



The City of Oklahoma City  
 Development Services Department, Subdivision and Zoning  
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

512 S. Mustang Rd.

Project Name

512 S. Mustang Rd.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1648
Case No.: SPUD -	6-13-24
File Date:	W3
Ward No.:	----
Nbhd. Assoc.:	Mustang
School District:	PUD-287
Extg Zoning:	
Overlay:	

1.7261 acres MOL

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

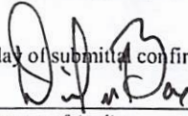
Name

Mailing Address

City, State, Zip Code

Phone

Email

  
 Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)  
 522 Colcord Dr.

Applicant's Mailing Address  
 Oklahoma City, OK 73102

City, State, Zip Code  
 405-232-0080

Phone

esilberg@wbfbllaw.com; dmbox@wbfbllaw.com; kturner@wbfbllaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

STAY

BOOK PAGE

10<sup>00</sup>  
a

2104 130

WARRANTY DEED  
SPECIAL FORM

STATE OF OKLAHOMA  
CANADIAN COUNTY  
FILED OR RECORDED

KNOW ALL MEN BY THESE PRESENTS:  
THAT

1997 OCT 31 P 4:18

CLAUD CYPERT AND BETTY CYPERT, husband and wife

MARK MISHOE  
COUNTY CLERK

PARTY( Y ) ( IES ) OF THE FIRST PART, IN CONSIDERATION OF THE SUM OF \$100,000.00 ( ONE HUNDRED THOUSAND DOLLARS ), AND OTHER VALUABLE CONSIDERATION, IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DO( ES ) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO:

MERCY HEALTH CENTER, INC.

( MAILING ADDRESS: ATTN: EXECUTIVE OFFICES, 4300 W. MEMORIAL ROAD, OKLAHOMA CITY, OKLAHOMA, 73120 )

PART( Y ) ( IES ) OF THE SECOND PART, THE FOLLOWING DESCRIBED PROPERTY AND PREMISES SITUATE IN CANADIAN COUNTY, STATE OF OKLAHOMA, TO WIT:

---SEE ATTACHED EXHIBIT "A"---

TOGETHER WITH ALL THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, AND WARRANT THE TITLE TO THE SAME TO BE FREE, CLEAR AND DISCHARGED OF AND FROM ALL FORMER GRANTS, CHARGES, TAXES, JUDGMENTS, MORTGAGES AND OTHER LIENS AND INCUMBRANCES OF WHATSOEVER NATURE MADE OR SUFFERED TO BE MADE BY THE PARTY OF THE FIRST PART.

TO HAVE AND TO HOLD SAID DESCRIBED PREMISES UNTO THE SAID PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS FOREVER.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND MINERAL RESERVATIONS AND CONVEYANCES OF RECORD.



SIGNED AND DELIVERED THIS 27th day of October, 1997

*Claud Cypert*  
CLAUD CYPERT

*Betty Cypert*  
BETTY CYPERT

Notary Public  
Mark Mishoe

STATE OF OKLAHOMA

Canadian County

INDIVIDUAL ACKNOWLEDGMENT

Documentary Stamps: 2205.<sup>75</sup>

STATE OF OKLAHOMA COUNTY OF CANADIAN, SS.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 27th day of October, 1997, PERSONALLY APPEARED: CLAUD CYPERT AND BETTY CYPERT, husband and wife

TO ME KNOWN TO BE THE IDENTICAL PERSON(S) WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT( HE ) ( SHE ) ( THEY ) EXECUTED THE SAME AS( HIS ) ( HER ) ( THEIR ) 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.

