



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>

| | |
|-------------------------------|------------|
| <small>Staff Use Only</small> | |
| Case No.: SPUD - | 1614 |
| File Date: | 3-14-24 |
| Ward No.: | W8 |
| Nbhd. Assoc.: | ---- |
| School District: | Deer Creek |
| Extg Zoning: | AA |
| Overlay: | |

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)

4.5524 acres

ReZoning Area (Acres or Square Feet)

This SPUD is proposed for a day care development

Summary Purpose Statement / Proposed Development

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)

3 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

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
Carolynn 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

TO HAVE AND TO HOLD the above described premises unto the said Party of the Second Part, its successors and assigns forever.

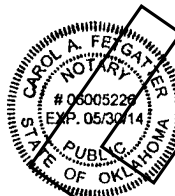
Signed and delivered this 30th day of July, 2010.

Ty T. Hartwig
TY T. HARTWIG

Shelly D. Hartwig
SHELLY D. HARTWIG

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS:

The foregoing instrument was acknowledged before me this 30th day of July, 2010, by Ty T. Hartwig and Shelly D. Hartwig, husband and wife.



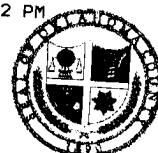
Carol A. Fetgatter
Notary Public
Commission No. _____

My Commission expires:

(SEAL)

S:\Ty Hartwig\Hartwig Investments\QCD - McGinnis Property to HI.doc

20101008011259900
Filing Fee: \$15.00
Doc. Stamps: \$.00
10/08/2010 04:49:22 PM
DEED



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) 679-3141

March 11, 2024

City of Oklahoma City
Planning Department
420 W. Main Street, 9th 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

March 13, 2024

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

Attention: Ms. Sarah Welch

RE: 15901 N Rockwell Ave: SPUD Submittal

Dear Ms. Welch:

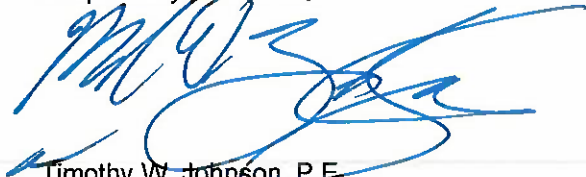
On behalf of our client, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 15901 N Rockwell Ave in north Oklahoma City. The subject site is currently zoned as AA, "Agricultural" District and is largely undeveloped with the exception of an active oil well. The proposed SPUD, totaling approximately 4.5524 acres, will permit the proposed day care 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 **April 25, 2024**. 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]

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: February 29, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2861266-OK99

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:

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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;

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OWNERSHIP REPORT
ORDER 2861266-OK99

DATE PREPARED: MARCH 12, 2024
EFFECTIVE DATE: FEBRUARY 29, 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 | WHITNEY JACOB & BRITTANY | | 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 | GIGLIO LORI | | 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 | RICHARDSON | 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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ORDER 2861266-OK99

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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 |

OWNERSHIP REPORT
ORDER 2861266-OK99

DATE PREPARED: MARCH 12, 2024
EFFECTIVE DATE: FEBRUARY 29, 2024 AT 7:30 AM

| | | | | | | | | | | | | |
|------|------------|-------------------------|----------|----------------------|--------|----|------------|-------------------------|-----|-----|---|--|
| 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

March 11, 2024

PREPARED BY:

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

SPUD-() MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

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-1, "Neighborhood Commercial" 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:

- Administrative and Professional Offices (8300.1)
- 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
- 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)

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

N/A

5. Building Setback Lines:

North: 15 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 and only where new development occurs.

This SPUD shall be permitted the use of coated/treated chain link fencing to secure the site and play area for the children.

7. Landscaping:

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

If developed as commercial, A 5-foot landscape buffer shall only be required along the west and south property lines adjacent to single family homes and only where new development occurs. Any other uses shall meet the City of Oklahoma City Landscaping Ordinance.

8. Signs:

8.1 Freestanding Accessory Signs

No pole signs will be allowed.

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight (8) feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

8.2 Attached Signs

Attached signs shall be in accordance with the C-1, "Neighborhood Commercial" District regulations.

8.3 Non-accessory Signs

Non-accessory signs are not permitted in this SPUD.

8.4 Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access:

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

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:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed untreated metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards 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.

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;

