



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
Lilyfield

Project Name

1841 Exchange (R103360360) ~~1132 S Pennsylvania (R103586480)~~
 Address / Location of Property (Provide County name & parcel no. if unknown)

Rezone the parcels to allow for proposed uses.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1593
Case No.: SPUD _____	_____
File Date: _____	12/14/23
Ward No.: _____	W6
Nbhd. Assoc.: _____	Stockyards City Main Street
School District: _____	OKC
Extg Zoning: _____	R-1, C-3, C-4
Overlay: _____	SRODD

1.14 Acres

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):

Lilyfield Incorporated (Holly Towers)
 Name
501 E 15th Street, Ste 400A
 Mailing Address
OKC, OK 73013
 City, State, Zip Code
1-866-397-7202
 Phone
htowers@lilyfield.org
 Email

Dean Koleada
 Signature of Applicant
Dean Koleada
 Applicant's Name (please print)
4700 Gaillardia Parkway, STE 101
 Applicant's Mailing Address
OKC, OK 73142
 City, State, Zip Code
405-246-9411
 Phone
dkoleada@cecinc.com
 Email

Digitally signed by Dean Koleada
 DN: cn=US, e=dkoleada@cecinc.com, o=Civil & Environmental
 Consultants, Inc., ou=Oklahoma City, cn=Dean Koleada
 Date: 2023.12.13 17:13:15-0600

LEGAL DESCRIPTION:

Lots Nine (9) through Eighteen (18), both inclusive, in Block Fifty (50), along with the proposed vacated portion of the east/west platted alley lying adjacent to the north line of said Block Fifty (50), of THIRD STOCKYARDS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lot Twenty-nine (29), in Block Sixty-three (63), along with the proposed vacated portion of the north/south platted alley lying adjacent to the east line of said Lot Twenty-nine (29), of FIFTH STOCKYARDS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 49,503.59 square feet or 1.1364 acres, more or less.

After recording, return to:
Lilyfield, Inc.
501 E 15th St. Ste. 400A
Edmond, OK 73013

20190806011088840
DEED 08/06/2019
03:32:25 PM Book:14096
Page:1067 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$75.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

WARRANTY DEED

Deed Presented for filing by: Oklahoma Title & Closing Co., Inc.
File No.: 19-10400
U/W: First American Title Ins.

Documentary Stamps: \$ 75.00

That **Greenoak, L.L.C., a limited liability company, (the "Grantor")** in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Lilyfield, Inc., (the "Grantee")** the following described real property and premises situate in **Oklahoma County, Oklahoma**, to wit:

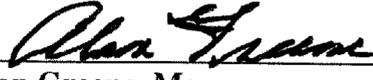
Lot Twenty-nine (29), in Block Sixty-three (63) in FIFTH STOCKYARDS
ADDITIKON to Oklahoma City, Oklahoma County, Oklahoma, according to the
recorded plat thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

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

Signed and delivered this **6th** day of **August, 2019**.

Greenoak, L.L.C.


By: **Alan Greene, Manager**


By: **Lindsay Ocker, Manager**

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF Oklahoma }
COUNTY OF Oklahoma } ss.

This instrument was acknowledged before me on this 6th day of **August, 2019**, personally appeared **Alan Greene and Lindsay Ocker** on behalf of **Greenoak, L.L.C.**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as it's **Managers** and acknowledged to me that they executed the same as 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.


Notary Public

My Commission Expires:



Return to:
Stewart Abstract & Title
Commercial Department
701 N. Broadway, Suite 300
Oklahoma City, OK 73102
GF#01043-60341

20180306010290600
DEED 03/06/2018
09:25:55 AM Book:13674
Page:1078 PageCount:3
Filing Fee:\$17.00
Doc. Tax:\$637.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Pentecostal Church of God Oklahoma District, Inc.**, Grantor, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Lilyfield Incorporated**, Grantee, party of the second part, the following described real property and premises situated in Oklahoma County, State of **Oklahoma**, to wit:

See Attached Exhibit "A" for Legal Description.

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgage and other liens and encumbrances of whatsoever nature. (SUBJECT TO existing zoning, easements, rights-of-way, restrictions, mineral conveyances and reservations of record.).

