



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**  
**Homeland Fueling Station**

Project Name

3700 N Lincoln Boulevard

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

To allow for the development of a Homeland service station.

Summary Purpose Statement / Proposed Development

Staff Use Only	
Case No.: SPUD	1700
File Date:	12-11-24
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	PUD-1740
Overlay:	-----

.4008 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):

HLG Grocery, LLC

Name

731 N Jackson St. Suite 502

Mailing Address

Milwaukee, WI, 53202

City, State, Zip Code

Phone

Email

*Signature of Applicant*

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 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](mailto:Subdivisionandzoning@OKC.gov)

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



**Quitclaim Deed**

**Return and Mail Tax Statements to:**

HLD Grocery, LLC  
731 N. Jackson St., Suite 502  
Milwaukee, WI 53202  
Attn: Thomas Roepsch

This Quitclaim Deed is granted by The City of Oklahoma City, a municipal corporation ("Grantor") to the HLD Grocery, LLC, an Oklahoma limited liability company ("Grantee").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby quitclaims, grants, bargains, sells, and conveys to Grantee the following described land in Oklahoma County, Oklahoma:

See Attachment A

(the "Parcel"), together with all the improvements and appurtenances on the premises, subject to easements, rights-of-way, and restrictive covenants of record.

To have and to hold the Parcel to Grantee, its successors and assigns, forever.

Signed and delivered the 30th day of November, 2020.

Return to:  
Chicago Title Oklahoma  
210 Park Ave., Suite 210  
Oklahoma City, OK 73102  
File # 710702000637

THE CITY OF OKLAHOMA CITY,  
a municipal corporation

By: David Holt  
David Holt, Mayor

STATE OF OKLAHOMA )  
 ) ss  
COUNTY OF OKLAHOMA )

Personally came before me this 30th day of November, 2020, the above-named David Holt, to me known to be the Mayor of Oklahoma City, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Leana R. Dozier  
Notary Public, State of Oklahoma

My Commission Expires: 10/12/2022

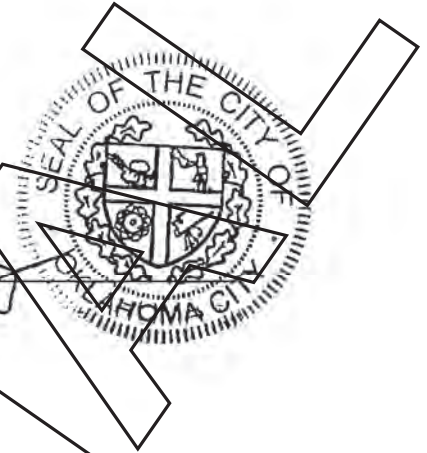




[Signatures continue on following page]

ATTEST:

By: Frances Kersey  
Frances Kersey, City Clerk



STATE OF OKLAHOMA     )  
  ) ss  
COUNTY OF OKLAHOMA    )

Personally came before me this 30<sup>th</sup> day of November, 2020, the above-named Frances Kersey, to me known to be the City Clerk of Oklahoma City, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Cynthia L. Workman  
Notary Public, State of Oklahoma

My Commission Expires: \_\_\_\_\_



REVIEWED as to form and legality this 30<sup>th</sup> day of November, 2020.

Wiley L. Williams  
Deputy Municipal Counselor

UNNOTED



ATTACHMENT A

## Tract 1:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE/4); thence South  $89^{\circ}49'12''$  East, along and with the South line of said Southeast Quarter (SE/4), a distance of 380.50 feet to the point of beginning; thence North  $00^{\circ}12'39''$  West, departing said South line, a distance of 273.46 feet; thence North  $89^{\circ}47'21''$  East, a distance of 279.67 feet to the West line of Lindsay Avenue as shown on the plat Okla Heights recorded in Book 18 of plats, Page 38, said line being 30 feet West of the extended West line of Blocks Three (3) and Four (4) as shown on said Plat Okla Heights; thence South  $00^{\circ}12'39''$  East, along and with said West line, a distance of 275.37 feet to a point on the South line of said Southeast Quarter (SE/4); thence North  $89^{\circ}49'12''$  West, along and with the South line of said Southeast Quarter (SE/4), a distance of 279.67 feet to the point of beginning.

