



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 PUD ReZONING

Planned Unit Development District

6800 N. Miramar Blvd.

Name of Development or Applicant

6800 N. Miramar Blvd.

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

Commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD - 1962

File Date: 15JUN'23

Ward No.: 7

Nbhd. Assoc.: ---

School District: MILLWOOD

Extg Zoning: AA

Overlay: HNO

18.8394 acres

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 \$2700.00 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

Kaitlyn Turner

Signature of Applicant

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

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.com; esilberg@wbfbllaw.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.

2022060201086512 B: 15174 P: 1675
08/02/2022 03:13:25 PM Pgs: 2
Fee: \$20.00 Doc Stamp: \$1650.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED

Individual

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That **ALSETH-WALKER PROPERTIES, LLC** party of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **STINER BROTHERS LLC** party of the second part the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO AND TAXES TO:
STINER BROTHERS LLC

1236 NW 4TH STREET
OKLAHOMA CITY, OK 73106

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

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

Signed and delivered 20th day of May, 2022.

ALSETH-WALKER PROPERTIES, LLC

Deborah Alseth
BY: **DEBORAH ALSETH**
ITS: **MEMBER/MANAGER**

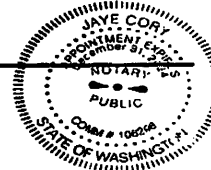
5-20-22

Michael T Walker
BY: **MICHAEL T. WALKER**
ITS: **MEMBER/MANAGER**

5-20-22

Linda L Walker
BY: **LINDA L. WALKER**
ITS: **MEMBER/MANAGER**

STATE OF West }
COUNTY OF Seagit } ss



Before me, a Notary Public in and for this State, on this 20 day of May, 2022 personally appeared **MICHAEL T. WALKER** and **LINDA L. WALKER** as **MEMBERS/MANAGERS**, on behalf of **ALSETH-WALKER PROPERTIES, LLC**, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

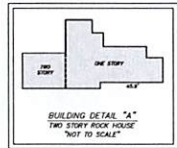
Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