Signed and delivered this 5th day of March, 2018.

\$637.50

3/17

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01043-60341

Lots Nine (9) through Eighteen (18), both inclusive, in Block Fifty (50), of THIRD STOCKYARDS
ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



File No.: 01043-60341
Exhibit A Legal Description

LETTER OF AUTHORIZATION

I, Lilyfield Incorporated or,
Property Owner of Record

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

Civil & Environmental Consultants, Inc. Dean Koleada, P.E.
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:

1841 Exchange/1132 S Pennsylvania, Oklahoma County
Address and/or County Assessor account number and County Name

Holly Towers,
By: LCSW  Digitally signed by Holly Towers,
LCSW
Date: 2023.12.14 11:24:59 -06'00'

Signature

Title: Executive Director
Manager/Proprietor

Date: 12/14/2023
MM/DD/YYYY

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R103586480, R103360360 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 3007. Radius Report

filed in the office of the County Assessor
on the 12th day of December, 2023

Given under my hand and official seal this
12th day of December, 2023

County Assessor

K. Burch

Deputy

Oklahoma County Assessor
300 ft. Radius Report
12/12/2023

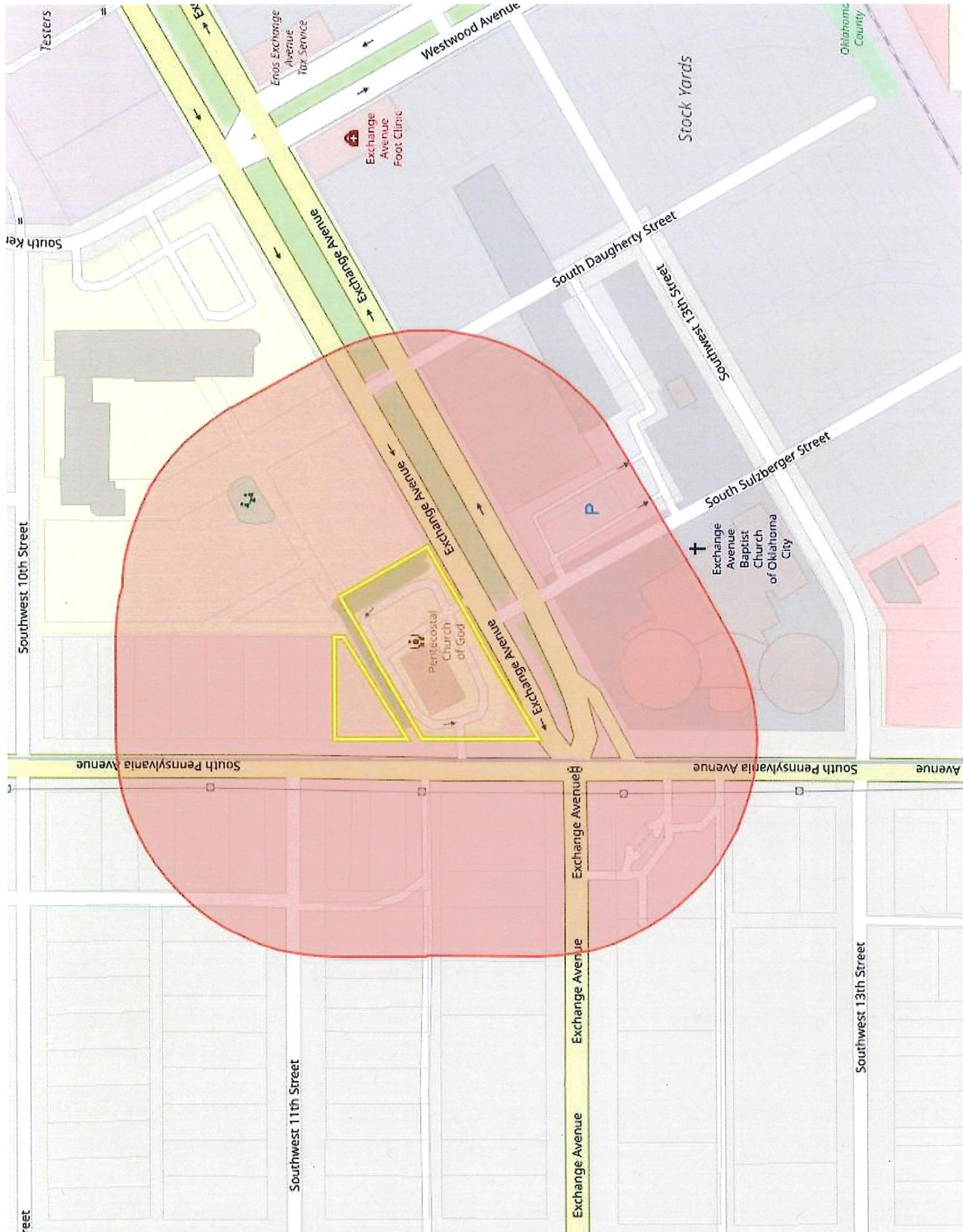
accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R102925125	INVESTMENT ACQUISITIONS LLC		4616 NW 32ND PL		OKLAHOMA CITY	OK	73122-1324	STOCKYARDS ADDITION	015	000	STOCKYARDS ADDITION 015 000 N7 1/2FT LOT 40 & ALL 41 42 & 43	1313 S PENNSYLVANIA AVE OKLAHOMA CITY
R103360720	EXCHANGE AVENUE BAPTIST CHURCH		1312 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-2815	STOCKYARDS THIRD ADD	052	000	STOCKYARDS THIRD ADD 052 000 EXEMPT	1312 S PENNSYLVANIA AVE OKLAHOMA CITY
R102924700	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102-2232	STOCKYARDS ADDITION	015	000	STOCKYARDS ADDITION 015 000 LOTS 7 THRU 12	0 UNKNOWN OKLAHOMA CITY
R102924695	TU HIEU T		1900 EXCHANGE AVE		OKLAHOMA CITY	OK	73108-2820	STOCKYARDS ADDITION	015	000	STOCKYARDS ADDITION 015 000 LOTS 1 THRU 6	1301 S PENNSYLVANIA AVE OKLAHOMA CITY
