



The City of Oklahoma City
Planning 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
Mi Cha Restaurant

Project Name

2416 N. Western Avenue Oklahoma City, OK 73106

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

Redevelop existing site to C-1 use.

Summary Purpose Statement / Proposed Development

Staff Use Only

1662

Case No.: SPUD

7-11-24

File Date:

W2

Ward No.:

Paseo UCD, Uptown 23rd

Nbhd. Assoc.:

OKC

School District:

NC

Extg Zoning:

UD/TT

Overlay:

7,000 Square Feet

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

MILU LLC

Name

1009 NW 191ST ST

Mailing Address

Edmond, OK 73012

City, State, Zip Code

405 657 8989

Phone

kerryegg1226@gmail.com

Email


Signature of Applicant

Daniel Douthit

Applicant's Name (please print)

P.O. Box 58064,

Applicant's Mailing Address

Oklahoma City, OK, 73157

City, State, Zip Code

405 301 1409

Phone

daniel@rowlock.studio

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.

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

KNOW ALL MEN BY THESE PRESENTS:

THAT **Theodore Beeb Adwan Testamentary Trust** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Milu 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:

For Tax Map ID(s): 047888680

Lots Eleven (11) and Twelve (12), in Block Ten (10), of PLEASANT VIEW ADDITION, an Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof.

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

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

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

Signed and delivered October 29, 2020.

Theodore Beeb Adwan Testamentary Trust

BY: Theodore Beeb Adwan Jr.
Theodore Beeb Adwan Jr.
Sole Trustee

The State of OKLAHOMA

TRUSTEE ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 29th day of October, 2020 personally appeared Theodore Beeb Adwan, Jr., Trustee of the Theodore Beeb Adwan Testamentary Trust to me known to be the identical person who executed the within foregoing instrument as its Trustee, 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.



Notary Public in and for the State of OKLAHOMA

Notary's Printed Name: _____

Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
Milu LLC, an Oklahoma limited liability company

Presented for filing by and return to:

Chicago Title Oklahoma Co.
210 Park Ave, Suite 210
Oklahoma City, OK 73102
File No.: 710702000801
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

SPUD-XXX

Exhibit A


Legal Description: PLEASANT VIEW ADD 010 000 LOTS 11 & 12
of PLEASANT VIEW ADDITION to Oklahoma City, Oklahoma County, according to the
plat.

LETTER OF AUTHORIZATION

I, M/LO LLC or,
Property Owner of Record
Yatin Hsu authorize,
Agent of the Property Owner of Record and Title
Daniel Douthett, RA ROWLOCK STUDIO
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

2416 N. Western Ave, Oklahoma City, OK 73102
Address and/or County Assessor account number and County Name


By: 
Signature
Title: President
Manager / Proprietor
Date: 07/08/2024
MM/DD/YYYY

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.


Executed at Oklahoma City, Oklahoma, on the 9th day of July, 2024

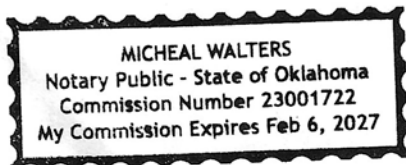

Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 9th day of July, 2024.

My Commission Expires:

Feb 6, 2027


Notary Public
Commission # 23001722



Property Owners Report Listing

Property Owners with 300 foot radius of: 2416 N WESTERN AVE OKLAHOMA CITY, OK 73106