Exhibit A
Legal Description

6800 Miramar Blvd

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

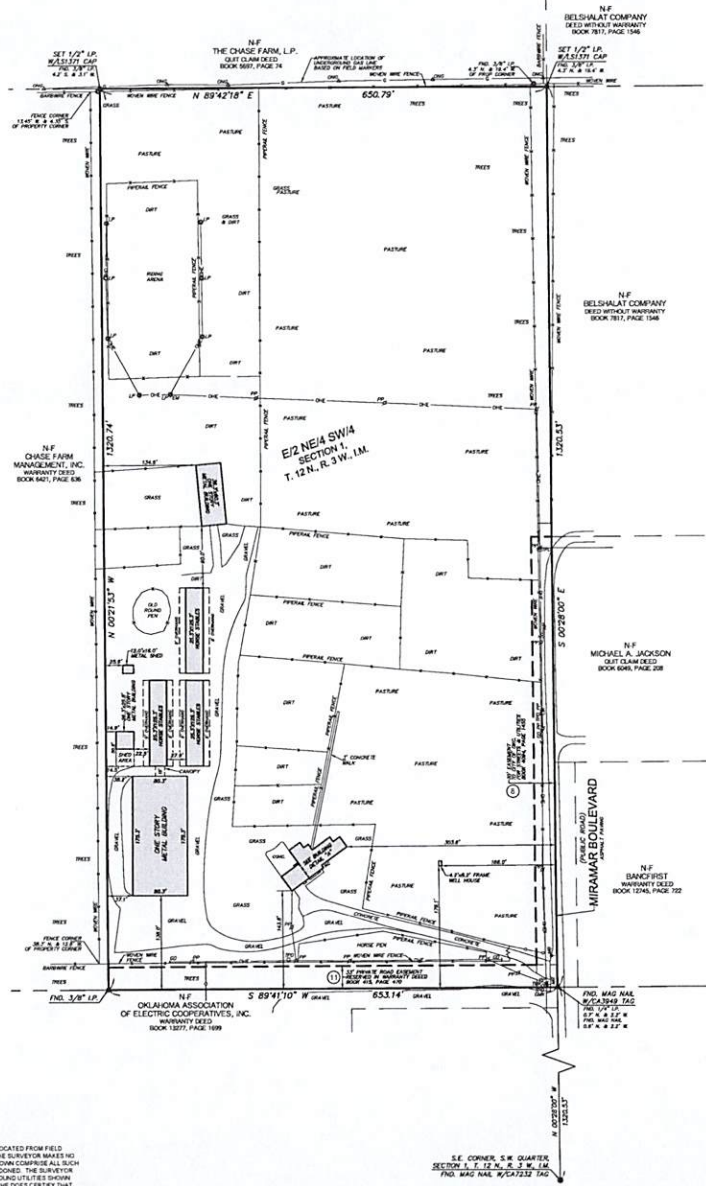


LEGEND

ALPHA 1 ALPHA	1/2" POWER POLE	1/2" POWER POLE
ALPHA 2 ALPHA	1/2" LIGHT POLE	1/2" LIGHT POLE
ALPHA 3 ALPHA	1/2" METER	1/2" METER
ALPHA 4 ALPHA	1/2" METER	1/2" METER
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ALPHA 100 ALPHA	1/2" METER	1/2" METER

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



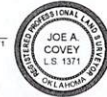
SURVEYOR'S CERTIFICATE

To: ELIUM T. STINER
ALSTETH-WALKER PROPERTIES, L.L.C.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(b), 8, 9, 13, 16, and 17 of Table A thereof.

The field work was completed on April 3, 2022.

Joe A. Covey, Professional Land Surveyor No. 1371
Date of Plat of Map: May 21, 2022
Date of Signature: May 22, 2022



GENERAL SURVEY NOTES:

- This plat or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The property described herein is the same as the property described by Old Republic National Title Insurance Company in Commitment No. 21265051 with an effective date of March 30, 2022 (Revision No. 4-April 29, 2022) and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been located hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "X" (Unshaded) (Non Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. 40100C100H, with a date of identification of December 18, 2009, for Community No. 405176, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Miramar Boulevard, a dedicated public street.
- The total number of striped parking spaces on the subject property is 0.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to the best of my knowledge.
- There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The assumed bearing of North 00°28'00" West, along the east line of the Southwest Quarter of Section 1, Township 12 North, Range 3 West of the Indian Meridian and as shown hereon was used as the basis of bearings for this survey.

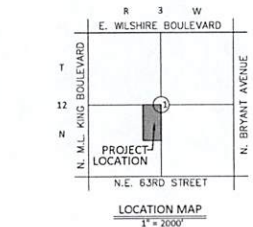
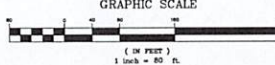
RECORD DESCRIPTION:

The East Half (E/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

Said described tract of land contains a gross area of 661,007 square feet or 19.7660 acres and a net area (less public and private street rights of way) of 620,644 square feet or 18.5344 acres, more or less.

TITLE COMMITMENT EXCEPTION NOTES:

- EASEMENT in favor of the City of Oklahoma City, for streets and utilities, recorded in Book 4004, Page 1455 affects subject property and is shown hereon.
- Private Road Easement reserved in WARRANTY DEED to Marquand and Jean Huxkins recorded in Book 415, Page 470 affects subject property and is shown hereon.



JOE COVEY, PLS
2805 Northwest 24th Street
Norman, Oklahoma 73065
Cell: 405-990-0323 Phone: 405-392-4024

PROJECT: ELIUM T. STINER PROPERTY
6800 MIRAMAR BOULEVARD
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

DATE: MAY 21, 2022 SCALE: 1"=80' SHEETS: 1 of 1

CHECKED BY: JAC DRAWN BY: CLJ

FILENAME: 00-770-4030(PLAT)2021 WALKER/STINER SURVEY 10-20-2206

LETTER OF AUTHORIZATION

ELISAH STIMER, (the property owner of record) or (an agent of the property owner of record) authorize 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 with respect to the property at the following location 6800 MIRAMAR BLVD.

