKLAHOMA CITY
3816	R209081520	SMITH GEORGE	SMITH DONNA L	15820 CRANE WAY	EDMOND	OK	73013- 5826	SONADOR	006	008	SONADOR 006 008	15820 CRANE WAY OKLAHOMA CITY
3816	R209081530	HARRISON TYLER L & RACHEL L		15816 CRANE WAY	EDMOND	OK	73013- 5826	SONADOR	006	009	SONADOR 006 009	15816 CRANE WAY OKLAHOMA CITY
3816	R209081540	CASEY TALIA		15812 CRANE WAY	EDMOND	OK	73013- 5826	SONADOR	006	010	SONADOR 006 010	15812 CRANE WAY OKLAHOMA CITY
3817	R212891700	ROCKWELL PARK HOMEOWNERS	ASSOCIATION INC	2731 S I 35 SERVICE RD	MOORE	OK	73160- 2715	ROCKWELL PARK SEC 1	000	000	ROCKWELL PARK SEC 1 000 000 COMMON AREAS A B C & D	7125 NW 158TH ST OKLAHOMA CITY
3817	R212891000	BARNETT LORI ANN		15828 ROCKWELL PARKE LN	EDMOND	OK	73013- 2116	ROCKWELL PARK SEC 1	001	001	ROCKWELL PARK SEC 1 001 001	15828 ROCKWELL PARK LN OKLAHOMA CITY
3817	R212891010	LO & DO INVESTMENTS V LLC		400 INDUSTRIAL DR, Unit 400	RICHARDSO N	TX	75081- 6642	ROCKWELL PARK SEC 1	001	002	ROCKWELL PARK SEC 1 001 002	15824 ROCKWELL PARK LN OKLAHOMA CITY
3817	R212891020	ABHI RAJA	ABHI RAMANJEET KAUR	15820 ROCKWELL PARKE LN	EDMOND	OK	73013	ROCKWELL PARK SEC 1	001	003	ROCKWELL PARK SEC 1 001 003	15820 ROCKWELL PARK LN OKLAHOMA CITY

