



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

S. Walker Ave. & SW 83rd St.
 Name of Development or Applicant

8612 S. Walker Ave.
 Address / Location of Property (Provide County name & parcel no. if unknown)

Mixed-use development.
 Summary Purpose Statement / Proposed Development

Staff Use Only:	2054
Case No.: PUD -	_____
File Date:	<u>1-15-25</u>
Ward No.:	<u>W5</u>
Nbhd. Assoc.:	<u>-----</u>
School District:	<u>Moore</u>
Extg Zoning:	<u>R-1</u>
Overlay:	_____

8.31 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

David M. Box
 Signature of Applicant
 Box Law Group, PLLC, on behalf of the Applicant

 Applicant's Name (please print)
 525 NW 11th St. Suite 205

 Applicant's Mailing Address
 Oklahoma City, OK 73103

 City, State, Zip Code
 (405) 652-0099

 Phone
 David@boxlawgroup.com; Kaitlyn@boxlawgroup.com;
 Erika@boxlawgroup.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.

**QUIT CLAIM DEED
(Individual Form)**

KNOW ALL MEN BY THESE PRESENTS:

That Kenton D. Cook, a single person
_____, party of the first
part, in consideration of the sum of TEN AND NO/100-----
dollars and other valuable considerations to it in hand paid, the receipt of which is hereby
acknowledged does hereby quit claim, grant, bargain, sell and convey unto Draper Park
Christian Church, Inc.

part y of the second part, all its right, title, interest, estate, and every claim and demand,
both at law and in equity, in and to all of the following described real property situate in
Oklahoma County, Oklahoma, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

0110962
CAPITOL ABSTRACT AND TITLE COMPANY
1608 N.W. EXPRESSWAY
OKLAHOMA CITY, OKLAHOMA 73118

Doc # **2002018693**
Rk **8343**
Pg **1966-1967**
DATE 02/05/02 16:13:45
Filing Fee \$15.00
Documentary Tax \$450.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party _____ of the second part,
his heirs and assigns forever.

Signed and delivered this 25th day of January, 2002.

Kenton D. Cook
KENTON D. COOK

STATE OF OKLAHOMA }
COUNTY OF Oklahoma } ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 25th
day of January, 2002, personally appeared KENTON D. COOK, a single person

to me known to be the identical person(s) who executed the within and foregoing instrument and
acknowledged to me that he executed the same as his 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.

My Commission Expires:
July 2, 2002

Jackie Hatton
Notary Public Jackie Hatton

01110962

450.00

4/15

EXHIBIT "A"

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being formerly known as Block 20 in McCann-Davis & McCann South Broadway Addition to Oklahoma City, plus that part of the streets adjoining said block more particularly described as follows, to-wit: The South half of St. Charles Ave. lying between the center line of South Harvey Street and the West line of said SE/4. The North half of St. Johns Ave. lying between the center line of South Harvey Street and the West line of the said SE/4. The West half of South Harvey Street lying between the South line of St. Charles Ave. and the North line of St. Johns Street and a 10 foot strip adjoining Block 20 on the West side thereof, lying between the North line of St. Johns Ave. and the South line of St. Charles Ave.

AND

A part of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being formerly known as Block 19 in McCann-Davis & McCann South Broadway Addition to Oklahoma City, plus that part of the streets adjoining said block more particularly described as follows, to-wit: The South half of St. Charles Ave. lying between the center line of South Robinson Street and the center line of South Harvey Street. The North half of St. Johns Ave. lying between the center line of South Robinson Street and the center line of South Harvey Street. The West half of South Robinson Street lying between the South line of St. Charles Ave. and the North line of St. Johns Ave. and the East half of South Harvey Street lying between the South line of St. Charles Ave. and the North line of St. Johns Ave.