*Tracy J. Anderson*  
TRACY J. ANDERSON NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/01/2001

089728

L.S. \$ 2,205.<sup>75</sup>

020982

BOOK PAGE

2104 131

EXHIBIT "A"

A PART OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER (NW/4) OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION THREE (3); THENCE SOUTH 00 DEGREES 18'29" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 925.16 FEET; THENCE NORTH 89 DEGREES 41'31" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 4 (ALSO KNOWN AS MUSTANG ROAD), SAID POINT BEING THE POINT OR PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 41'31" EAST A DISTANCE OF 816.00 FEET; THENCE SOUTH 00 DEGREES 18'29" EAST AND PARALLEL TO THE WEST LINE OF SAID SECTION A DISTANCE OF 795.44 FEET TO A POINT IN A CURVE; THENCE WESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET, A CHORD BEARING OF SOUTH 85 DEGREES 44'24" WEST AND A CHORD DISTANCE OF 66.14 FEET, AN ARC DISTANCE OF 66.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 41'31" WEST A DISTANCE OF 725.00 FEET; THENCE NORTH 45 DEGREES 18'29" WEST A DISTANCE OF 35.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 4; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 4 NORTH 00 DEGREES 18'29" WEST A DISTANCE OF 775.0 FEET TO THE POINT OR PLACE OF BEGINNING.

Exhibit A  
LEGAL DESCRIPTION

**520 S. Mustang Rd.**

March 29, 2024

A tract of land being a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being a portion of Lot 1 in Block 1, WESTPOINTE PARKWAY PHASE 1 recorded in Book 8 of Plats, Page 277, being more particularly described as follows:

COMMENCING at the northwest (NW) corner of said Northwest Quarter (NW/4);

THENCE South 00°25'56" East, along and with the west line of said Northwest Quarter (NW/4), a distance of 1175.16 feet;

THENCE North 89°34'04" East, departing said west line, a distance of 50.00 feet to a point on the west line of said Lot 1, said point lying 250.00 feet South 00°25'56" East of the northwest corner of said Lot 1, also being the POINT OF BEGINNING;

THENCE continuing North 89°34'04" East, departing the west line of said Lot 1, a distance of 360.00 feet;

THENCE South 00°25'56" East, a distance of 209.02 feet;

THENCE South 89°37'15" West, a distance of 360.00 feet to a point on the west line of said Lot 1;

THENCE North 00°25'56" West, along and with the west line of said Lot 1, a distance of 208.69 feet to the POINT OF BEGINNING.

Containing 75,187 square feet or 1.7261 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System (North Zone, NAD83) using a bearing of S 00°25'56" E along the west line of the Northwest Quarter of Section 3, T11N, R5W. All Distances are grid distances in U.S. Survey Feet.

LETTER OF AUTHORIZATION

Mercy Hospital Oklahoma City, Inc. f/k/a Mercy Health Center, Inc., the property owner of record, authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application for the approval of a rezoning application with respect to the property at the location identified on Exhibit A.

Mercy Hospital Oklahoma City, Inc. f/k/a  
Mercy Health Center, Inc.

DocuSigned by:  
By: Chris Hahne  
92BF55A1AD1D42B...

Name: Chris Hahne

Title: Chief Financial Officer

Date: 6/3/2024

## EXHIBIT A

A tract of land lying in and being a portion of Lot One (1), Block One (1) of WESTPOINTE PARKWAY-PHASE 1, an addition in a portion of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, State of Oklahoma. Said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of the NW/4; THENCE South 00°25'56" East, along the West line of said NW/4, a distance of 1175.16 feet; THENCE, leaving said West line, North 89°34'04" East, a distance of 50.00 feet to a point on the East right-of-way line of Mustang Road, an existing public roadway and the POINT OF BEGINNING;

THENCE continuing North 89°34'04" East, a distance of 360.01 feet to a point for the Northeast corner of the herein described tract;

THENCE, South 00°25'56" East, a distance of 209.02 feet to a point for the Southeast corner of the herein described tract;

THENCE, South 89°37'15" West, a distance of 360.00 feet to a point on the East right-of-way line of Mustang Road and being the Southwest corner of the herein described tract;

THENCE, along said East right-of-way line, North 00°25'56" West, a distance of 208.69 feet to the POINT OF BEGINNING.