By: 

Title: OWNER, CEO STIMER BROTHERS LLC

Date: 5/24/23

STATE OF OKLAHOMA }
 } ss
COUNTY OF OKLAHOMA }

Before me, a Notary Public in and for this State, on this 24 day of May, 2022 personally appeared **DEBORAH ALSETH** as MEMBER/MANAGER, on behalf of **ALSETH-WALKER PROPERTIES, LLC**, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Alison Nobbs
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 21266501
Underwriter: Old Republic National Title Insurance Company



CERTIFICATE OF BONDED ABTRACTOR

(600 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 600 feet in all directions of the following described land:

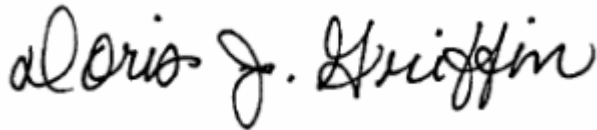
The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

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: May 24, 2023 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2815759-OK99

**OWNERSHIP REPORT
FILE NUMBER 2815759**

EFFECTIVE DATE: MAY 24, 2023 AT 7:30 A.M.

DATE PREPARED: MAY 30, 2023

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS`	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2603	R140876800	STINER BROTHERS LLC	1236 NW 4TH ST	OKLAHOMA CITY	OK	73106	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT SW4 SEC 1 12N 3W E 1/2 NE4 SD SW4 (SUBJECT PROPERTY)	6800 MIRAMAR BLVD OKLAHOMA CITY
2601	R140870520	BELSHALAT COMPANY	PO BOX 75404	OKLAHOMA CITY	OK	73147- 0404	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT NE4 & SE4 SEC 1 12N 3W BEING SW4 OF NE4 & S 1/2 OF SE4 NE4 PLUS N 1/2 OF NW4 SE4 & N 1/2 OF NE4 SE4 EX A TR BEG ON WR/W OF I-35 165FT S & 45FT W OF SE/C NE4 TH W1426.61FT N510FT E818.61FT S170FT E608FT TO W R/W OF HWY TH SLY ALONG R/W 175FT SELY69.39FT TH SWLY ON A CURVE 95FT TO BEG & EX THAT PART DEEDED FOR I-35	0 UNKNOWN OKLAHOMA CITY
2602	R140875210	VILLAGE OKC HOLDINGS LLC	4225 N RIDGE RD	WICHITA	KS	67205	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SE4 SEC 1 12N 3W BEG 30FT E & 910FT N OF SW/C SE4 TH N742.53FT E619.86FT S330.39FT W68.82FT S389.53FT NW68.42FT W200FT SWLY159.97FT W126.15FT TO BEG CONT 9.45ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
2602	R140874620	JACKSON MICHAEL A	20377 DEER HOLLOW DR	EDMOND	OK	73012- 9081	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT OF SE4 SEC 1 12N 3W W360FT OF N 1/2 OF SW4 OF NW4 OF SE4	6828 MIRAMAR RD OKLAHOMA CITY
2602	R140874610	PUTT KEVIN & LISA CO TRS, PUTT FAMILY TRUST	10301 FOREST MEADOW DR	OKLAHOMA CITY	OK	73151- 9129	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT OF SE4 SEC 1 12N 3W W150FT OF E300FT OF N 1/2 OF SW4 OF NW4 OF SE4	0 UNKNOWN OKLAHOMA CITY
2602	R140874600	204 CAIN PROPERTIES LLC SERIES 1	434 W EL PASO	BROKEN ARROW	OK	74012	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT SE4 SEC 1 12N 3W E150FT OF N/2 OF SW4 OF NW4 OF SE4	0 UNKNOWN OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2815759**

EFFECTIVE DATE: MAY 24, 2023 AT 7:30 A.M.