Above two descriptions being collectively described by metes and bounds as follows:

A part of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said SE/4; Thence North 00°00'00" East along the West line of said SE/4 a distance of 1058.00 feet to the point of intersection with the extended centerline of vacated St. Johns Avenue, as shown on the plat of McCann-Davis and McCann's South Broadway Addition, said point being the POINT OF BEGINNING; Thence continuing North 00°00'00" East along said West line a distance of 350.00 feet to the point of intersection with the extended centerline of vacated St. Charles Avenue, as shown on the plat of McCann-Davis and McCann's South Broadway Addition; Thence North 89°38'27" East along said vacated centerline and parallel with the South line of said SE/4 a distance of 1307.36 feet to the point of intersection with the centerline of vacated Robinson Avenue, as shown on the Plat of McCann-Davis and McCann's South Broadway Addition; Thence South 00°18'04" East along said vacated centerline for a distance of 350.00 feet to the intersection with the centerline of vacated St. Johns Avenue, as shown on the plat of McCann-Davis and McCann's South Broadway Addition; Thence South 89°38'27" West along said vacated centerline and parallel with the South line of said SE/4 a distance of 1309.20 feet to the POINT OR PLACE OF BEGINNING.

WALKER & 83RD
TRACT 1

A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said SE/4; thence
N00°10'12"W a distance of 1058.05 feet; thence
N89°28'15"E a distance of 10.00 feet to the POINT OF BEGINNING; thence

N00°10'12"W a distance of 325.00 feet; thence
N89°28'15"E a distance of 303.92 feet; thence
S00°21'35"E a distance of 325.00 feet; thence
S89°28'15"W a distance of 305.00 feet to the POINT OF BEGINNING.

Said tract contains 98,951 Sq Ft or 2.27 Acres, more or less.

WALKER & 83RD
TRACT 2

A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said SE/4; thence
N00°10'12"W a distance of 1058.05 feet; thence
N89°28'15"E a distance of 315.00 feet to the POINT OF BEGINNING; thence

N00°21'35"W a distance of 325.00 feet; thence
N89°28'15"E a distance of 340.61 feet; thence
N00°00'00"E a distance of 25.00 feet; thence
N89°28'15"E a distance of 435.46 feet; thence
S00°28'16"E a distance of 350.00 feet; thence
S89°28'15"W a distance of 776.90 feet to the POINT OF BEGINNING.

Said tract contains 263,280 Sq Ft or 6.04 Acres, more or less.

LETTER OF AUTHORIZATION

I, Draper Park Christian Church or,
Property Owner of Record

_____ authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC
Designated Representatives

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: Carol R. Hendrick
Signature

Title: Director
Manager / Proprietor

Date: 1.17.2025
MM/DD/YYYY

OWNERSHIP REPORT
ORDER 2910249-OK99

DATE PREPARED: JANUARY 13, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1730	R148355000	DRAPER PARK CHRISTIAN	CHURCH INC	8500 S WALKER AVE	OKLAHOMA CITY	OK	73139-9446	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 BLKS 19 & 20 PLUS 1/2 ALL VAC STREETS ADJ EX PT OF BLK 19 & VAC STREETS DESC BEG 1058FT N & 1299.20FT E OF SW/C SE4 TH W217.30FT N350FT TO CENTER LINE OF VAC ST E217.30FT TO VAC ST S350FT TO BEG (SUBJECT PROPERTY)	8612 S WALKER AVE OKLAHOMA CITY
1730	R148354000	DRAPER PARK CHRISTIAN	CHURCH INC	5710 S WESTERN AVE	OKLAHOMA CITY	OK	73109-4515	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 1/2 OF ALL THE ST THAT ADJ BLK 13 ON N S & E & A 10FT STRIP ON W & ALL BLK 13 EXEMPT	8500 S WALKER AVE OKLAHOMA CITY
1730	R148354100	DRAPER PARK CHRISTIAN	CHURCH INC	5710 S WESTERN AVE	OKLAHOMA CITY	OK	73109-4515	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY ALL OF BLK 14 PLUS THE 1/2 OF STREET THAT ADJ BLK 14 ON N S E & W EX A TR BEG 876.02FT S & 765.66FT E OF NW/C SE4 SEC 33 11N 3W TH E539.86FT S350FT W261.97FT NW186.36FT NW263.89FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1730	R148354105	SANDERS GARY & TERRY REVOCABLE TRUST		201 SW 87TH ST	OKLAHOMA CITY	OK	73139	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY PT OF BLK 14 PLUS PT OF VAC STREET BEG 876.02FT S & 765.66FT E OF NW/C SE4 SEC 33 11N 3W TH E539.86FT S350FT W261.97FT NW186.36FT NW263.89FT TO BEG CONT 3.08ACRS MORE OR LESS	UNKNOWN
1730	R148354250	OKLA CITY FIRST KOREAN	CHURCH OF THE NAZARENE	604 WESTWOOD DR	OKLAHOMA CITY	OK	73127-4836	MCCANN DAVIS MCCANN S BDWY	15	0	MCCANN DAVIS MCCANN S BDWY 015 000	0 UNKNOWN OKLAHOMA CITY