Containing 75,188± Sq. Ft. or 1.7260± Acres, more or less.

# CERTIFICATE OF BONDED ABTRACTOR

(300 FEET RADIUS REPORT)

[illegible]

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being a portion of Lot 1 in Block 1, WESTPOINTE PARKWAY PHASE 1 recorded in Book 8 of Plats, Page 277, being more particularly described as follows:

COMMENCING at the northwest (NW) corner of said Northwest Quarter (NW/4);

THENCE South 00°25'56" East, along and with the west line of said Northwest Quarter (NW/4), a distance of 1175.16 feet;

THENCE North 89°34'04" East, departing said west line, a distance of 50.00 feet to a point on the west line of said Lot 1, said point lying 250.00 feet South 00°25'56" East of the northwest corner of said Lot 1, also being the POINT OF BEGINNING;

THENCE continuing North 89°34'04" East, departing the west line of said Lot 1, a distance of 360.00 feet;

THENCE South 00°25'56" East, a distance of 209.02 feet;

THENCE South 89°37'15" West, a distance of 360.00 feet to a point on the west line of said Lot 1;


THENCE North 00°25'56" West, along and with the west line of said Lot 1, a distance of 208.69 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), 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: May 15, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

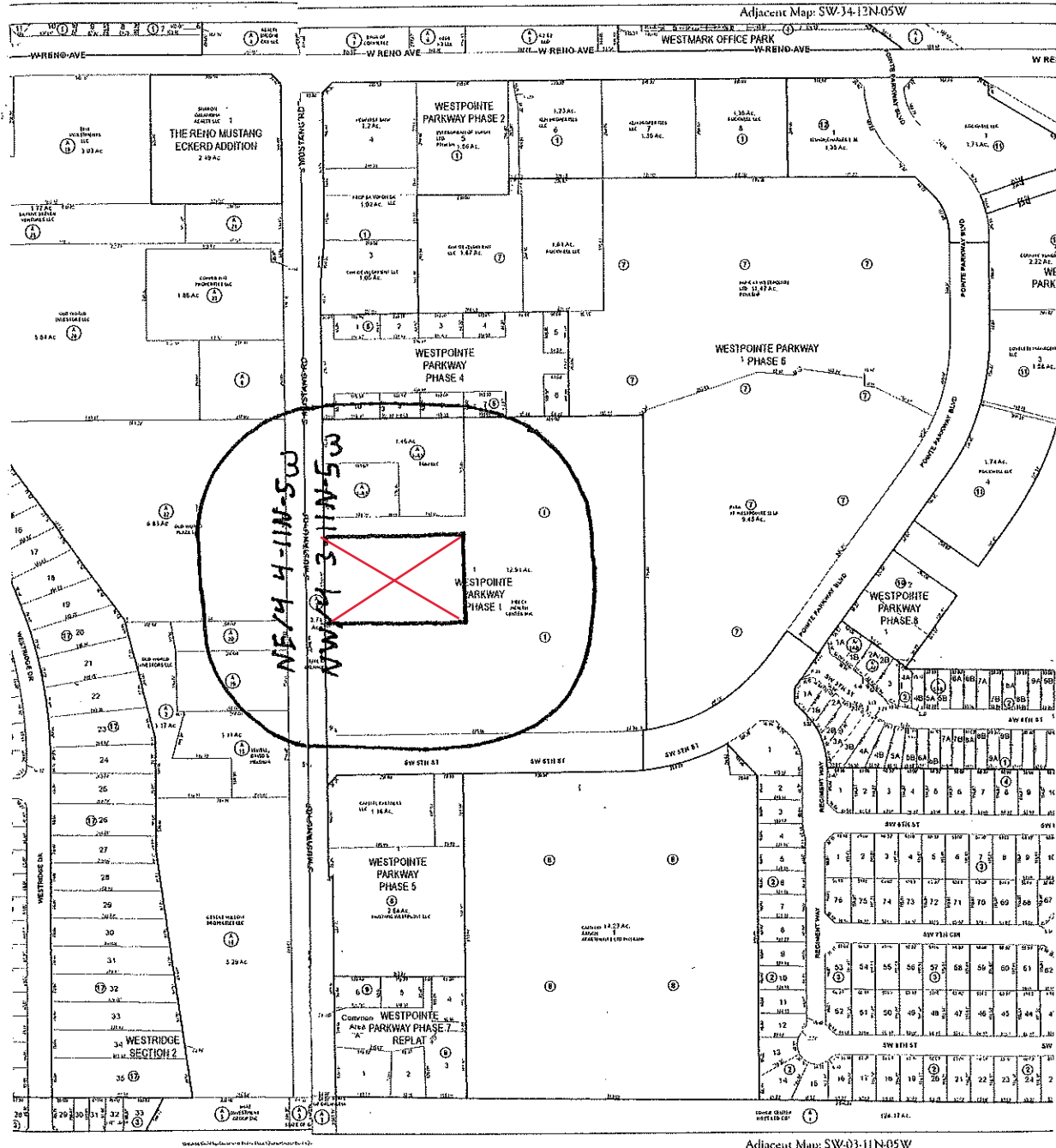
Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2874379-WA99