DATE PREPARED: MAY 30, 2023

2603	R140877260	RED EARTH HOLDING LLC	41404 VARGAS RD	FREEMONT	CA	94539	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT SW4 SEC 1 12N 3W BEG 1118FT W & 606.3FT S OF NE/C S/2 SW4 TH NELY ON A CURVE 249.83FT N204.81FT W244.15FT S257.49FT TO BEG	2301 E I 44 SERVICE RD OKLAHOMA CITY
2603	R140877250	OKLAHOMA ASSOCIATION OF ELECTRIC COOPERATIVES INC	PO BOX 54309	OKLAHOMA CITY	OK	73154- 1309	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT SW4 SEC 1 12N 3W BEG 30FT S & 516FT W NE/C S 1/2 SD SW4 TH S268FT E216FT N268FT W TO BEG AKA PT TR 12	6725 MIRAMAR BLVD OKLAHOMA CITY
2603	R140877195	MYRIAD SYSTEMS	3901 TECHNOLOGY DR	PADUCAH	KY	42001- 5201	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT OF SW4 SEC 1 12N 3W BEG 845FT N OF SE/C OF SW4 TH N477FTW300FT S502FT TO R/W OF BYPASS E244.99FT TH NELY 65.20FT TOBEG KNOWN AS TR 8 LESS S60FT & E30FT	2627 E I 44 SERVICE RD OKLAHOMA CITY
2603	R140877210	LIPPERT ENTERPRISES	PO BOX 17450	OKLAHOMA CITY	OK	73136- 1450	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT OF SW4 SEC 1 12N 3W BEG 1118FT W OF NE/C OF S 1/2 OF SW4TH W350FT S725.26FT ELY ALONG N LINE URBAN BYPASS 369.62FT N606.30FT TO BEG OR TR 9 EX A TR ON S BEING 29.94FT ON E & 52.18FT ON W	2211 E I 44 SERVICE RD OKLAHOMA CITY
2603	R140877245	OKLAHOMA ASSOCIATION OF ELECTRIC COOPERATIVES	PO BOX 54309	OKLAHOMA CITY	OK	73154- 1309	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT SW4 SEC 1 12N 3W BEG NE/C S 1/2 SD SW4 S30FT W516FT S268FT E16FT S208.48FT TO NLY R/W HWY 66 TH SWLY 375.75FT N205.89FT W245.11FT N345.96FT E1118FT TO BEG EX SLY 54FT PT TRS 1011 & 12 PLUS A TR BEG 30FT S & 300FT W & 472FT S OF NE/C S/2 SW4 TH W36.90FT SWLY ALONG A CURVE LEFT 163.18FT N208.48FT E200FT S204FT TO BEG SUBJ TO A 54FT ESMT ON SLY SIDE OF SD TR	2325 E I 44 SERVICE RD OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2815759**

**EFFECTIVE DATE: MAY 24, 2023 AT 7:30 A.M.
DATE PREPARED: MAY 30, 2023**

2603	R140877000	CHASE FARM LIMITED PARTNERSHIP, C/O CHASE FARM MANAGEMENT INC	1321 SHERWOOD LN	NICHOLS HILLS	OK	73116- 5631	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT OF SEC 1 12N 3W W 1/2 OF NE4 OF SW4	0 UNKNOWN OKLAHOMA CITY
2604	R140874030	THE CHASE FARM C/O CHASE FARM MNGNT INC	1321 SHERWOOD LN	NICHOLS HILLS	OK	73116- 5631	UNPLTD PT SEC 01 12N 3W	000	000	UNPLTD PT SEC 01 12N 3W 000 000 PT NW4 SEC 1 12N 3W NW4 EXA 35.6ACRS TR BEG NW/C OF NW4 E1482FT S949.2FT WTLY 644.7FT SWLY 195FT NLY 70FT SWLY 675FT N1236FT TO BEG	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-_____

MASTER DESIGN STATEMENT FOR
6800 Miramar Blvd.

June 23, 2023

PREPARED FOR:

Stiner Brothers, LLC
1236 NW 4th St.
Oklahoma City, OK 73106

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@wbflaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 6800 Miramar Blvd., consisting of 18.8394 acres, is located within the Northeast Quarter (NE/4) of Section One (1), Township Twelve (12) N, Range Three (3) W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER

The owner of this property is Stiner Brothers, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for AA. Surrounding properties are zoned and used for:

North: R-1 District and is undeveloped.
East: R-1 District and is undeveloped.
South: C-3 and I-1 Districts and used for commercial.
West: R-1, C-3, and C-4 Districts and is undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently used for an equestrian farm.

SECTION 6.0 CONCEPT

The concept for this PUD is to change the existing AA base zoning to a C-3 base zoning that will permit a commercial development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Wilshire Blvd. The nearest street to the east is Miramar Blvd. The nearest street to the south is E. I-44 Service Rd. The nearest street to the west is N. Martin Luther King Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 18 located at 4116 N. Prospect Ave. It is approximately 3 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Employment Reserve Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the C-3 Community Commercial District shall govern this PUD, except as herein modified.