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1730	R148354500	WILLIAM DONALD & TINA ELAINE NICHOLSON LIV TRUST		12900 DORIATH WAY	OKLAHOMA CITY	OK	73170-2105	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 N 1/2 BLK 17 & N 1/2 BLK 18	8601 S SANTA FE AVE OKLAHOMA CITY
1730	R148354550	BRANSON FRANK		2820 GREEN CANYON DR	EDMOND	OK	73013-5706	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 S 1/2 BLK 17 & S 1/2 BLK 18	0 UNKNOWN OKLAHOMA CITY
1730	R148355005	SANDERS GARY & TERRY TRS	SANDERS GARY & TERRY REV TRUST	201 SW 87TH ST	OKLAHOMA CITY	OK	73139-8416	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 PT OF BLK 19 & VAC STREETS ADJ DESC BEG 1058FT N & 1299.20FT E OF SW/C SE4 TH W217.30FT N350FT TO CENTER LINE OF VAC ST E217.30FT TO VAC ST S350FT TO BEG	UNKNOWN
1730	R148355200	PIERCE GREGORY PAUL	PIERCE STACY L	325 SW 87TH ST	OKLAHOMA CITY	OK	73139-9411	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 PT OF BLK 21 DESC BEG 100FT W OF SE/C SD BLK TH N325FT TO CENTER LINE OF VAC STREET TH W169.47FT S325FT E170.92FT TO BEG	325 SW 87TH ST OKLAHOMA CITY
1730	R148355205	PIERCE CHARLES MICHAEL	PIERCE MITCHELL	229 SW 87TH ST	OKLAHOMA CITY	OK	73139-8416	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 PT OF BLK 21 DESC BEG SE/C SD BLK TH N325FT TO CENTER LINE VAC STREET TH W100FT S325FT E100FT TO BEG CONT .75ACRS MORE OR LESS	301 SW 87TH ST OKLAHOMA CITY
1730	R148355250	NICHOLS DEMETRIUS L & CHRISTINE E		8050 CHANCELLOR DR	COLORADO SPRINGS	CO	80920	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 PT BLK 21 BEG 20FT E OF SW/C BLK 21 TH N87.50FT E230FT S87.50FT W230FT TO BEG	8724 S WALKER AVE OKLAHOMA CITY