Account No.	Name 1	Name 2	Mailing Address1	city	State	Zip Code
R047888610	RCN HOLDING LLC		26140 MESA DR	CARMEL	CA	93923
R047888540	AMERICAN EMPIRE FAMILY TRUST	C/O BRAD SULLIVAN	2511 N WESTERN AVE	OKLAHOMA CITY	OK	73106-5637
R047888470	BUI THUY THI BICH	TRAN DUY DUC	613 E FOREST LN	MUSTANG	OK	73064
R047888400	GREEN OAKS PARTNERS LLC		4605 TAMARISK DR	OKLAHOMA CITY	OK	73142
R047888330	GREEN OAKS PARTNERS LLC		4605 TAMARISK DR	OKLAHOMA CITY	OK	73142
R050650960	Y & Q PROPERTIES LLC		PO BOX 2267	OKLAHOMA CITY	OK	73101-2267
R050756460	LUONG BA T TRS	BHR CHILDRENS IRREV TRUS T	2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639
R050754760	PALADIN ENERGY LLC		11901 GREENWICK DR	OKLAHOMA CITY	OK	73162-1708
R047888750	OREILLY AUTOMOTIVE INC		PO BOX 9167	SPRINGFIELD	MO	65801-9167
R047889100	GREEN OAKS PARTNERS LLC		4605 TAMARISK DR	OKLAHOMA CITY	OK	73142
R047889170	GREEN OAKS PARTNERS LLC		4605 TAMARISK DR	OKLAHOMA CITY	OK	73142
R050657680	HY JOHNNY	NGA CAO TUYET	1133 NW 23RD ST	OKLAHOMA CITY	OK	73106-5607
R050651920	Y & Q PROPERTIES LLC		PO BOX 2267	OKLAHOMA CITY	OK	73101-2267
R045000657	REALTY INCOME CK1 LLC		11995 EL CAMINO REAL STE 101	SAN DIEGO	CA	92130-2539
R045000747	GOLDEN OPPORTUNITY LLC		114 NW 6TH ST STE 206	OKLAHOMA CITY	OK	73102-6089
R047882520	FIRST PRESBYTERIAN CHURCH		1001 NW 25TH ST STE 206	OKLAHOMA CITY	OK	73106-5666

To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(number)

MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

Rowlock Studio LLC
Daniel Douthit, RA
1141 W. Sheridan
Oklahoma City, OK, 73106
405-301-1409
daniel@rowlock.studio

SPUD-(number) 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 **NC Neighborhood Conservation District, TT Twenty-Third Street Uptown Corridor District, C-1 Neighborhood Commercial District, and the UD Urban Design Overlay 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:

C-1 Permitted Uses

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32)
- Dwelling Units and Mixed Uses (8200.2)

Eating Establishments: Fast Food (8300.35) further restricted to a “fast casual” eateries with no drive-thru. “Fast casual” is defined as a restaurant with a central ordering point rather than wait staff. Pickup windows for pedestrians are permitted.

Eating Establishments: Sitdown (8300.37)

Eating Establishments: Sitdown, Alcohol Permitted (8300.38)

Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)

Food and Beverage Retail Sales (8300.41)

Library Services and Community Centers (8250.11)

Low Impact Institutional: Neighborhood-Related (8250.14)

Murals (8250.16)

Medical Services: General (8300.52)

Medical Services: Restricted (8300.53)

Personal Services: Restricted (8300.59)

Repair Services: Consumer (8300.61)

1.1 Minimum Lot Size: 6,000 square feet

1.2 Minimum Lot Width: 50’-0”

2. Maximum Building Height: 35’-0”

3. Maximum Building Size: Two story with roof deck. 3,300 SF square foot ground floor footprint maximum. 6,600 SF square foot maximum total building size.

4. Maximum Number of Buildings: Two buildings. One primary building no greater than 3,300 square feet, and one accessory storage building no greater than 200 square feet.

5. Building Setback Lines

Front Yard (North): 25 Feet

Rear Yard (South): None

Side Yard (East): 5 Feet

Corner Side Yard (West): 15 Feet

6. Sight-proof Screening: No less than six-foot and no greater than eight-foot-high fence or wall shall be required along the entire length (East) property boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination there of and shall be solid and opaque.

7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City Landscaping Ordinance in place at the time of development with the following exceptions.

