



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

N. Morgan Rd.  
 Name of Development or Applicant

11605 N. Morgan Rd.  
 Address / Location of Property (Provide County name & parcel no. if unknown)

Commercial/industrial development.  
 Summary Purpose Statement / Proposed Development

Staff Use Only:	2038
Case No.: PUD -	_____
File Date:	9-12-24
Ward No.:	W1
Nbhd. Assoc.:	-----
School District:	Piedmont
Extg Zoning:	AA
Overlay:	_____

25.8915 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 \$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):**

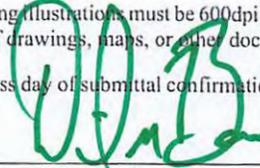
\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Mailing Address

\_\_\_\_\_  
 City, State, Zip Code

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Email

  
 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.

Return TO:  
**OLD REPUBLIC TITLE**  
4040 N. TULSA  
Oklahoma City, OK 73112

Doc#: R 2018 8248  
Bk&Pg: RB 4717 0488-0488 1E  
Filed: 03/30/2018 DAR  
10:42:51 AM WD  
Canadian County, OK

**WARRANTY DEED**  
(STATUTORY FORM- INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That **KAMAL MEIKI and JOYCE MEIKI**, husband and wife, party(IES) of the first part, in consideration of the sum of **TEN AND 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 **JORDAN SHORT**, party(IES) of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

A part of the South One-half (S/2) of the Northeast Quarter (NE/4) of Section TWENTY-THREE (23), Township THIRTEEN (13) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast Corner (NE/C) of said Northeast Quarter (NE/4); thence South 00°18'32" East along the East line of said Northeast Quarter (NE/4) a distance of 2235.03 feet to the Point of beginning; thence continuing South 00°18'32" East along said East line a distance of 429.65 feet to the Southeast Corner (SE/C) of said Northeast Quarter (NE/4); thence South 88°42'41" West along the South line of said Northeast Quarter (NE/4) a distance of 2626.45 feet to the Southwest Corner of said Northeast Quarter (NE/4); thence North 00°10'23" West along the West line of said Northeast Quarter (NE/4) a distance of 429.67 feet; thence North 88°42'41" East a distance of 2625.43 feet to the Point of Beginning.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

~~RETURN TO:~~

JORDAN SHORT

3800 N TRAIL DR NW  
Piedmont OK 73078

State of Oklahoma  
Canadian County  
Documentary Stamps  
**\$690.00**



TAXES TO:

SAME AS ABOVE

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 party(IES) of the second part, her 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.

Signed and delivered this 27th day of March, 2018.

*Kamal Meiki*  
KAMAL MEIKI  
*Joyce Meiki*  
JOYCE MEIKI

STATE OF OKLAHOMA }  
  } ss  
COUNTY OF CANADIAN }

This instrument was acknowledged before me on this 27th day of March, 2018, by KAMAL MEIKI and JOYCE MEIKI, husband and wife.

Notarial Stamp Or Seal (Or Other Title Or Rank)

*[Signature]*  
Signature Of Notary Public Or Other Official

File # 18210662



DS \$690.00

1/13



Exhibit A  
Legal Description

A part of the South half (S/2) of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4); Thence South 00°18'32" East along the East line of said (NE/4) a distance of 2235.03 feet to the Point of Beginning; Thence continuing South 00°18'32" East along said East line a distance of 429.65 feet to the Southeast corner of said Northeast Quarter (NE/4); Thence South 88°42'41" West along the South line of said Northeast Quarter (NE/4) a distance of 2626.45 feet to the Southwest Corner of said Northeast Quarter (NE/4); Thence North 00°10'23" West along the West line of said Northeast Quarter (NE/4) a distance of 429.67 feet; Thence North 88°42'41" East a distance of 2625.43 feet to the POINT OF PLACE OF BEGINNING.

Containing 1,127,835.91 Sq. Ft. or 25.8915 Acres, more or less.

# LETTER OF AUTHORIZATION

RE: Short Property 26 Acres

To Whom It May Concern:

This letter will provide Johnson & Associates and/or Williams, Box, Forshee & Bullard, P.C. authorization to act as agents on our behalf in matters of Platting and Planning of approximately 26 acres, more or less, located in the South half (S/2) Northeast Quarter (NE/4) of Section Twenty-Three (23), Township Thirteen North (T13N), Range Five West (05W), Canadian County, Oklahoma.