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1730	R148355255	SHAY ERIC C		8704 S WALKER AVE	OKLAHOMA CITY	OK	73139-9442	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 S87.5FT OF N150FT OF E230FT OF W250FT OF BLK 21	8704 S WALKER AVE OKLAHOMA CITY
1730	R148355260	MCCOY BILLY THOMAS & MARY KATHERINE		8700 S WALKER AVE	OKLAHOMA CITY	OK	73139	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 N62.5FT OF E230FT OF W250FT BLK 21 PLUS 25FT STRIP ADJ ON N	8700 S WALKER AVE OKLAHOMA CITY
1730	R148355265	MCCOY BILLY THOMAS & MARY KATHERINE		8704 S WALKER AVE	OKLAHOMA CITY	OK	73139-9442	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 E90FT OF W340FT OF BLK 21	0 UNKNOWN OKLAHOMA CITY
1730	R148355270	MCCOY BILLY & MARY		8700 S WALKER AVE	OKLAHOMA CITY	OK	73139-9442	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 PT BLK 21 BEG 20FT E & 87.50FT N OF SW/C BLK 21 TH E230FT N87.50FT W230FT S87.50FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1730	R148355500	MEDARIS WILLIAM G	MEDARIS DARLA K	209 SW 87TH ST	OKLAHOMA CITY	OK	73139	MCCANN DAVIS MCCANN S BDWY	22	0	MCCANN DAVIS MCCANN S BDWY 022 000 PT BLK 22 BEG 140FT W OF SE/C SD BLK TH W169.6FT N300FT E169.6FT S300FT TO BEG CONT 1.16ACRS MORE OR LESS	209 SW 87TH ST OKLAHOMA CITY
1730	R148355505	SANDERS GARY F	SANDERS TERRY D	201 SW 87TH ST	OKLAHOMA CITY	OK	73139-8416	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 PT BLK 22 BEG 150.46FT N OF SE/C SD BLK TH W140FT N150.45FT E140FT S150.45FT TO BEG CONT .49ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
1730	R148355510	PIERCE MITCHELL T & KARLA R		229 SW 87TH ST	OKLAHOMA CITY	OK	73139-9411	MCCANN DAVIS MCCANN S BDWY	22	0	MCCANN DAVIS MCCANN S BDWY 022 000 PT BLK 22 BEG SW/C TH E290.40FT N300FT W290.40FT TO NW/C BLK 22 TH S300FT TO BEG CONT 2ACRS MORE OR LESS	229 SW 87TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2910249-OK99

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1730	R148355515	SANDERS GARY FRANKLIN & TERRY DENISE TRS	SANDERS GARY & TERRY REV TRUST	201 SW 87TH ST	OKLAHOMA CITY	OK	73139- 8416	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY 000 000 PT BLK 22 BEG SE/C TH W140FT N150.46FT E140FT S150.46FT TO BEG CONT .49ACRS MORE OR LESS	201 SW 87TH ST OKLAHOMA CITY
1730	R148355750	BOWEN CHARLOTTE KAY REV TRUST		123 SW 87TH ST	OKLAHOMA CITY	OK	73139	MCCANN DAVIS MCCANN S BDWY	23	0	MCCANN DAVIS MCCANN S BDWY 023 000 N 1/2 PLUS 1/2 OF VAC BROADWAY STREET & 1/2 VAC ST JOHNS STREET ADJOINING N 1/2 BLK 23	0 UNKNOWN OKLAHOMA CITY
1731	R140814015	VINSON ARTHUR O & MARIE CO TRS	ARTHUR O VINSON TRUST	10700 S WALKER	OKLAHOMA CITY	OK	73170	UNPLTD PT SEC 33 11N 3W	0	0	UNPLTD PT SEC 33 11N 3W 000 000 PT OF SEC 33 11N 3W S100FT OF N 1/2 OF SE4 OF NE4 OF SW4	8417 S WALKER AVE OKLAHOMA CITY
1731	R140817500	ALAS AMADO & ROSALINDA VALENTIN DE		501 SW 85TH ST	OKLAHOMA CITY	OK	73139- 9352	UNPLTD PT SEC 33 11N 3W	0	0	UNPLTD PT SEC 33 11N 3W 000 000 PT SW4 SEC 33 11N 3W BEG 1317.06FT N OF SE/C SW4 TH W158.46FT N200FT E158.35FT S200FT TO BEG	501 SW 85TH ST OKLAHOMA CITY
1731	R140817525	REMPE CHAD & APRIL TRS	REMPE REV TRUST	517 SW 85TH ST	OKLAHOMA CITY	OK	73139- 9352	UNPLTD PT SEC 33 11N 3W	0	0	UNPLTD PT SW4 SEC 33 11N 3W E100FT OF W400FT S/2 SE4 NE4 SW4	517 SW 85TH ST OKLAHOMA CITY
1731	R140817530	DIAZ RAUL FLORES	FLORES GLORIA AMEZQUITA	507 SW 85TH ST	OKLAHOMA CITY	OK	73139- 9352	UNPLTD PT SEC 33 11N 3W	0	0	UNPLTD PT SEC 33 11N 3W S200FT OF E50FT W500FT S/2 SE4 NE4 SW4	507 SW 85TH ST OKLAHOMA CITY
1731	R140817531	THOMPSON REBECCA A		509 SW 85TH ST	OKLAHOMA CITY	OK	73139- 9352	UNPLTD PT SEC 33 11N 3W	0	0	UNPLTD PT SEC 33 11N 3W 000 000 PT SW4 SEC 33 11N 3W BEG 400FT E OF SW/C S1/2 SE4 NE4 SW4 TH N198.5FT E50FT S197FT W50FT TO BEG	509 SW 85TH ST OKLAHOMA CITY
1731	R140817535	WALTERS RONALD W & S JOREE		8501 S WALKER AVE	OKLAHOMA CITY	OK	73139- 9445	UNPLTD PT SEC 33 11N 3W	0	0	UNPLTD PT SEC 33 11N 3W 000 000 PT SW4 SEC 33 11N 3W BEG 1517.06FT N OF SE/C SW4 TH W258.35FT N129.49FT E258.37FT S129.27FT TO BEG	8501 S WALKER AVE OKLAHOMA CITY