R103361350	EXCHANGE AVE BAP CH		1312 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-2815	STOCKYARDS THIRD ADD	053	000	STOCKYARDS THIRD ADD 053 000 LOTS 13 THRU 15 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103360720	EXCHANGE AVENUE BAPTIST CHURCH		1312 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-2815	STOCKYARDS THIRD ADD	052	000	STOCKYARDS THIRD ADD 052 000 EXEMPT	1312 S PENNSYLVANIA AVE OKLAHOMA CITY
R103361620	EXCHANGE AVENUE	BAPTIST CHURCH INC	1312 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-2815	STOCKYARDS THIRD ADD	053	000	STOCKYARDS THIRD ADD 053 000 LOTS 20 THRU 22	1315 S DAUGHERTY AVE OKLAHOMA CITY
R103361260	EXCHANGE AVE BAPT CHURCH		1312 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-2815	STOCKYARDS THIRD ADD	053	000	STOCKYARDS THIRD ADD 053 000 LOTS 11 & 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103361170	EXCHANGE AVE BAPTIST CHURCH		1312 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-2815	STOCKYARDS THIRD ADD	053	000	STOCKYARDS THIRD ADD 053 000 LOTS 9 & 10 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103361080	MARINELARENA HECTOR	MELENDEZ PERLA YANET	1810 EXCHANGE AVE		OKLAHOMA CITY	OK	73108-3023	STOCKYARDS THIRD ADD	053	000	STOCKYARDS THIRD ADD 053 000 LOTS 7 & 8	1810 EXCHANGE AVE OKLAHOMA CITY
R103360990	RAMIREZ JUAN C		6328 S ROBINSON DR		OKLAHOMA CITY	OK	73139-7120	STOCKYARDS THIRD ADD	053	000	STOCKYARDS THIRD ADD 053 000 LOTS 5 & 6	1808 EXCHANGE AVE OKLAHOMA CITY
R103360900	RAMIREZ JUAN C	RAMIREZ JOSE	1808 EXCHANGE AVE		OKLAHOMA CITY	OK	73108-3023	STOCKYARDS THIRD ADD	053	000	STOCKYARDS THIRD ADD 053 000 LOTS 3 & 4	1806 EXCHANGE AVE OKLAHOMA CITY
R102923450	COWBOY LAND DEVELOPMENT LLC		108001 QUAIL RUN RD		OKLAHOMA CITY	OK	73150	STOCKYARDS ADDITION	010	000	STOCKYARDS ADDITION 010 000 LOTS 32 THRU 34	1913 EXCHANGE AVE OKLAHOMA CITY
R102923475	COWBOY LAND DEVELOPMENT LLC		10801 QUAIL RUN RD		OKLAHOMA CITY	OK	73150	STOCKYARDS ADDITION	010	000	STOCKYARDS ADDITION 010 000 LOTS 35 & 36	1909 EXCHANGE AVE OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
12/12/2023