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Signature

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Jordan Short

Title

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08/28/24

Date



Owner	Mailing Address	Lot	Legal Description
JORDAN SHORT	11605 N MORGAN RD.YUKON.OK.73099		PT NE/4 23-13N-5W (A#25 ON THE MAP) - SUBJECT PROPERTY
CHARLES A SHADID LLC	ROOM 222 VICTORIA BLDG.1901 N CLASSEN BLVD.OKLAHOMA CITY.OK.73106		PT SE/4 23-13N-5W (A#1 ON THE MAP)
SHANNA LLC ETAL	3013 ROCK RIDGE PL.OKLAHOMA CITY.OK.73120		PT SE/4 23-13N-5W (A#2 ON THE MAP)
WESTSIDE CHRISTIAN CHURCH C/O RICHARD MALONE	12100 N ROCKWELL SUITE 8.OKLAHOMA CITY.OK.73162		PT SW/4 23-13N-5W (A#1 ON THE MAP)
KAY BEE INVESTMENT	6801 N CLASSEN BLVD SUITE A.OKLA CITY.OK.73116		PT NW/4 23-13N-5W (A#1 ON THE MAP)
BARLINE LLC	3825 NW 166TH ST A1.EDMOND.OK.73012	3, 4, 5, 6, 7, 8, 9	1 BARLINE INDUSTRIAL PARK
URBAN NEST HOMES LLC	143 PRIMROSE POINT AVE NE.PIEDMONT.OK.73078	1	1 BARLINE INDUSTRIAL PARK
POST-TENSION SERVICES OF OKLAHOMA LLC	209 NW 111TH.OKLAHOMA CITY.OK.73114	2	1 BARLINE INDUSTRIAL PARK
A INGRAM INC DBA BEAR CREEK HOMES	2844 N KELLY AVE STE 100.EDMOND.OK.73003		PT NE/4 23-13N-5W (A#32 ON THE MAP) AND PT NE/4 23-13N-5W (A#33 ON THE MAP)
CLINE CAPITAL GROUP M&M LLC	1111 ASCOT.EDMOND.OK.73034		PT NE/4 23-13N-5W (A#31 ON THE MAP)
PROMISED LAND HOLDINGS LLC	8701 NW 157TH WAY.EDMOND.OK.73013		PT NE/4 23-13N-5W (A#26 ON THE MAP)
BARLINE LLC	3825 NW 166TH ST A1.EDMOND.OK.73012		PT NE/4 23-13N-5W (A#24 ON THE MAP)
WORLD TRADING CO BUSINESS CENTER LLC	14240 CALAIS CIR.OKLAHOMA CITY.OK.73142		PT NW/4 24-13N-5W (A#2 ON THE MAP)
CONOVER LLC	15801 N SARA RD.PIEDMONT.OK.73078		PT SW/4 24-13N-5W (A#4 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102		STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**N. Morgan Rd.**

11605 N. Morgan Rd.

September 12, 2024

**PREPARED FOR:**

Jordan Short  
3800 N. Trail Dr. NW  
Piedmont, OK 73078  
(405) 625-4504  
[Jshort1008@gmail.com](mailto:Jshort1008@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  
[dmbbox@wbflaw.com](mailto:dmbbox@wbflaw.com)

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**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of N. Morgan Rd., consisting of 25.8915 acres, is located within the Northeast Quarter (NE/4) of Section 23, Township 13 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at 11605 N. Morgan 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 of this property is Jordan Short. The developer of this property is Barline, LLC.

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for AA Agricultural District. Surrounding properties are zoned and used for:

- North: PUD-1872 District and is used for a commercial/industrial development.
- East: AA District and is currently undeveloped.
- South: PUD-274 District and is currently undeveloped.
- West: PUD-337 District and used for is currently undeveloped.

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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently developed with a single residence.

**SECTION 6.0 .....CONCEPT**

The concept for this PUD is to change the existing base zoning to a base zoning that will permit an industrial and commercial development.

**SECTION 7.0 ..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is NW 122<sup>nd</sup> St. The nearest street to the east is N. Morgan Rd. The nearest street to the south is NW Expressway. The nearest street to the west is NW Expressway/N. Sara Rd.

7.2 ..... SANITARY SEWER

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

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 32 located at 12233 N. Mustang Rd. It is approximately 3 miles from this PUD development.

7.5 .....GAS, 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.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the 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 8.0 .....SPECIAL 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-2 Moderate Industrial District shall govern this PUD, except as herein modified.

**The following uses shall be permitted:**

- 8300.1 Administrative and Professional Offices
- 8150.2 Agricultural Processing: Limited
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 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
- 8300.31 Construction Sales and Services
- 8300.32 Convenience Sales and Personal Services
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Uses
- 8300.44 Funeral and Interment Services: Undertaking
- 8350.8 Industrial, Light
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 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
- 8350.16 Wholesaling, Storage, and Distribution: Restricted

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Buildings within this PUD shall be permitted to utilize the following building materials: Brick, brick veneer, architectural metal, stucco, rock, stone masonry or other masonry products such as architectural concrete such as tilt-up concrete panels and split face concrete block, exterior grade, decay-resistant, solid wood or cement-board may also 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

The base zoning district of each respective tract shall regulate the screening requirements.