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1731	R148257200	RDS REAL ESTATE INVESTMENTS LLC		10201 KINGS GATE DR	OKLAHOMA CITY	OK	73159-7715	CRESTLINE PARK SUB	6	3	CRESTLINE PARK SUB 006 003	8701 S WALKER AVE OKLAHOMA CITY
1731	R148257220	RANGEL ARTURO CASTILLO		8705 S WALKER AVE	OKLAHOMA CITY	OK	73139-9441	CRESTLINE PARK SUB	6	4	CRESTLINE PARK SUB 006 004	8705 S WALKER AVE OKLAHOMA CITY
1731	R148257275	BROOKWOOD BAPTIST CHURCH		8921 S WALKER AVE	OKLAHOMA CITY	OK	73139-9437	CRESTLINE PARK SUB	6	5	CRESTLINE PARK SUB 006 005	8717 S WALKER AVE OKLAHOMA CITY
1731	R148257300	BROOKWOOD BAPTIST CHURCH		8921 S WALKER AVE	OKLAHOMA CITY	OK	73139-9437	CRESTLINE PARK SUB	6	6	CRESTLINE PARK SUB 006 006	8801 S WALKER AVE OKLAHOMA CITY
1731	R212251000	RICHEY ORGANIZATION LLC		8601 S WALKER AVE	OKLAHOMA CITY	OK	73139-9462	WILLIS OFFICE PARK	1	1	WILLIS OFFICE PARK 001 001	8601 S WALKER AVE OKLAHOMA CITY
1731	R212251010	RICHEY ORGANIZATION LLC		8601 S WALKER AVE	OKLAHOMA CITY	OK	73139-9462	WILLIS OFFICE PARK	1	2	WILLIS OFFICE PARK 001 002	8625 S WALKER AVE OKLAHOMA CITY
1731	R212251020	RICHEY ORGANIZATION LLC		8601 S WALKER AVE	OKLAHOMA CITY	OK	73139-9462	WILLIS OFFICE PARK	1	3	WILLIS OFFICE PARK 001 003	8609 S WALKER AVE OKLAHOMA CITY
1731	R212251030	RICHEY ORGANIZATION LLC		8601 S WALKER AVE	OKLAHOMA CITY	OK	73139	WILLIS OFFICE PARK	1	4	WILLIS OFFICE PARK 001 004	8617 S WALKER AVE OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD- _____

MASTER DESIGN STATEMENT FOR

S. Walker Ave. & SW 83rd St.

8612 S. Walker Ave.

January 15, 2025

PREPARED FOR:

Draper Park Christian Park Church, Inc.
8500 S. Walker Ave.
Oklahoma City, Oklahoma 73109

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
SUBDIVISION REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of S. Walker Ave. & SW 83rd St., consisting of 8.31 acres, is located within the Southeast Quarter (SE/4) of Section 33, Township 11 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 8612 S. Walker Ave.