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3817	R212891030	WOOLLY THOMAS E	STRAND CHRISTINA	15816 ROCKWELL PARK LN	EDMOND	OK	73013	ROCKWELL PARK SEC 1	001	004	ROCKWELL PARK SEC 1 001 004	15816 ROCKWELL PARK LN OKLAHOMA CITY
3817	R212891040	PATTIE JACK & MICHELLE		PSC 817 BOX 3082	FPO	AE	09622-0031	ROCKWELL PARK SEC 1	001	005	ROCKWELL PARK SEC 1 001 005	15812 ROCKWELL PARK LN OKLAHOMA CITY
3817	R212891390	GAFFNEY STEVEN P	GAFFNEY KATY L	15817 ROCKWELL PARKE LN	EDMOND	OK	73013	ROCKWELL PARK SEC 1	005	001	ROCKWELL PARK SEC 1 005 001	15817 ROCKWELL PARK LN OKLAHOMA CITY
3817	R212891400	FINLEY JAMES AUSTIN		15813 ROCKWELL PARK	OKLAHOMA CITY	OK	73013	ROCKWELL PARK SEC 1	005	002	ROCKWELL PARK SEC 1 005 002	15813 ROCKWELL PARK LN OKLAHOMA CITY
3817	R212891470	SIMMONS TRINITY CASTLE	KINSLER MONIQA LYNN	15812 CABO CT	EDMOND	OK	73013	ROCKWELL PARK SEC 1	005	009	ROCKWELL PARK SEC 1 005 009	15812 CABO CT OKLAHOMA CITY
3817	R212891480	JONES TARA & DURANT		15816 CABO CT	EDMOND	OK	73013-4072	ROCKWELL PARK SEC 1	005	010	ROCKWELL PARK SEC 1 005 010	15816 CABO CT OKLAHOMA CITY
3817	R212891600	EDGE PROPERTIES LLC		2329 SUNSET DR	CLINTON	OK	73601	ROCKWELL PARK SEC 1	007	005	ROCKWELL PARK SEC 1 007 005	15816 LANGLEY WAY OKLAHOMA CITY
3817	R212891610	CHEN HANG		15820 LANGLEY WAY	EDMOND	OK	73013	ROCKWELL PARK SEC 1	007	006	ROCKWELL PARK SEC 1 007 006	15820 LANGLEY WAY OKLAHOMA CITY
3817	R212891620	MAYTUM TERRY C & JANELLE J		7204 NW 158TH ST	EDMOND	OK	73013-9081	ROCKWELL PARK SEC 1	007	007	ROCKWELL PARK SEC 1 007 007	7204 NW 158TH ST OKLAHOMA CITY
3817	R212891630	GRAHAM KELLY L	GRAHAM PATRICIA L	7200 NW 158TH ST	EDMOND	OK	73013	ROCKWELL PARK SEC 1	007	008	ROCKWELL PARK SEC 1 007 008	7200 NW 158TH ST OKLAHOMA CITY
3817	R212891680	NETTLES EBONIE K & STEPHEN D		7205 NW 158TH ST	EDMOND	OK	73013-9082	ROCKWELL PARK SEC 1	009	001	ROCKWELL PARK SEC 1 009 001	7205 NW 158TH ST OKLAHOMA CITY
3817	R212891690	COOPER JOSEPH R TRS	COOPER JOSEPH R TRUST	15032 GAILLARDIA DR	OKLAHOMA CITY	OK	73142-1834	ROCKWELL PARK SEC 1	009	002	ROCKWELL PARK SEC 1 009 002	7201 NW 158TH ST OKLAHOMA CITY
3817	R215951220	WOOD JEFFREY S	WOOD FARRAH L	7309 NW 159TH TER	EDMOND	OK	73013	ROCKWELL PARK SEC 2	010	023	ROCKWELL PARK SEC 2 BLK 010 LOT 023	7309 NW 159TH TER UNINCORPORATED
3817	R215951230	WILLIAMS ETHEL T		7305 NW 159TH TER	EDMOND	OK	73013	ROCKWELL PARK SEC 2	010	024	ROCKWELL PARK SEC 2 BLK 010 LOT 024	7305 NW 159TH TER UNINCORPORATED