Owner	Mailing Address	Lot	Block	Legal Description
MERCY HEALTH CENTER INC ATTN: EXECUTIVE OFFICES	4300 W MEMORIAL ROAD. OKLA CITY.OK.73120	1-A1	1	WESTPOINTE PARKWAY 1 - INCLUDES SUBJECT PROPERTY
HT MUSTANG, LLC	PO BOX 851215.YUKON.OK.73085	1-A2	1	WESTPOINTE PARKWAY 1
CODY & HANK'S DEVELOPMENT LLC	PO BOX 851215.YUKON.OK.73085	1-A3	1	WESTPOINTE PARKWAY 1
MUSTARD SEED FAITH LLC	408 S MUSTANG RD.YUKON.OK.73099		10	5 WESTPOINTE PARKWAY 4 & AN UNDIV 1/10 INT IN, COMMON AREA A
LARRY D HUNTER & NELDA I HUNTER REVOCABLE TRUST, DATED JANUARY 19, 2011	4585 S BANNER RD.EL RENO.OK.73036		9	5 WESTPOINTE PARKWAY 4 & AN UNDIV 1/10 INT IN, COMMON AREA A
436 S MUSTANG RD LLC	436 S MUSTANG RD.YUKON.OK.73099		8	5 WESTPOINTE PARKWAY 4 & AN UNDIV 1/10 INT IN, COMMON AREA A
STACY PROPERTY GROUP LLC C/O MATT STACY	432 S MUSTANG RD.YUKON.OK.73099		7	5 WESTPOINTE PARKWAY 4 & AN UNDIV 1/10 INT IN, COMMON AREA A
STATE OF OKLAHOMA	200 NE 21ST ST.OKLAHOMA CITY.OK.73105			PT NW/4 3-11N-5W (A#3 ON THE MAP)
DAVID SEWELL & MELINDA SEWELL	3712 SURREY RD.EDMOND.OK.73013			PT NE/4 4-11N-5W (A#15 ON THE MAP)
STORE MASTER FUNDING III LLC	27 E SHERIDAN AVE, STE 200.OKLAHOMA CITY.OK.73104			PT NE/4 4-11N-5W (A#19 ON THE MAP)
BLUE RIDGE PROPERTIES LLC	3209 SILVERCLIFFE CT.EDMOND.OK.73105			PT NE/4 4-11N-5W (A#20 ON THE MAP)
OLD WORLD PLAZA LLC	17730 N MACARTHUR BLVD STE A.EDMOND.OK.73012			PT NE/4 4-11N-5W (A#22 ON THE MAP)
MDC COAST 15 LLC % KINDERCARE EDUCATION	5005 MEADOWS RD STE 200.LAKE OSWEGO.OR.97035-4288			PT NE/4 4-11N-5W (A#6 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**512 S. Mustang Rd.**