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 Draper Park Christian Park Church, Inc.

SECTION 4.0 SITE AND SURROUNDING AREA

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

- North: R-1 District and used for residential development.
- East: R-1 District and is currently undeveloped.
- South: R-1 District and is currently undeveloped.
- West: PUD-213 and R-2 District and used for commercial and residential development.

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 base zoning that will permit a commercial and residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 83rd St. The nearest street to the east is S Santa Fe Ave. The nearest street to the south is SW 87th St. The nearest street to the west is S Walker Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

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 19 located at 940 SW 44th St. 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 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

There shall be two (2) tracts within this PUD in accordance with Exhibit D, attached.

The use and development regulations of the C-3 Community Commercial District shall govern Tract 1, 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
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Uses
- 8300.35 Eating Establishments: Fast Food
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 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
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.53 Medical Services: Restricted
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.59 Personal Services: Restricted
- 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

The use and development regulations of the R-1 Single-Family Residential District shall govern Tract 2, except as herein modified.

All uses within the R-1 District shall be permitted within this PUD.

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, masonry, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not 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 or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

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 for both Tract 1 and Tract 2 shall be taken from S. Walker Ave.

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 ON-PREMISE 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 OFF-PREMISE SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs will be prohibited.

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, private drainage easements, and islands / medians 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

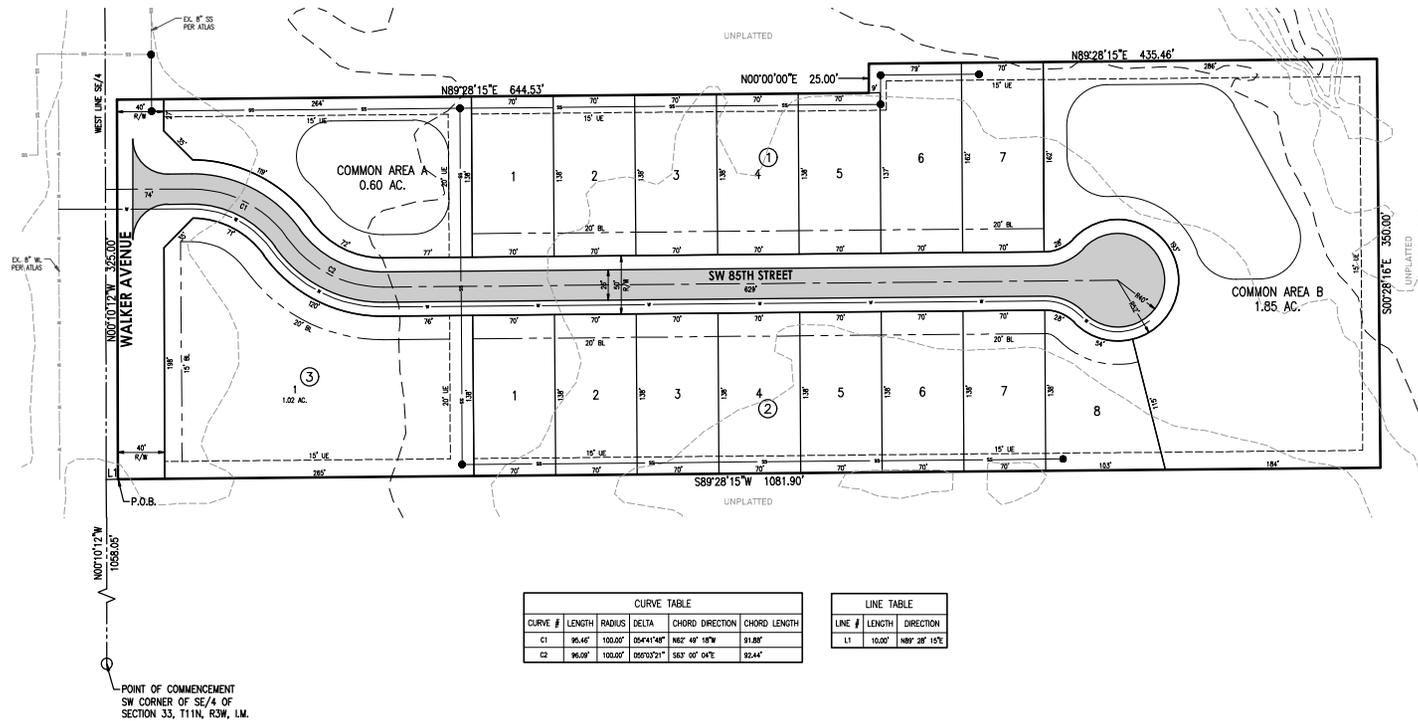
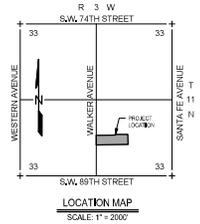
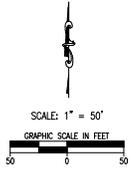
Developmental phasing shall be allowed as a part of the development of this PUD.