## Tract 2:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said Southeast Quarter (SE/4), said point being the point of beginning; thence North  $00^{\circ}12'39''$  West, along and with the West line of said Southeast Quarter (SE/4), a distance of 476.53 feet; thence North  $89^{\circ}47'21''$  East, departing said West line, a distance of 299.37 feet; thence South  $14^{\circ}57'54''$  East, a distance of 197.99 feet; thence North  $71^{\circ}43'52''$  East, a distance of 24.06 feet; thence on a curve to the right having a radius of 65.00 feet, a chord bearing of North  $80^{\circ}45'36''$  East, a chord length of 20.40 feet and an arc length of 20.49 feet; thence North  $89^{\circ}47'21''$  East, a distance of 2.50 feet; thence on a non-tangent curve to the left having a radius of 30.00 feet, a chord bearing of North  $44^{\circ}47'21''$  East, a chord length of 42.43 feet and an arc length of 47.12 feet; thence North  $00^{\circ}12'39''$  West, a distance of 31.82 feet; thence North  $15^{\circ}12'39''$  West, a distance of 308.19 feet to a point on the South line of N.E. 38th Street (now vacated) as shown on the plat Lincoln Plaza Addition Section 2 recorded in Book 38 of plats, Page 45; thence North  $89^{\circ}51'17''$  East, along and with the South line of N.E. 38th Street (now vacated) as shown on the plat Lincoln Plaza Addition Section 2 recorded in Book 38 of plats, Page 45, a distance of 127.44 feet; thence South  $00^{\circ}12'39''$  East, departing said South line, a distance of 283.17 feet; thence North  $89^{\circ}47'21''$  East, a distance of 187.17 feet to a point on the West line of Lindsay Avenue as shown on the plat Okla Heights recorded in Book 18 of plats, Page 38, said line being 30 feet West of the extended West line of Blocks Three (3) and Four (4) as shown on said plat Okla Heights; thence South  $00^{\circ}12'39''$  East, along and with the West line of Lindsay Avenue as shown on the plat Okla Heights recorded in Book 18 of plats, Page 38, said line being 30 feet West of the extended West line of Blocks Three (3) and Four (4) as shown on said plat Okla Heights, a distance of 101.04 feet; thence South  $89^{\circ}47'21''$  West, departing said West line, a distance of 279.67 feet; thence South  $00^{\circ}12'39''$  East, a distance of 273.46 feet to a point on the South line of said Southeast Quarter (SE/4); thence North  $89^{\circ}49'12''$  West, along and with the South line of said Southeast Quarter (SE/4), a distance of 380.50 feet to the point of beginning.

## LEGAL DESCRIPTION

N.E. 36<sup>th</sup> & Lincoln  
Gas Station

December 9, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE South 89°49'12" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 65.00 feet;

THENCE North 00°12'39" West, departing said South line, a distance of 33.00 feet to a point on the East Right-of-Way line of Lincoln Boulevard and the North Right-of-Way line of N.E. 36th Street, said point being the POINT OF BEGINNING;

THENCE continuing North 00°12'39" West, along and with the East Right-of-Way line of Lincoln Boulevard, a distance of 152.76 feet;

THENCE North 89°47'21" East, a distance of 114.00 feet;

THENCE South 00°12'39" East, a distance of 153.54 feet to a point on the North Right-of-Way line of N.E. 36th Street;

THENCE North 89°49'12" West, along and with the North Right-of-Way line of N.E. 36th Street, a distance of 114.00 feet to the POINT OF BEGINNING.

Containing 17,460 square feet or 0.4008 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



**HLD GROCERY, LLC**  
**105 N. HUDSON AVE. SUITE 101**  
**OKLAHOMA CITY, OK 73102**  
**PH: (405) 604-6780**

December 3, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> 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 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,

A handwritten signature in blue ink, appearing to read 'Kenton Tsoodle', with a stylized flourish at the end.