**June 13, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.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, 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 **C-3 Community 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:

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
8300.12	Automotive: Parking Garages
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
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited 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
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor
8300.58	Personal Services: General
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

**2. Maximum Building Height:**

The maximum building height shall be 35 feet.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

Building setback lines shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

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

## **8. Signs:**

### **8.1 Freestanding Accessory Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

### **8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

### **8.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

### **8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

## **9. Access:**

Access shall be taken from a maximum of two (2) access drives off of S. Mustang Rd. with a minimum separation of 60 feet.

## **10. Sidewalks**

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.

## **II. Other Development Regulations:**

### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:**

N/A.

### **3. Street Improvements:**

N/A.

### **4. Site 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, 2020, as amended.

**5. Dumpsters:**

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 SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

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

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

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

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Conceptual Site Plan Aerial

Exhibit A  
LEGAL DESCRIPTION

**520 S. Mustang Rd.**

March 29, 2024

A tract of land being a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being a portion of Lot 1 in Block 1, WESTPOINTE PARKWAY PHASE 1 recorded in Book 8 of Plats, Page 277, being more particularly described as follows:

COMMENCING at the northwest (NW) corner of said Northwest Quarter (NW/4);

THENCE South 00°25'56" East, along and with the west line of said Northwest Quarter (NW/4), a distance of 1175.16 feet;

THENCE North 89°34'04" East, departing said west line, a distance of 50.00 feet to a point on the west line of said Lot 1, said point lying 250.00 feet South 00°25'56" East of the northwest corner of said Lot 1, also being the POINT OF BEGINNING;

THENCE continuing North 89°34'04" East, departing the west line of said Lot 1, a distance of 360.00 feet;

THENCE South 00°25'56" East, a distance of 209.02 feet;

THENCE South 89°37'15" West, a distance of 360.00 feet to a point on the west line of said Lot 1;