The following uses shall be permitted:

8300.1	Administrative and Professional Offices
8150.5	Animal Raising: Personal
8300.9	Animal Sales and Services: Horse Stables
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.10	Animal Sales and Services: Kennel and Veterinary, General
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
8300.21	Automotive and Equipment: Storage
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
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
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
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8350.8	Industrial, Light
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

8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
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
8350.16	Wholesaling, Storage and Distribution: Restricted

9.0SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1FAÇADE REGULATIONS

The existing structures are permitted to remain and deemed to conform to applicable façade regulations. In the event of a new structure, exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted.

9.2 LANDSCAPING REGULATIONS

The existing landscaping is permitted to remain and deemed to conform to applicable landscaping regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The existing lighting is permitted to remain and deemed to conform to applicable lighting regulations. In the event of a new structure, the site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

The existing screening shall be permitted to remain and deemed to conform to applicable screening regulations. In the event of a new structure, no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

The existing dumpsters/trash facilities shall be permitted to remain and deemed to conform to applicable dumpster regulations. In the event of a new structure, 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 PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be taken from Miramar Blvd.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Existing roofing shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, every structure PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

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.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

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.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description

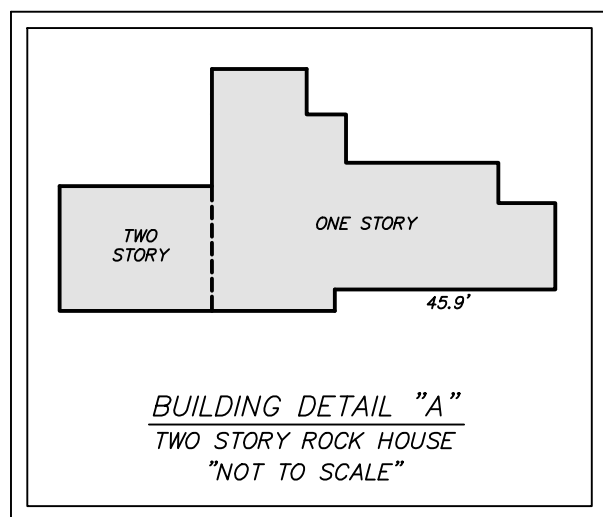
Exhibit B - Conceptual Master Development Plan