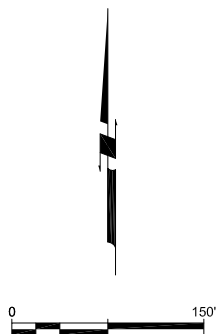
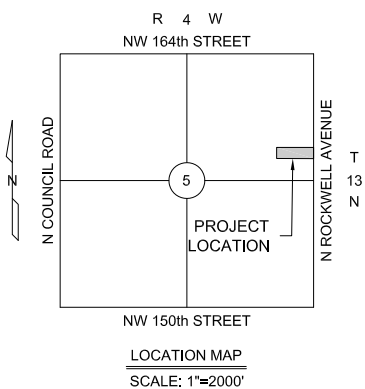
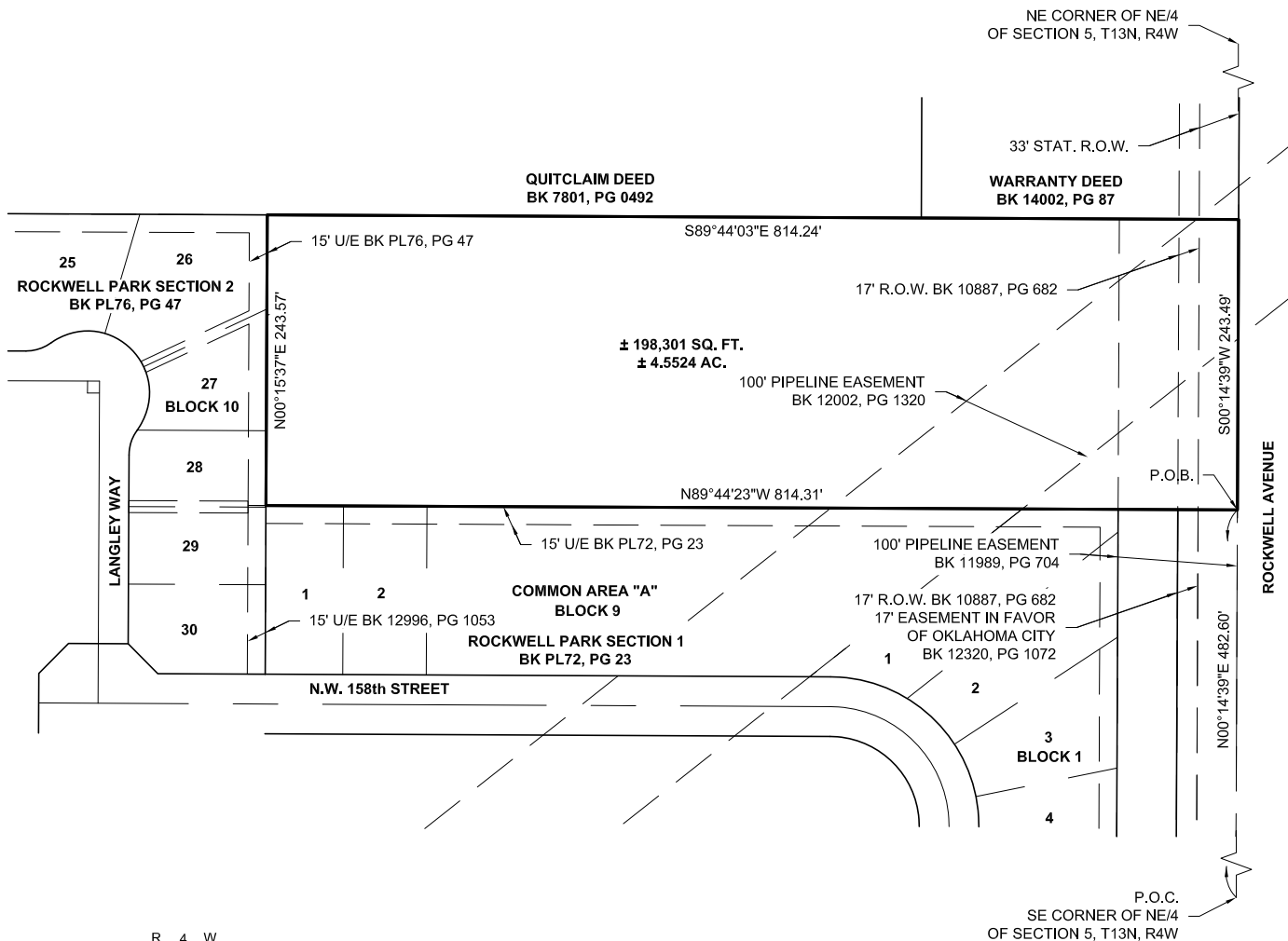
THENCE North 00°15'37" East, along and with said East line of said SECTION 2, a distance of 243.57 feet to the Northeast (NE) corner of said SECTION 2;

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.



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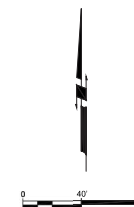
HARTWIG RETAIL

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •



SPUD-_____
15901 N Rockwell Ave

Exhibit B
Conceptual Site Plan

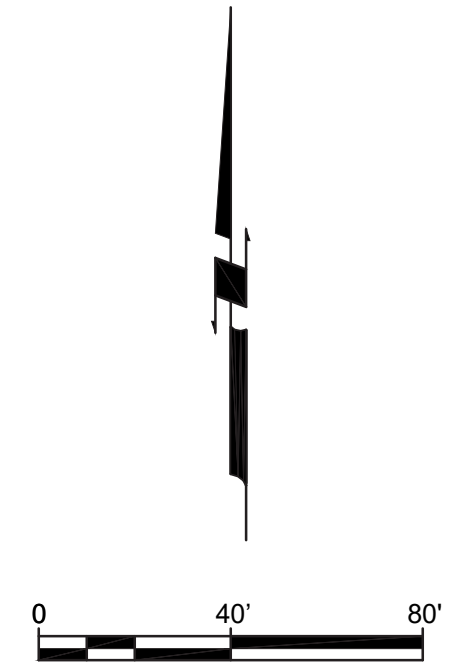
67 Total Parking Spaces
+/-4.55 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 232-8875 FAX (405) 232-8875

ENGINEERS SURVEYORS PLANNERS
3/13/24

Conceptual site plan showing feasible option
permitted under proposed rezoning



SPUD-____
15901 N Rockwell Ave

Exhibit B
Conceptual Site Plan

67 Total Parking Spaces
+/-4.55 Acres



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(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS
3/13/24

Conceptual site plan showing feasible option
permitted under proposed rezoning