R102923500	ICONIC INDUSTRIAL DEVELOPMENT LLC		11901 N MACARTHUR BLVD, Unit G2	OKLAHOMA CITY	OK	73162	STOCKYARDS ADDITION	010	000	STOCKYARDS ADDITION 010 000 LOTS 37 THRU 40	1907 EXCHANGE AVE OKLAHOMA CITY
R103360810	VENICE INVESTMENTS LLC		133 S BRENTWOOD DR	OKLAHOMA CITY	OK	73139-8807	STOCKYARDS THIRD ADD	053	000	STOCKYARDS THIRD ADD 053 000 LOTS 1 & 2	1800 EXCHANGE AVE OKLAHOMA CITY
R102923550	ICONIC INDUSTRIAL DEVELOPMENT LLC		11901 N MACARTHUR BLVD, Unit G2	OKLAHOMA CITY	OK	73162	STOCKYARDS ADDITION	010	041	STOCKYARDS ADDITION 010 041	1209 S PENNSYLVANIA AVE OKLAHOMA CITY
R102923575	ICONIC INDUSTRIAL DEVELOPMENT LLC		11901 N MACARTHUR BLVD, Unit G2	OKLAHOMA CITY	OK	73162	STOCKYARDS ADDITION	010	000	STOCKYARDS ADDITION 010 000 LOTS 42 & 43	0 UNKNOWN OKLAHOMA CITY
R103362070	RDC REALTY HOLDINGS LLC		2716 KENT DR	OKLAHOMA CITY	OK	73120	STOCKYARDS THIRD ADD	054	000	STOCKYARDS THIRD ADD 054 000 LOTS 7 THRU 12	1720 EXCHANGE AVE OKLAHOMA CITY
R102923600	GARCES ISIDRO IBARRA	ASTORGA MARIA MARTHA PANTOJA	1201 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73108	STOCKYARDS ADDITION	010	044	STOCKYARDS ADDITION 010 044	1203 S PENNSYLVANIA AVE OKLAHOMA CITY
R103360360	LILYFIELD INCORPORATED		501 E 15TH ST SUITE 400A	EDMOND	OK	73013	STOCKYARDS THIRD ADD	050	000	STOCKYARDS THIRD ADD 050 000 LOTS 9 THRU 18 EX W15FT OF LOT 18	1841 EXCHANGE AVE OKLAHOMA CITY
R103586480	LILYFIELD INC		501 E 15TH ST STE 400A	EDMOND	OK	73013	STOCKYARDS FIFTH ADD	063	029	STOCKYARDS FIFTH ADD 063 029	1132 S PENNSYLVANIA AVE OKLAHOMA CITY
R102923100	ASTORGA PEDRO PANTOJA		1912 SW 11TH ST	OKLAHOMA CITY	OK	73108-2805	STOCKYARDS ADDITION	010	000	STOCKYARDS ADDITION 010 000 LOTS 1 THRU 3	1912 SW 11TH ST OKLAHOMA CITY
R102923630	GARCES ISIDRO IBARRA	ASTORGA MARIA MARTHA PANTOJA	1201 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73108-2812	STOCKYARDS ADDITION	010	045	STOCKYARDS ADDITION 010 045	1201 S PENNSYLVANIA AVE OKLAHOMA CITY
R103586390	NIETO NORMA PATRICIA		609 SW 11TH ST	OKLAHOMA CITY	OK	73109-1313	STOCKYARDS FIFTH ADD	063	000	STOCKYARDS FIFTH ADD 063 000 S12 1/2FT OF LOT 27 & ALL LOT 28	1130 S PENNSYLVANIA AVE OKLAHOMA CITY
R103586300	ONTIVEROS MARIA DE JESUS	RODRIGUEZ VICTOR M	1126 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73108-2811	STOCKYARDS FIFTH ADD	063	000	STOCKYARDS FIFTH ADD 063 000 LOT 26 & N12 1/2 FT OF LOT 27	1126 S PENNSYLVANIA AVE OKLAHOMA CITY
R103360090	BOARD OF EDUCATION		0	Unknown	NO	00000	STOCKYARDS THIRD ADD	050	000	STOCKYARDS THIRD ADD 050 000 LOTS 1 TO 8 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103586210	MEZA BARBARA	WINKLE SHELLEY	11608 PRICE DR	OKLAHOMA CITY	OK	73170-5617	STOCKYARDS FIFTH ADD	063	000	STOCKYARDS FIFTH ADD 063 000 LOTS 24 & 25	1122 S PENNSYLVANIA AVE OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
12/12/2023