Kenton Tsoodle, Member of HLD Grocery, LLC

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:4433 005/PUD

December 11, 2024

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

Attention: Ms. Sarah Welch

**RE: Homeland Fueling Station: SPUD Submittal**

Dear Ms. Welch:

On behalf of our client, HLD Grocery, LLC, 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 3700 N Lincoln Blvd. in northeast Oklahoma City. The subject site is currently zoned as PUD-1740 and is developed as a parking lot for the Homeland grocery store. The proposed SPUD, totaling approximately, 0.4008 acres, will permit the construction of a Homeland Fueling Station. The proposed development will complement the surrounding residential area.

Please find attached the following submittal documents for the above referenced project:

- SPUD Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual 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 **January 23, 2025**. 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  
[4433 005 / PUD]

## (400 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 400 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 (3 ), 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: November 27, 2024 at 7:30 AM

## First American Title Insurance Company

By: Steve Kaus

Steven Jakowski  
 Abstractor License No. 4192  
 OAB Certificate of Authority # 0049  
 File No. 2907844-OK99



MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2658	R133204050	HLD GROCERY LLC	ATTN THOMAS ROEPSCH	731 N JACKSON ST STE 502	MILWAUKEE	WI	53202	UNPLTD PT SEC 15 12N 3W	0	0	UNPLTD PT SEC 15 12N 3W BLK 000 LOT 000 PT SE4 SEC 15 12N 3W BEG SW/C OF SE4 TH N476.53FT E299.37FT SELY197.99FT NE24.06FT NE ON A CURVE 20.49FT E2.50FT NE ALONG A CURVE 47.12FT N31.82FT NWLY308.19FT E127.44FT S283.17FT E187.17FT S101.04FT W279.67FT S273.46FT W380.50FT TO BEG CONT 5.09ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD (SUBJECT PROPERTY WITHIN)	UNKNOWN
2658	R133204000	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FL	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 15 12N 3W	0	0	UNPLTD PT SEC 15 12N 3W BLK 000 LOT 000 PT SE4 SEC 15 12N 3W S/2 OF W/2 SW4 SE4 EX A TR BEG 457FT N & 50FT W OF SW/C BLK 4 OKLA HTS ADDN TH N149FT W100FT S149FT E100FT TO BEG & EX A TR BEG 380.50FT E OF SW/C SE4 TH N273.46 E279.67FT S275.37FT W279.67FT TO BEG & EX A TR BEG SW/C OF SE4 TH N476.53FT E299.37FT SELY197.99FT NE24.06FT NE ON A CURVE 20.49FT E2.50FT NE ALONG A CURVE 47.12FT N31.82FT NWLY308.19FT E127.44FT S283.17FT E187.17FT S101.04FT W279.67FT S273.46FT W380.50FT TO BEG SUBJ TO ESMTS OF RECORD	3748 N LINCOLN BLVD OKLAHOMA CITY
2658	R133204040	HLD GROCERY LLC	ATTN THOMAS ROEPSCH	731 N JACKSON ST STE 502	MILWAUKEE	WI	53202	UNPLTD PT SEC 15 12N 3W	0	0	UNPLTD PT SEC 15 12N 3W BLK 000 LOT 000 PT SE4 SEC 15 12N 3W BEG 380.50FT E OF SW/C SE4 TH N273.46 E279.67FT S275.37FT W279.67FT TO BEG CONT 1.76ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	625 NE 36TH ST OKLAHOMA CITY
2658	R133204500	CITY OF OKLAHOMA CITY		200 N WALKER 2ND FL	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 15 12N 3W	0	0	UNPLTD PT SEC 15 12N 3W BLK 000 LOT 000 PT SE4 SEC 15 12N 3W BEG 457FT N & 50FT W OF SW/C OF BLK 4 OKLA HGTS ADDN TH N149FT W100FT S149FT E100FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2659	R038857810	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	IRVINGTON ADDITION	8	1	IRVINGTON ADDITION 008 001 E35FT EXEMPT	0 UNKNOWN OKLAHOMA CITY
2659	R038857860	OKLAHOMA FEDERAL CREDIT UNION		517 NE 36TH ST	OKLAHOMA CITY	OK	73105	IRVINGTON ADDITION	8	0	IRVINGTON ADDITION 008 000 W3FT LOT 1 & ALL LOTS 2 THRU 12	3737 N LINCOLN BLVD OKLAHOMA CITY
2659	R038858160	SAFEWAY OKLA CITY EMPLOYEES	FEDERAL CREDIT UNION	517 NE 36TH ST	OKLAHOMA CITY	OK	73105-2511	IRVINGTON ADDITION	8	0	IRVINGTON ADDITION 008 000 LOTS 30 THRU 42	517 NE 36TH ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2907844-OK99