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 D - Tract Map

PRELIMINARY PLAT
OF
WALKER & SW 83RD
A PART OF THE SE/4 OF SECTION 33, T11N, R3W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



LEGEND

P.O.B.	POINT OF BEGINNING
EXL	EXISTING
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

COMMON AREAS:

C/A 'A' (DR.)	0.60 ACRES
C/A 'B' (DR.)	1.85 ACRES
TOTAL C/A (SITE)	2.45 ACRES

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL	15 LOTS
SINGLE-FAMILY RESIDENTIAL	4.85 ACRES
RESIDENTIAL DENSITY	3.09 (DU/AC.) - 0.32 (AC./DU)
COMMERCIAL	1 LOT
COMMERCIAL	1.02 ACRES

CURVE TABLE

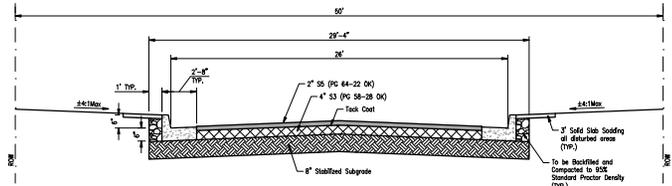
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	96.46'	100.00'	104°41'48"	N67°49'18"W	91.88'
C2	96.09'	100.00'	109°32'31"	S67°09'04"E	92.44'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	10.00'	N09°28'15"E

- NOTES**
- Maintenance of the Common Areas and/or Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the Drainage Related Common Areas and/or Drainage Areas shown. Certain amenities such as, but not limited to, walks, benches, plant, and docks shall be permitted if installed in a manner to meet the requirements specified above.
 - A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
 - Sidewalks along Common Areas are the responsibility of the developer and must be installed prior to the issuance of any occupancy permits. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
 - If the garage front is designed so that the garage door extends beyond the front wall of the dwelling, screening would be provided by planting either one 3 inch caliper deciduous tree or two 1.5 inch caliper trees in the front yard, prior to the issuance of a Certificate of Occupancy for the affected lot.
 - All existing and proposed easements tied to lot corners on final plats.