R103586570	BOARD OF EDUCATION		0		Unknown	NO	00000	STOCKYARDS FIFTH ADD	063	030	STOCKYARDS FIFTH ADD 063 030 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R102921825	OCKER LINDSAY L		2227 EXCHANGE AVE		OKLAHOMA CITY	OK	73108-2627	STOCKYARDS ADDITION	005	000	STOCKYARDS ADDITION 005 000 LOTS 35 & 36	1121 S PENNSYLVANIA AVE OKLAHOMA CITY
R102921850	MEDINA PROPERTIES LLC		967 CS 2988		BLANCHARD	OK	73010	STOCKYARDS ADDITION	005	037	STOCKYARDS ADDITION 005 037	1119 S PENNSYLVANIA AVE OKLAHOMA CITY
R103586120	GRANADOS MARIA T REVERTE	ALVAREZ HECTOR JIMENEZ	1612 BIRCH ST		OKLAHOMA CITY	OK	73108	STOCKYARDS FIFTH ADD	063	000	STOCKYARDS FIFTH ADD 063 000 LOTS 22 & 23	0 UNKNOWN OKLAHOMA CITY
R102921875	ALVAREZ LORENA PORTILLO		1115 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73107	STOCKYARDS ADDITION	005	000	STOCKYARDS ADDITION 005 000 LOTS 38 & 39	1115 S PENNSYLVANIA AVE OKLAHOMA CITY
R103586030	MIRANDA ENRIQUE		2132 SW 21ST ST		OKLAHOMA CITY	OK	73108-6602	STOCKYARDS FIFTH ADD	063	000	STOCKYARDS FIFTH ADD 063 000 LOTS 20 & 21	1114 S PENNSYLVANIA AVE OKLAHOMA CITY
R102921775	MJARES JUAN L SIFUENTES	ASTORGA MARIA DEL CARMEN PANTOJA	1919 SW 11TH ST		OKLAHOMA CITY	OK	73108-2819	STOCKYARDS ADDITION	005	000	STOCKYARDS ADDITION 005 000 LOTS 30 THRU 32	1919 SW 11TH ST OKLAHOMA CITY
R102921800	THOMAS EARL W & JANE M		1913 SW 11TH ST		OKLAHOMA CITY	OK	73108-2819	STOCKYARDS ADDITION	005	000	STOCKYARDS ADDITION 005 000 LOTS 33 & 34	1913 SW 11TH ST OKLAHOMA CITY
R102921890	CAMARGO YUNALYS C MORALES		1111 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108	STOCKYARDS ADDITION	005	000	STOCKYARDS ADDITION 005 000 LOTS 40 & 41	0 UNKNOWN OKLAHOMA CITY
R103585940	ESCOBAR CARMELA		1110 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-2811	STOCKYARDS FIFTH ADD	063	000	STOCKYARDS FIFTH ADD 063 000 LOTS 18 & 19	1110 S PENNSYLVANIA AVE OKLAHOMA CITY
R103360540	BOARD OF EDUCATION		0		Unknown	NO	00000	STOCKYARDS THIRD ADD	051	000	STOCKYARDS THIRD ADD 051 000 LOTS 1 TO 11 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R102921900	CARREON JOSE DE JESUS JUEVANO	GUTIERREZ ELIZA OCAMPO	1428 NW 105TH TER		OKLAHOMA CITY	OK	73114	STOCKYARDS ADDITION	005	000	STOCKYARDS ADDITION 005 000 LOTS 42 & 43	1109 S PENNSYLVANIA AVE OKLAHOMA CITY
R103585850	AGUILERA RAMIRO		705 CHISHOLM TRAILS DR		YUKON	OK	73099-0281	STOCKYARDS FIFTH ADD	063	000	STOCKYARDS FIFTH ADD 063 000 LOTS 16 & 17	1106 S PENNSYLVANIA AVE OKLAHOMA CITY
R103585580	BOARD OF EDUCATION		0		Unknown	NO	00000	STOCKYARDS FIFTH ADD	063	000	STOCKYARDS FIFTH ADD 063 000 LOTS 1 TO 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103585490	BOARD OF EDUCATION		0		Unknown	NO	00000	STOCKYARDS FIFTH ADD	062	000	STOCKYARDS FIFTH ADD 062 000 EXEMPT	0 UNKNOWN OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-XXXX
MASTER DESIGN STATEMENT