DATE PREPARED: DECEMBER 10, 2024  
EFFECTIVE DATE: NOVEMBER 27, 2024 AT 7:30 AM

2659	R038858280	OKLAHOMA FEDERAL CREDIT UNION		517 NE 36TH ST	OKLAHOMA CITY	OK	73105- 2511	IRVINGTON ADDITION	8	0	IRVINGTON ADDITION 008 000 LOTS 43 THRU 47 & W3FT OF LOT 48 EX A 20FT BY 20FT TR IN NW/C LOT 45	0 UNKNOWN OKLAHOMA CITY
2659	R038858340	OKLA NATURAL GAS CO		0 Unknown		NO	0	IRVINGTON ADDITION	8	45	IRVINGTON ADDITION 008 045 20FT BY 20FT IN NW&C PUB SERV	0 UNKNOWN OKLAHOMA CITY
2659	R038858415	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	IRVINGTON ADDITION	8	48	IRVINGTON ADDITION 008 048 E35FT EXEMPT	0 UNKNOWN OKLAHOMA CITY
2659	R087194310	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	IRVINGTON ADDITION	5	1	IRVINGTON ADDITION 005 001 E35FT EXEMPT	0 UNKNOWN OKLAHOMA CITY
2659	R087194320	COMMISSIONERS OF THE LAND OFFICE	OF THE STATE OF OKLAHOMA TRS	204 N ROBINSON AVE STE 900	OKLAHOMA CITY	OK	73102- 6806	IRVINGTON ADDITION	5	0	IRVINGTON ADDITION 005 000 W3.3FT OF LOT 1 & ALL OF LOTS 2 THRU 47 & W3.3FT OF LOT 48	3821 N LINCOLN BLVD OKLAHOMA CITY
2659	R087195230	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	IRVINGTON ADDITION	5	48	IRVINGTON ADDITION 005 048 E35FT EXEMPT	0 UNKNOWN OKLAHOMA CITY
2685	R038752521	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 N17FT OF LOTS 1 & 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2685	R038752660	GENERATIONS HOLDING LLC		PO BOX 36247	OKLAHOMA CITY	OK	73136- 2247	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 1 THRU 4	636 NE 36TH ST OKLAHOMA CITY
2685	R038752800	DEHART CALDWELL LLC		3108 S 9TH ST	CHICKASHA	OK	73018- 7214	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 5 THRU 9	632 NE 36TH ST OKLAHOMA CITY
2685	R038753080	DEHART CALDWELL LLC		3108 S 9TH ST	CHICKASHA	OK	73018- 7214	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 10 THRU 14	620 NE 36TH ST OKLAHOMA CITY
2685	R038753360	SILICONE SPECIALTIES INC		610 NE 36TH ST	OKLAHOMA CITY	OK	73105	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 15 THRU 20	610 NE 36TH ST OKLAHOMA CITY
2685	R038753640	NHIN PHIL KE & JENNY LE LUU		4213 PALOMA CIR	EDMOND	OK	73012	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 21 & 22 & E15FT LOT 23 EXCEPT A TRI TR OUT OF NW/C PLUS E15FT LOT 26 PLUS ALL OF LOTS 27 THRU 32	3628 N LINCOLN BLVD OKLAHOMA CITY
2685	R038754200	OPEN DOOR CATHEDRAL CHURCH OF	GOD IN CHRIST	621 E EUBANKS ST	OKLAHOMA CITY	OK	73105- 7513	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 33 THRU 35	621 E EUBANKS OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2907844-OK99