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3817	R215951240	ST CLAIR AMANDA ELIZABETH	ST CLAIR JAYMES TODD	7301 NW 159TH TER	EDMOND	OK	73012	ROCKWELL PARK SEC 2	010	025	ROCKWELL PARK SEC 2 BLK 010 LOT 025	7301 NW 159TH TER UNINCORPORATED
3817	R215951250	SAWYER ADAM & SHANNON TRS	CCSA SAWYER 2020 REV TRUST	15916 LANGLEY WAY	EDMOND	OK	73013	ROCKWELL PARK SEC 2	010	026	ROCKWELL PARK SEC 2 BLK 010 LOT 026	15916 LANGLEY WAY UNINCORPORATED
3817	R215951260	CASTOR RAYMOND LEE TRS	CASTOR RAYMOND LIV TRUST	15912 LANGLEY WAY	EDMOND	OK	73013	ROCKWELL PARK SEC 2	010	027	ROCKWELL PARK SEC 2 BLK 010 LOT 027	15912 LANGLEY WAY UNINCORPORATED
3817	R215951270	NITAH LEONARD T & FIDELIA N		15908 LANGLEY WAY	EDMOND	OK	73013- 0023	ROCKWELL PARK SEC 2	010	028	ROCKWELL PARK SEC 2 BLK 010 LOT 028	15908 LANGLEY WAY UNINCORPORATED
3817	R215951280	THOMPSON THOMAS C	THOMPSON SHELLY B	15904 LANGLEY WAY	EDMOND	OK	73013- 0023	ROCKWELL PARK SEC 2	010	029	ROCKWELL PARK SEC 2 BLK 010 LOT 029	15904 LANGLEY WAY UNINCORPORATED
3817	R215951290	THAKER TIRTH	PANDYA SWETANGI	15900 LANGLEY WAY	EDMOND	OK	73013	ROCKWELL PARK SEC 2	010	030	ROCKWELL PARK SEC 2 BLK 010 LOT 030	15900 LANGLEY WAY UNINCORPORATED
3817	R215951400	XU CHAO		7308 NW 159TH TERR	EDMOND	OK	73013	ROCKWELL PARK SEC 2	011	011	ROCKWELL PARK SEC 2 BLK 011 LOT 011	7308 NW 159TH TER UNINCORPORATED
3817	R215951410	WILSON MEAGAN N		7304 NW 159TH TER	EDMOND	OK	73013	ROCKWELL PARK SEC 2	011	012	ROCKWELL PARK SEC 2 BLK 011 LOT 012	7304 NW 159TH TER UNINCORPORATED
3817	R215951420	GILMORE SOU & DONALD L		7300 NW 159TH TER	EDMOND	OK	73013	ROCKWELL PARK SEC 2	011	013	ROCKWELL PARK SEC 2 BLK 011 LOT 013	7300 NW 159TH TER UNINCORPORATED
3817	R215951430	MEARS MELISSA & AARON R		7301 NW 158TH ST	EDMOND	OK	73013	ROCKWELL PARK SEC 2	011	014	ROCKWELL PARK SEC 2 BLK 011 LOT 014	7301 NW 158TH ST UNINCORPORATED
3817	R215951440	LEWIS MICHAEL A & RACHEL C TRS	LEWIS REV TRUST	7305 NW 158TH ST	EDMOND	OK	73013	ROCKWELL PARK SEC 2	011	015	ROCKWELL PARK SEC 2 BLK 011 LOT 015	7305 NW 158TH ST UNINCORPORATED

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3817	R215951650	TRUONG THANH	DANG MAI	15817 LANGLEY WAY	EDMOND	OK	73013	ROCKWELL PARK SEC 2	012	012	ROCKWELL PARK SEC 2 BLK 012 LOT 012	15817 LANGLEY WAY UNINCORPORATED
3817	R141004068	HARTWIG INVESTMENTS LLC		16301 N ROCKWELL AVE	EDMOND	OK	73013-9059	UNPLTD PT SEC 05 13N 4W	000	000	UNPLTD PT SEC 05 13N 4W BEING N36.1ACRS OF S1/2 NE4 EX BEG 726.10FT N OF SE/C NE4 TH W266FT N595.65FT E266FT S595.65FT TO BEG	16301 N ROCKWELL AVE, Unit BLDG A OKLAHOMA CITY
3817	R141003905	HARTWIG INVESTMENTS LLC		16301 N ROCKWELL AVE	EDMOND	OK	73013-9059	UNPLTD PT SEC 05 13N 4W	000	000	PT OF NE4 SEC 5 13N 4W BEG 726.10FT N OF SE/C NE4 TH W266FT N638FT E266FT S638FT TO BEG CONT 3.89ACRS MORE OR LESS	UNKNOWN OKLAHOMA COUNTY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT**

**15901 N Rockwell Ave**

**December 12, 2024**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Suite 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*  
*3163-004*

# **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).*

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

1. This site will be developed in accordance with the regulation of the **C-3, "Community Commercial" District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses shall be made part of this SPUD:

- Administrative and Professional Offices (8300.1)
- Agricultural Supplies and Services (8300.4)
- Business Support Services (8300.24)
- Child Care Centers (8300.25), outdoor play area permitted
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2), ancillary to a childcare facility
- Industrial, Light (8350.8)

- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55), limited to uses ancillary to childcare
- Personal Services: General (8300.58)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Single Family Residential (8200.14)
- Wholesaling, storage and Distribution: Restricted (8350.16)

There shall be no outdoor storage allowed within this SPUD.

**2. Maximum Building Height:**

The maximum height of any building shall be 40 feet.