For

LILYFIELD

December 14, 2023

PREPARED BY:

Civil & Environmental Consultants, Inc.
Dean Koleada, P.E.
4700 Gaillardia Parkway, Ste. 101
Oklahoma City, OK 73116
405-246-9411
dkoleada@cecinc.com

SPUD-XXXX 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 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:

All uses within the C-3 base zoning district shall be permitted.

2. **Maximum Building Height:** The maximum building height shall be two stories and 35 feet.
3. **Maximum Building Size:** The maximum building size shall be in accordance with the base zoning district C-3 regulations.
4. **Maximum Number of Buildings:** The maximum number of buildings shall be in accordance with the base zoning district C-3 regulations.

5. Building Setback Lines

Front Yard (south): 15 feet

Rear Yard (north): 5 feet

Side Yard (east): 5 feet (Landscape buffer strip not required)

Corner Side Yard 10 feet
(west):

- 6. Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence shall be constructed of wood and shall be solid and opaque.

- 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 Free standing accessory signs: One freestanding sign is permitted within this SPUD and shall be a ground (monument) sign with the maximum height of eight feet 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 commercial buildings they serve. No pole signs will be allowed.

8.2 Attached signs: Attached signs shall be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs: Non-accessory signs shall not be permitted.

8.4 Electronic Message Display signs: Electronic Message Displays signs shall not be permitted.

- 9. Access:** Access is as existing and indicated on Exhibit B. An existing access off S Pennsylvania Avenue will be widened to allow for two-way access to the parking lot.

- 10. Sidewalks:** Sidewalks are not required beyond the extent currently installed, as depicted in Exhibit B. In the event the site is redeveloped, the subject site will meet all sidewalk requirements in place at the time of development.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 50% 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 be permitted.

2. **Open Space:** Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.

3. **Street Improvements:** No street improvements will be required under this SPUD.

4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma Municipal Code, 2020, as amended.

5. **Dumpsters:** Dumpsters shall be consolidated and located within an area screened by a fence of sufficient height that screens the dumpster from public view and shall be placed as depicted on the site plan.

6. **Parking:** The existing and proposed parking areas shall be deemed to satisfy the required parking for all uses within this SPUD as shown on Exhibit B. In the event that the site is redeveloped, the subject site will meet all parking requirements in place at the time of the development.

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.

9. **Other:**

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Master Development Plan

ARCHITECTURE
+
PLANNING
+
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FRONT RENDERING

SCHEMATIC SET - NOT FOR CONSTRUCTION

Revisions	
No.	Date

PROJ. NO.
2317
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25 August 2023
SHEET NO.
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