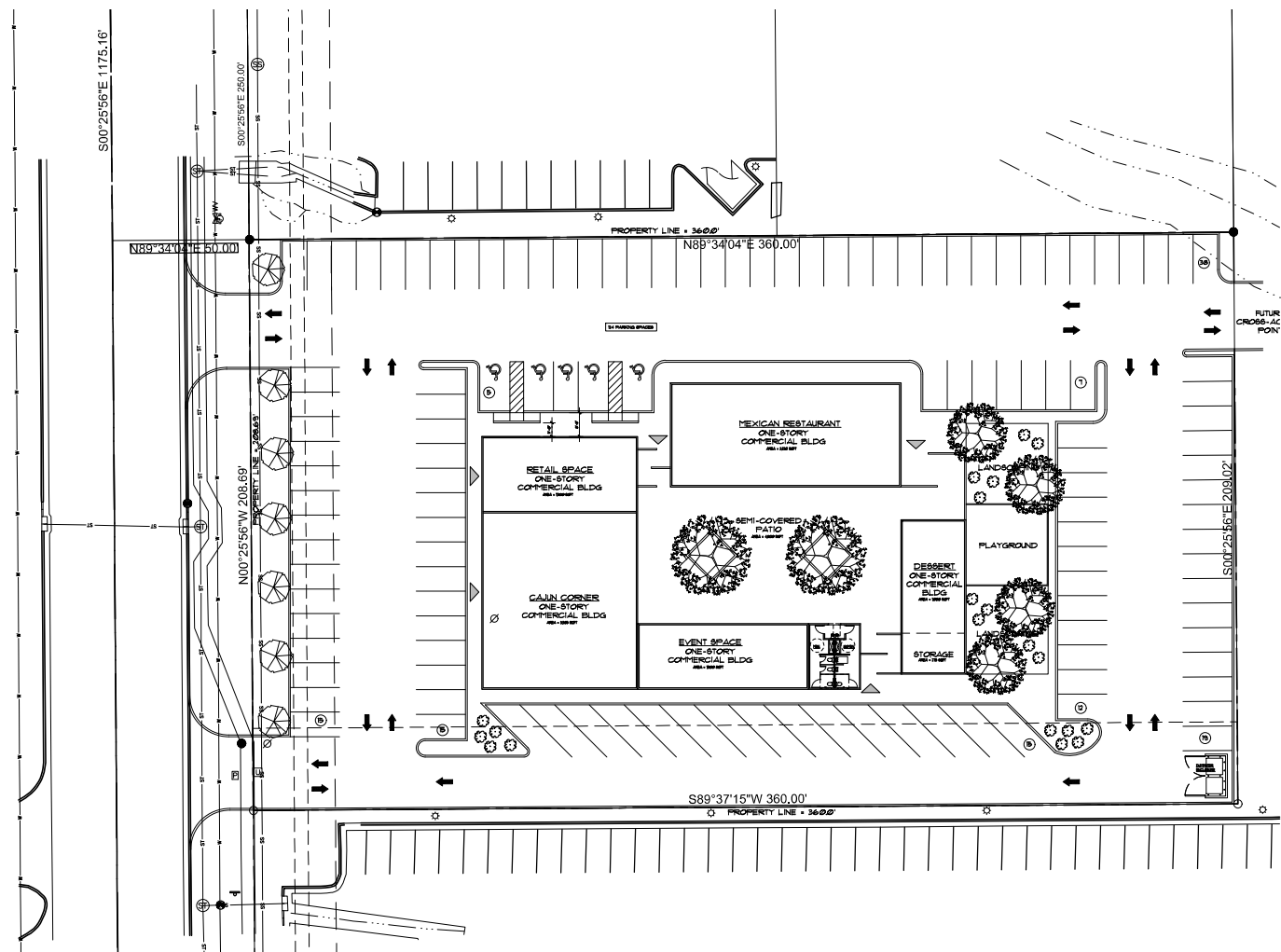
THENCE North 00°25'56" West, along and with the west line of said Lot 1, a distance of 208.69 feet to the POINT OF BEGINNING.

Containing 75,187 square feet or 1.7261 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System (North Zone, NAD83) using a bearing of S 00°25'56" E along the west line of the Northwest Quarter of Section 3, T11N, R5W. All Distances are grid distances in U.S. Survey Feet.



**PROJECT INFORMATION**  
 PROJECT ADDRESS: 510 S. MUSTANG RD.  
 YUKON, OK 73093  
  
 PROJECT OWNER: NAM NGUYEN  
 CONTACT: namvanguyen42@gmail.com  
  
 ARCHITECT: SAM GRESHAM ARCHITECTURE  
 PLANS BY: HOLLIE HUNT  
 CONTACT: 400 NW 23RD ST, SUITE B  
 OKLAHOMA CITY, OK 73103  
 PHONE: 405-842-7998  
 EMAIL: hollie@samgreshamarchitect.com  
  
 ZONING CLASSIFICATION: C-3  
 CONSTRUCTION TYPE: 2B  
 BUILDING CODE: IBC 2018  
 USE GROUP: ASSEMBLY  
 Use Unit Classification: Restaurant(s)  
  
**BUILDING AREAS**  
 CAJUN CORNER: 3585 SQFT  
 MEXICAN RESTAURANT: 3720 SQFT  
 RETAIL SPACE: 1500 SQFT  
 DESSERT SUITE: 1000 SQFT  
 EVENT SPACE: 1500 SQFT  
 STORAGE: 275 SQFT  
  
**TOTAL:** 10,430 SQFT



EXISTING  
 SITE PLAN  
 SCALE: 1"=10'-0"

Exhibit B

PRELIMINARY  
 NOT FOR CONSTRUCTION

**SAM GRESHAM**  
**ARCHITECTURE**  
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ARCHITECTURAL SITE PLAN

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