DATE PREPARED: DECEMBER 10, 2024  
EFFECTIVE DATE: NOVEMBER 27, 2024 AT 7:30 AM

2685	R038754340	OPEN DOOR CATHEDRAL		621 E EUBANKS ST	OKLAHOMA CITY	OK	73105- 7513	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 36 THRU 38	625 E EUBANKS OKLAHOMA CITY
2685	R038754480	OPEN DOOR CATHEDRAL COGIC		621 E EUBANKS ST	OKLAHOMA CITY	OK	73105- 7513	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 39 THRU 42	629 E EUBANKS OKLAHOMA CITY
2685	R038754760	HAYES WILLIAM		3580 PATRIOT DR	FRISCO	TX	75034	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 43 & 44	637 E EUBANKS ST OKLAHOMA CITY
2685	R038754900	JACKSON MAURICE E & GLORIA D TRS	JACKSON MAURICE & GLORIA REV LIV TRUST	641 E EUBANKS ST	OKLAHOMA CITY	OK	73105- 7513	HARES LINCOLN BLVD	2	0	HARES LINCOLN BLVD 002 000 LOTS 45 & 46	641 E EUBANKS ST OKLAHOMA CITY
2688	R133340590	HAC INC		390 NE 36TH ST	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 22 12N 3W	0	0	UNPLTD PT SEC 22 12N 3W BLK 000 LOT 000 PT NW4 SEC 22 12N 3W BEG 215FT W & 50FT S OF NE/C OF NW4 TH W295FT S244FT E295FT N244FT TO BEG ALSO DESCRIBED AS BEG 215.52FT W & 50FT S OF NE/C NW4 TH S244FT W295FT N244FT E295FT TO BEG (PER SURVEYOR)	390 NE 36TH ST OKLAHOMA CITY
2688	R133340605	USRP FUNDING 2001-A LP		11995 EL CAMINO REAL	SAN DIEGO	CA	92130	UNPLTD PT SEC 22 12N 3W	0	0	UNPLTD PT SEC 22 12N 3W 000 000 PT NW4 SEC 22 12N 3W BEG 50FT W & 50FT S NE/C SD NW4 TH S225FT W165FT N225FT E165FT TO BEG	3645 N LINCOLN BLVD OKLAHOMA CITY
2688	R133340607	OKLAHOMA PRESS ASSOC		3601 N LINCOLN BLVD	OKLAHOMA CITY	OK	73105- 5499	UNPLTD PT SEC 22 12N 3W	0	0	UNPLTD PT SEC 22 12N 3W 000 000 PT NW4 SEC 22 12N 3W BEG 50FT W & 275FT S NE/C SD NW4 TH S275FT W165FT N275FT E165FT TO BEG	3601 N LINCOLN BLVD OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT**

**Homeland Fueling Station**

**December 11, 2024**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Suite 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*  
4433-005

# **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-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:

Agricultural Uses:

8150.7.1 Rainwater Harvesting

8150.7.2 Roof Garden

Residential Uses:

8200.4. Live/Work Units.

8200.12. Multiple-Family Residential (restricted to prohibit traditional garden style apartments)

Civic Uses:

- 8250.1. Artistic Graphics
- 8250.2. Community Recreation: General
- 8250.4. Community Recreation: Restricted
- 8250.5. Cultural Exhibits
- 8250.11. Library Services and Community Centers
- 8250.16. Murals

Commercial and Office Uses:

- 8300.1. Administrative and Professional Offices
- 8300.8. Animal Sales and Services: Grooming
- 8300.12. Automotive: Parking Garages
- 8300.13. Automotive: Parking Lots, as a Principal Use
- 8300.24. Business Support Services
- 8300.25. Child Care Centers
- 8300.32. Convenience Sales and Personal Services (Further restricted to prohibit tattoo parlors and body piercing shops)
- 8300.35. Eating Establishments: Fast Food (This use unit is further restricted to “fast casual” eateries with no drive thru. “Fast casual” is defined as a restaurant with a central ordering point rather than a waiter/ waitress.”
- 8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window (not permitted within 150 feet of existing residential development)
- 8300.38. Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41. Food and Beverage Retail Sales
- 8300.45. Gasoline Sales, Large
- 8300.46. Gasoline Sales, Small: Restricted
- 8300.51. Lodging Accommodations: Commercial Lodging
- 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
- 8300.62. Research Services: Restricted
- 8300.63. Retail Sales and Services: General
- 8300.67. Spectator Sports and Entertainment: General
- 8300.69. Spectator Sports and Entertainment: Restricted

Industrial Uses:

- 8350.1. Research and Development



**2. Maximum Building Height:**

The maximum building height shall be per code.