9.5 ..... PLATTING REGULATIONS

Platting shall not be required within this PUD; however, lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this PUD. A split lot is not required to have frontage on an approved street.

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 consolidated where practical and located within an area a minimum of 25 feet from any developed residential district and shall be screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from view.

9.8 ..... ACCESS REGULATIONS

Access shall be taken from one (1) drive off of N. Morgan Rd. Said drive shall be permitted to a boulevard.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement 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 pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.

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

The base zoning district shall govern the setbacks within this PUD except that there shall be no interior setbacks within this property.

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 B

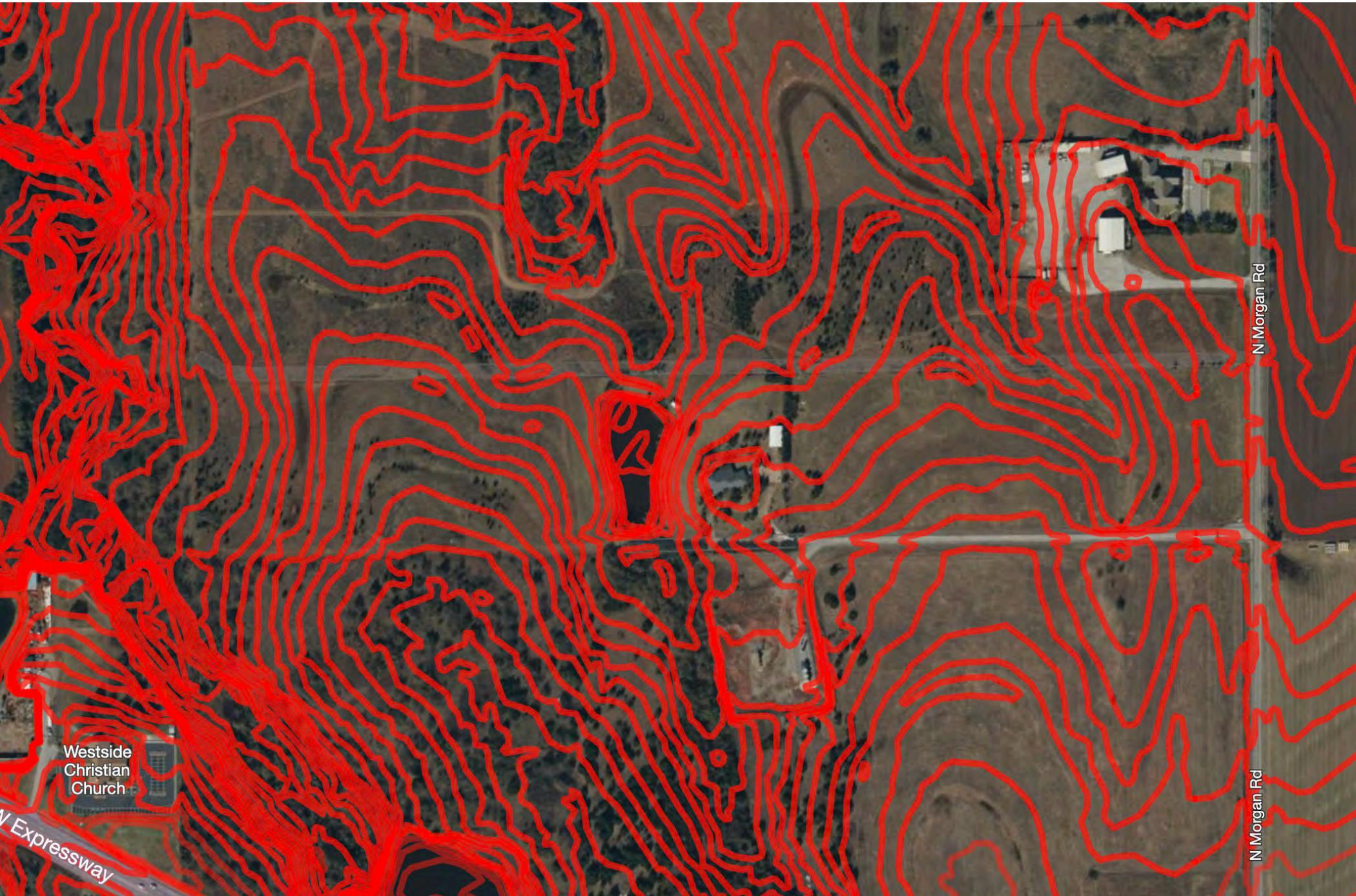


Exhibit C