Existing overhead utility lines on the west property line will limit plantings in right of way as required by landscape ordinance. Trees reaching a mature height of less than 15'-0" will be provided at a spacing between 15' and 35' along the west property line in west setback on the subject parcel.

8. **Signs:** Signage shall be allowed as noted below.

8.1 Free standing accessory signs. One free standing sign no greater than one hundred square feet in size shall be allowed on the north or west side of the property. The sign shall not be greater than ten feet in height. The sign will have external and or internal lighting.

8.2 Attached signs: One attached sign on the north or west façade of the main building no greater than 100 square feet will be provided. The sign will have external and or internal lighting.

9. **Access:**

a. Pedestrian access will be along NW 24th Street. A 5-foot wide concrete sidewalk will be provided along NW 24th Street and North Western Avenue, subject to the policies and procedures of the Public Work Department.

b. Vehicular: Access will be from south alley way.

II. Other Development Regulations:

1. **Architecture:**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Secondary accessory structure(s) shall be clad in fiber cement panels, shingles, or siding with composite asphalt shingle roofs and be limited to under 200 square feet.

2. **Open Space:** Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.
3. **Street Improvements:** Curb ramp as required at the corner of NW 24th and Western for accessibility.
4. **Site Lighting:** 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.
5. **Dumpsters:** Dumpsters shall be consolidated and located within an area screened by a wood fence or masonry wall no less than six-feet in height and not greater than 8'-0 in height.
6. **Parking:** Off-Street parking is not required; If off-street parking is provided access will be off south alley way.
7. **Maintenance:** Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structure, storage, or materials, grading, fill, or other obstruction, including fences, either temporary or permanent that shall cause a blockage of the 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.
8. **Drainage:** Surface drainage, without detention will be provided per Oklahoma City public works standards.

9. **Other:**

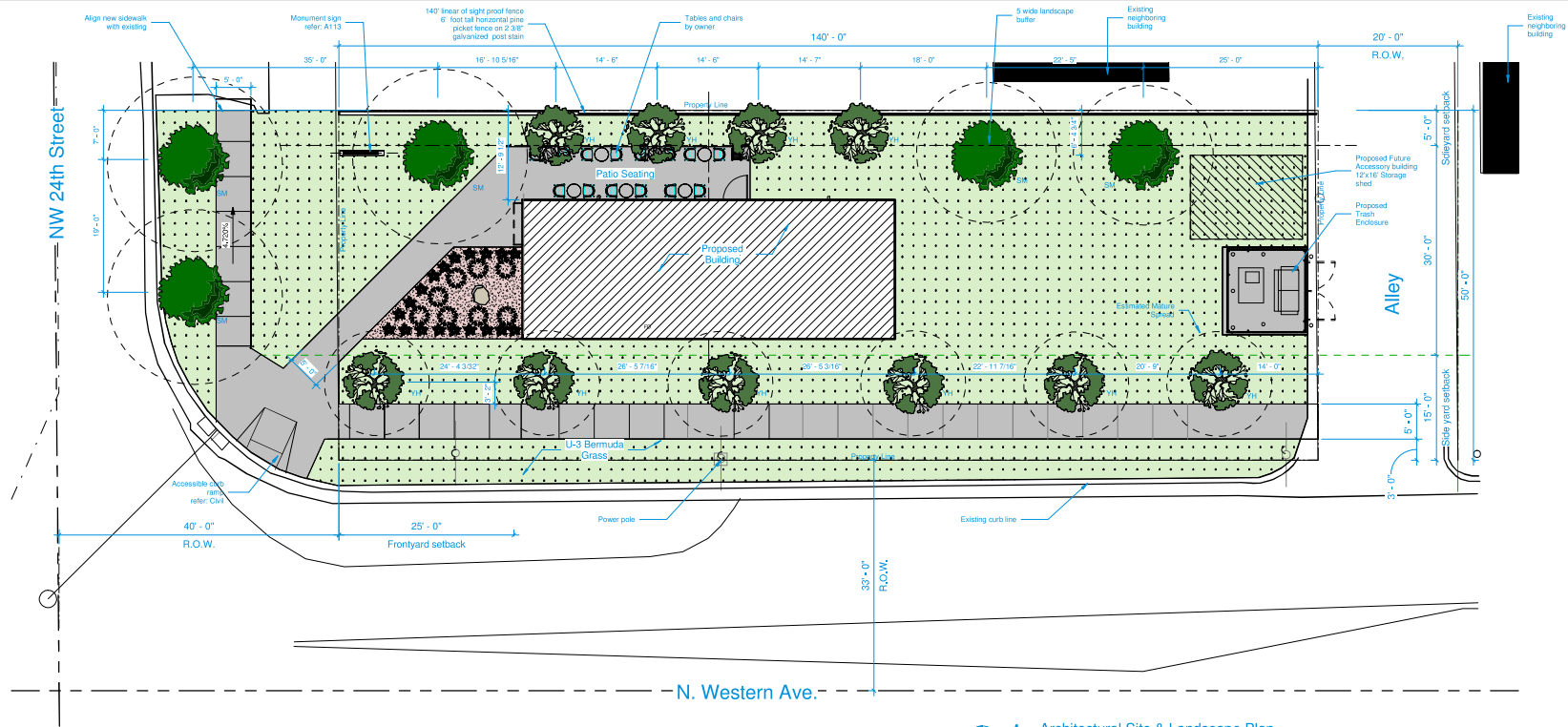
Hours of Operation:

The restaurant will operate between 12:00 PM and 1:00 AM seven days a week. The seasonal outdoor seating area(s) will operate from 11:00 a.m. to 11:00 p.m. on weekdays (Monday, Tuesday, Wednesday, and Thursday), and from 11:00 a.m. to 1:00 a.m. on weekends (Friday, Saturday, Sunday). Noise levels for music will be maintained below city standards.







III. Supporting Documents




Exhibit A: Legal Description

Exhibit B: Site Plan



1 Architectural Site & Landscape Plan
1/8" = 1'-0"

Landscape Legend								Site Points	
Symbol	Species Name	Size	Mature Height	Mature Spread(Dia)	Count	Points	Total	Notes	
	Shantung Maple <i>Acer truncatum</i>	3" Cal.	30'-40'	20'-35'	5	15	75	Hollow to be trim and maintained as a tree. If greater than 15 in height to be trim down by owner in future	
SM									
	Yaupon Holly <i>Ilex vomitoria</i>	30 gal	15'	15'-20'	10	9	90		
YH									
	Russian Sage <i>Perovskia atriplicifolia</i>	1 gal	3'	3'	7	0	0	Points	
	Purple wintercreeper <i>Euroymus fortunei</i>	1 pint	8"	3'	19	0	0		
	Ornamental Landscape Rock PALO DURO CANYON BLACK	36" dia			1	0	0	Chosen by owner provide budget number	
	U-3 Bermuda				623	8 Y.	1/4 Per 8 Y.	N.C.	Total Points 165
Total Points									
Evergreen Points									
								91	
General Notes									
1. Contractor to verify all plant counts and areas. Total areas may vary with slight changes in slope.									
2. Refer Plumbing plans for hose bib connections.									
3. Contractor to provide irrigation bags at all new trees, and refill as required for a period of 12 months until tree is established.									
4. Provide temporary irrigation for grass for a period of 1 month.									

Surfaces Legend		
Symbol	Material	Approximate Area
	Planter bed 3" depth of Cypress mulch	230 SF
	Concrete	
	U-3 bermuda	5613 SF

ROWLOCK

Mi Cha

2410 N. Western Avenue
Oklahoma City, OK 73106

Project Number:
2024.03

Not For
Construction

Date Submission

7/11/2024 SPUD SUBMISSION

Date Revision/Description

Drawing Title

Architectural Site
Plan SPUD
Submittal

Sheet No.

SPUD
01

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