**3. Maximum Building Size: N/A**

**4. Maximum Number of Buildings: N/A**

**5. Building Setback Lines:**

Front Yard:	None
Side Yard:	None
Rear Yard:	None
Corner Side Yard:	None

**6. Sight-proof Screening:**

Sight proof screening shall not be required for this SPUD.

**7. Landscaping:**

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

**8. Signs:**

Per base zoning district

**9. Access:**

Access to this site shall be taken via the existing drives and parking lot. No new entrances shall be permitted as part of this SPUD.

**10. Sidewalks:**

Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

## **II. OTHER DEVELOPMENT REGULATIONS:**

### **1. Architecture:**

All buildings 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, architectural metal, stucco, concrete-board, composite wood, precast concrete panels, or stone masonry. No more than 30% EIFS or wood shall be permitted.

SPUD shall permit the construction of a canopy that is not subject to the above architectural requirements.

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

Open space shall not be required within this SPUD.

### **3. Street Improvements: N/A**

### **4. Site Lighting:**

To minimize light spillover on residential uses, outdoor lights for commercial uses will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize appropriate methods of directing light.

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Cord, 2010, as amended.

### **5. Dumpsters: N/A**

### **6. Parking:**

No additional parking shall be required for the proposed gasoline sales use.

Wherever a surface parking lot is visible from any adjacent street, the parking lot shall be screened from view from the street with:

1. A landscaped hedge using a species that will grow to a minimum height of three feet at maturity or combinations of other plants that would result in a screen of similar height: or
2. A decorative solid wall with a minimum height of three feet. When such a wall is used, there shall be a minimum three-foot-wide

landscape strip in front of the wall.

Parking within this PUD may be reduced by 20% from the amount required per the Oklahoma City Zoning Ordinance. Joint parking within tracts is permitted with appropriate provision of pedestrian crossing points, to include striping.

Pervious paving may be used for parking areas, driveways, pathways and plazas subject to Public Works review and approval. Where connected to public rights-of-way, the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