**3. Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

N/A

**5. Building Setback Lines:**

North: 5 feet  
 East (N Rockwell Ave): 25 feet  
 West: 15 feet  
 South: 15 feet

**6. Sight-proof Screening:**

Sight-proof screening shall be required for this SPUD along the west and south property lines adjacent to existing single-family homes.

**7. Landscaping:**

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

A 5-foot landscape buffer shall only be required along the west and south property lines adjacent to single family homes.

**8. Signs:**

Signage shall be per the City of Oklahoma City Sign Code.

**9. Access:**

Access shall be taken from N Rockwell Avenue via a maximum of one (1) private drive.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD is permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A property owners association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

Private shared access drives shall have a minimum right-of-way width of 20 feet for one-way and 24 feet for two-way drives.

**10. Sidewalks:**

There is an existing 5-foot sidewalk along N Rockwell Avenue. Should said sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk. All sidewalks shall be in place prior to any occupancy certificates being issued.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on main structures fronting NW 164th or N Rockwell Ave., exclusive of windows and doors, shall consist of a minimum front façade of 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted. Metal buildings shall be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split fade block. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

**6. Parking:**

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

An individual lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site parking shall be permitted in order to comply with parking requirements.

**7. Maintenance:**

N/A

**8. Drainage:**

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

**9. Platting:**

Platting shall be per the City of Oklahoma City Subdivision Regulations.

**10. Other:**

N/A

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

## EXHIBIT A

### LEGAL DESCRIPTION

Hartwig Retail

November 7, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said NE/4;

THENCE North 00°14'39" East, along and with the East line of said NE/4, a distance of 482.60 feet to the Northeast (NE) corner of the Plat ROCKWELL PARK SECTION 1 (SECTION 1) filed in Book PL72, PAGE 23, said point being the POINT OF BEGINNING;

THENCE North 89°44'23" West, along and with the North line of said SECTION 1, a distance of 814.31 feet to the Northwest (NW) corner of Lot 1, Block 9 as shown on said SECTION 1, said corner also being a point on the East line of the Plat ROCKWELL PARK SECTION 2 (SECTION 2) filed in Book PL76, Page 47;