LEGAL DESCRIPTION
A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:
COMMENCING at the Southwest corner of said SE/4; thence
N07°10'12"W a distance of 1058.05 feet; thence
N89°28'15"E a distance of 10.00 feet to the POINT OF BEGINNING; thence
N07°10'12"W a distance of 325.00 feet; thence
N89°28'15"E a distance of 644.53 feet; thence
N00°00'00"E a distance of 25.00 feet; thence
N89°28'15"E a distance of 435.46 feet; thence
S02°28'16"E a distance of 350.00 feet; thence
S89°28'15"W a distance of 1081.90 feet to the POINT OF BEGINNING.
Said tract contains 362,231 Sq Ft or 8.32 Acres, more or less.



PROJECT OWNER AND DEVELOPER:
Address
PH: 405
EMAIL:

PRELIMINARY PLAT
PRELIMINARY PLAT - WALKER & SW 83RD

300 North Franklin Street
Tulsa, Oklahoma 74109

Crafton Tull
architectural engineers llc
4000 W. 101st Street, Suite 100
Tulsa, Oklahoma 74137
www.craftontull.com

SHEET NO: 1 of 1
DATE: 12/23/24
PROJECT NO: 24610400

S Walker Ave

S Walker Ave

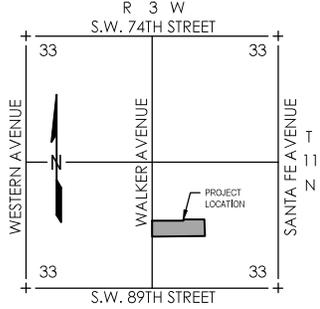
8500 S WALKER AVE
(Click for more information)



Line Table		
Line #	Direction	Length
L1	N89° 28' 15"E	10.00'



SCALE: 1" = 200'

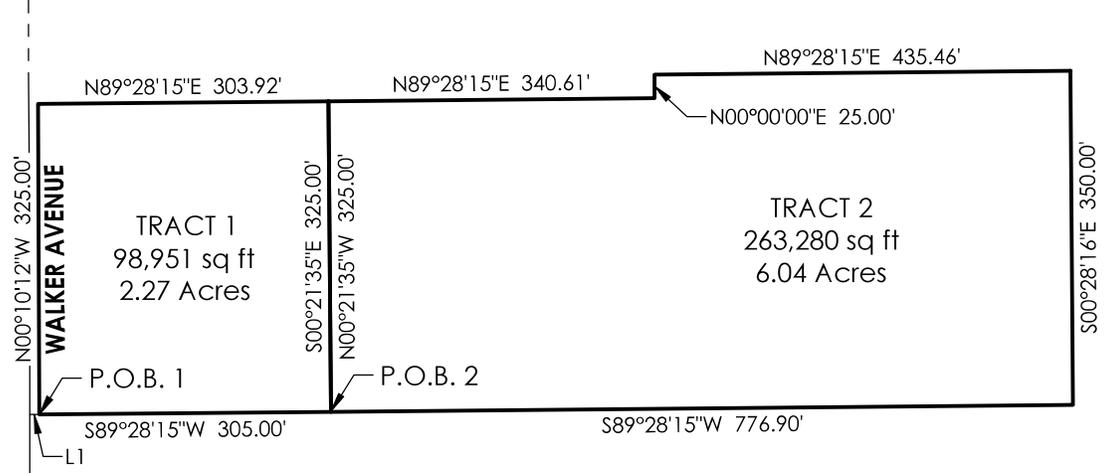


LOCATION MAP
SCALE: 1" = 4000'

LEGEND

P.O.B. POINT OF BEGINNING

BASIS OF BEARING = WEST LINE OF THE SE/4 OF SECTION 33, T11N, R3W, I.M. (N00°10'12"W)



POINT OF COMMENCEMENT
SW CORNER OF SE/4 OF SECTION 33, T11N, R3W, I.M.

REZONING EXHIBIT	
 Crafton Tull architecture engineering surveying 300 Pointe Parkway Blvd. Yukon, Oklahoma 73099 405.787.6270 405.787.6276 f www.craftontull.com	SHEET NO.: 1 of 1 DATE: 12/23/24 PROJECT NO.: 24610400
<small>CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2026</small>	