**7. Maintenance:** N/A

**8. Drainage:**

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

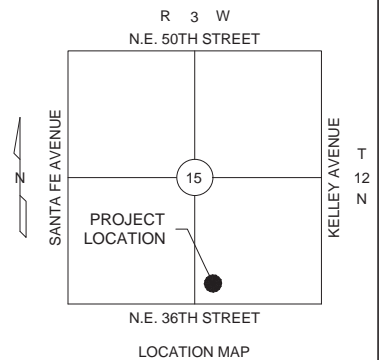
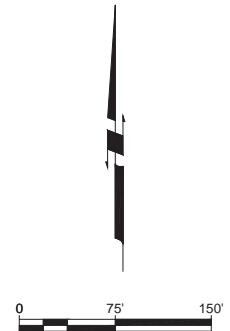
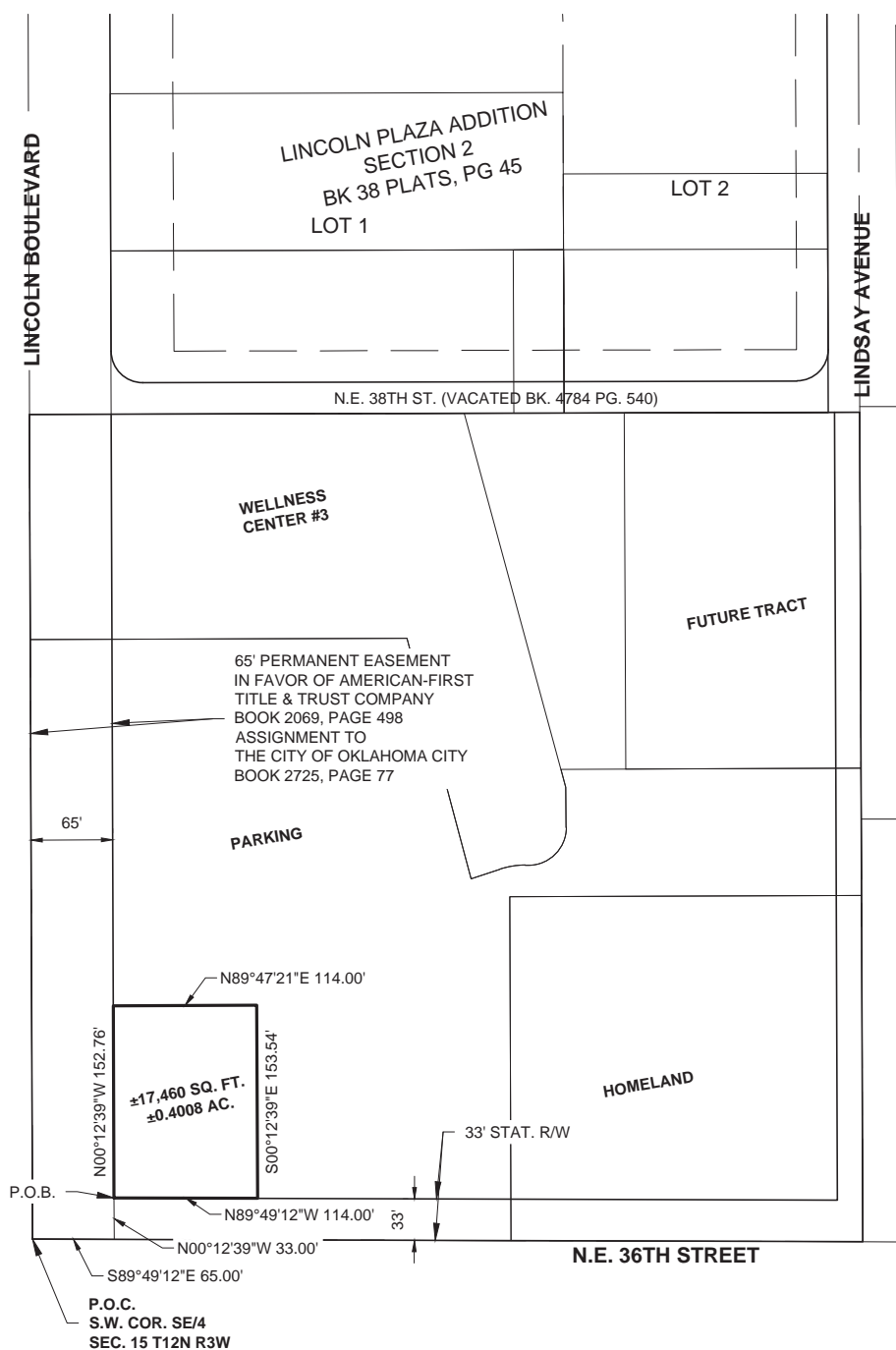
**9. Platting:**

Platting shall not be required for this SPUD unless developed as a for-sale residential use.

### **III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan





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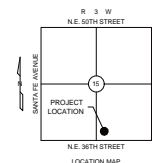
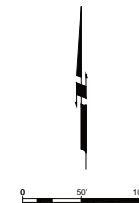
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Proj. No.: 4433005  
 Date: 12-9-24  
 Scale: 1"=150'

# **NE 36th & LINCOLN** OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA **GAS STATION**



**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-\_\_\_\_\_ Homeland Fueling Station

Exhibit B  
Conceptual Site Plan

+/-0.4008 acres

Existing Parking Count - 315  
Prop Parking Count - 287



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Oklahoma City, OK 73104  
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ENGINEERS SURVEYORS PLANNERS

12/10/24  
Conceptual site plan showing feasible option  
permitted under proposed rezoning

4433-005