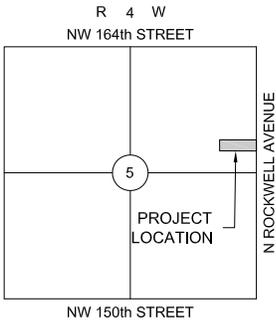
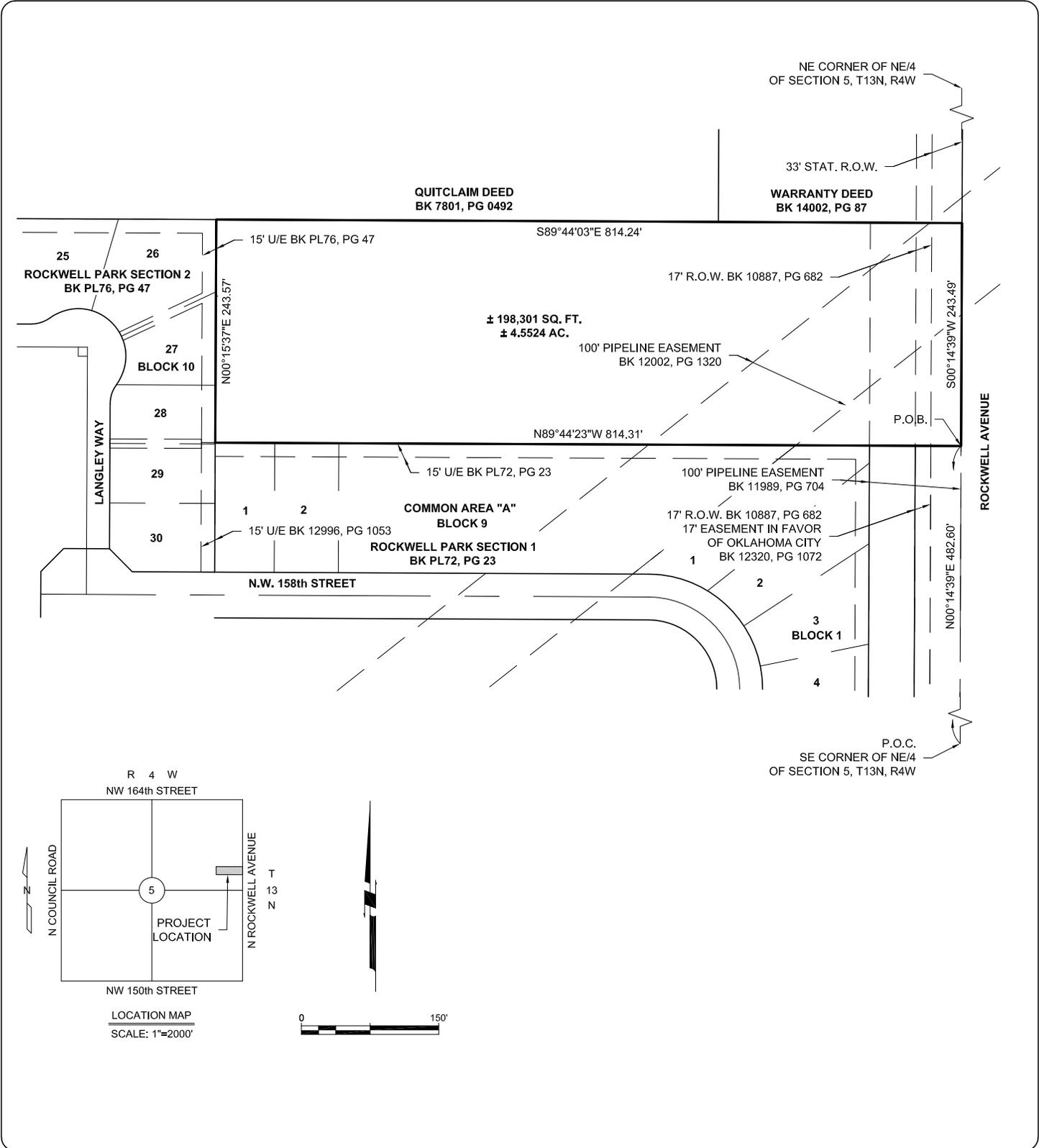
THENCE North 00°15'37" East, along and with said East line of said SECTION 2, a distance of 243.57 feet to the Northeast (NE) corner of said SECTION 2;

THENCE South 89°44'03" East, along and with the extended North line of said Section 2, also being the South lines of the Tracts of land described in the Quitclaim Deed filed in Book 7801, Page 0492, and the Warranty Deed filed in Book 14002, Page 87, a distance of 814.24 feet to a point on the East line of said Northeast Quarter (NE/4), also being the Southeast (SE) corner of said Tract described in said Warranty Deed;

THENCE South 00°14'39" West, along and with said East line, a distance of 243.49 feet to the PONT OF BEGINNING.

Containing 198,301 square feet or 4.5524 acres, more or less.

Basis of Bearing: The bearing of North 00°14'39" East as shown for the East line of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian on the Plat ROCKWELL PARK SECTION 2 filed in Book PL76, PAGE 47.



LOCATION MAP  
SCALE: 1"=2000'



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XREFS LOADED: 3163003-bdy.dwg

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Proj. No.: 3163003  
Date: 11/7/23  
Scale: 1"=150'

**HARTWIG RETAIL**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**EXHIBIT**



**Johnson & Associates**  
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Certificate of Authorization #1484 Exp. Date: 06-30-2025  
• ENGINEERS • SURVEYORS • PLANNERS •



**SPUD-\_\_\_\_\_**  
**15901 N Rockwell Ave**

Exhibit B  
Conceptual Site Plan

53 Total Parking Spaces  
+/-4.55 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
918.232.8915 Fax 918.232.8916

ENGINEERS SURVEYORS PLANNERS  
12/10/24

Conceptual site plan showing feasible option  
permitted under proposed rezoning