Exhibit C - Topography Plan

Exhibit A
Legal Description

6800 Miramar Blvd

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

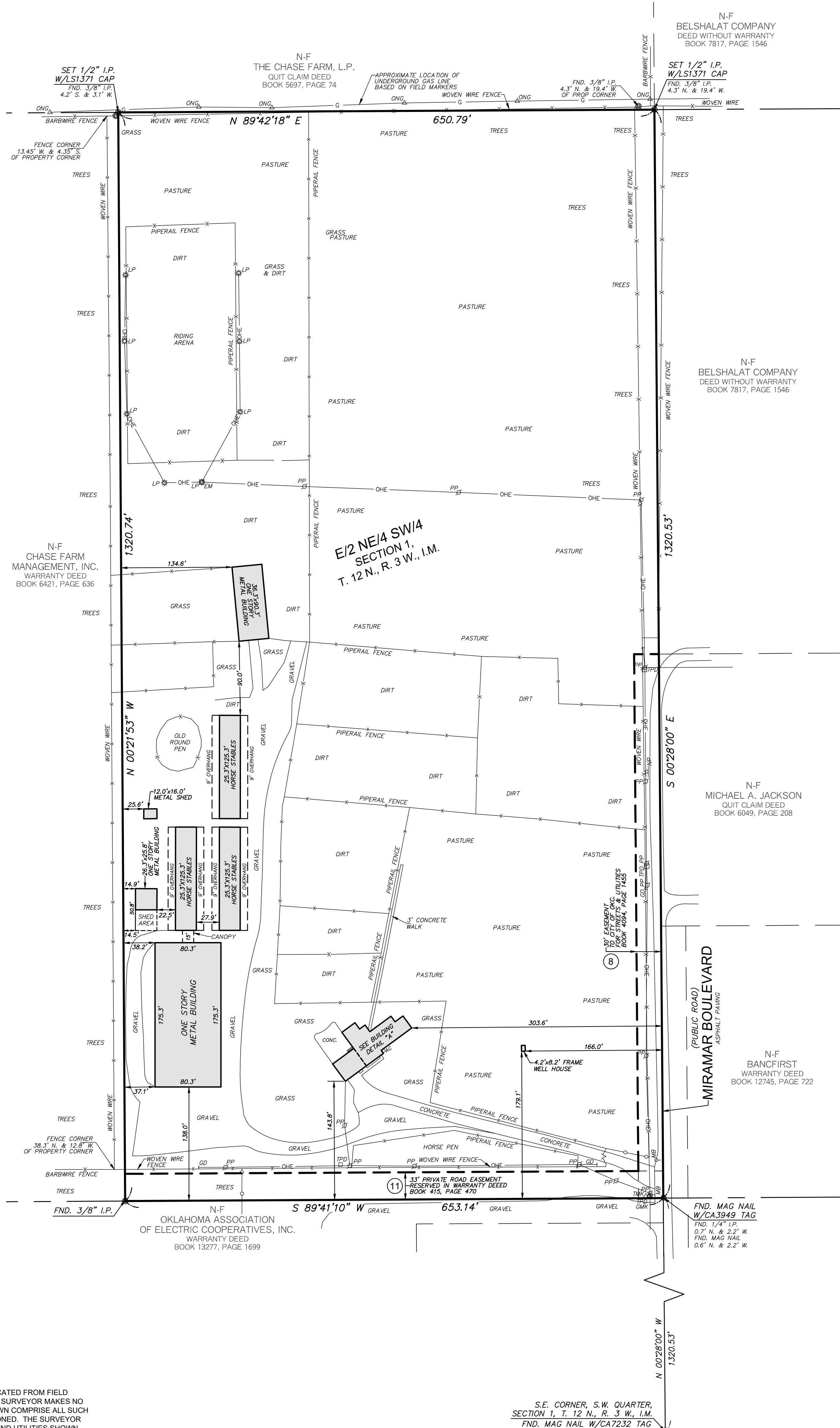


LEGEND

ALPHA | ALPHA PP03 POWER POLE
AS | AUTO SPRINKLER LP03 LIGHT POLE
AC | AIR CONDITIONER FV | FIRE VALVE
EO | ELEC. PED. GO | GY ANCHOR
EM | ELEC. METER GU | GUARD POST
ET | ELEC. TRANS. M | METER
TP | TELE. PED. WM | WATER METER
CABLE PED. WMP | WATER METER PIT
AD | AIR DRAIN
CO | CLEAN OUT VENT | VENT PIPE
FR | FLOOR DETECTOR FV | FIRE VALVE
DS | DOWN SPOUT FV | FIRE VALVE
FP | FLAG POLE GV | GAS VALVE
F/O | GAS MARKER PLSD | PULL BOX
F/D | FIBER OPTIC MARKER TRC | TRAFFIC CONTROL BOX
GAS MARKER TSL | TRAFFIC SIGNAL LIGHT
MK | UTILITY MARKER SCV | SPRINKLER VALVE
PW | PIPELINE MARKER TUG | TUG TIE
PW | PIPELINE MARKER TUG | TIE
MW | MONITORING WELL VENT | VENT PIPE
MALB | MALBOX
G | GATE
S | SANITARY SEWER H | HANDICAPPED SIGN
S | SANITARY SEWER
S | STORM WATER
L | LAMP HOLE B | BENCHMARK MARKER
T | TELEPHONE
C | CABLE TV
E | ELECTRIC
W | WATER
BARBER/PELOUSE FENCE
STOCKADE FENCE
CHANKLINK
ONE - ONE
OVERHEAD ELECTRIC
TBH - TBH
TOP OF BRANK
TOE - TOE
TREE LINE
NEEDLE LINE
P.O.B. POINT OF BEGINNING

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SURVEYOR'S CERTIFICATE

To: ELIJAH T. STINER
ALSETH-WALKER PROPERTIES, L.L.C.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b1), 8, 9, 13, 16, and 17 of Table A thereof.

The field work was completed on April 3, 2022.


Joe A. Covey, Professional Land Surveyor No. 1371

Date of Plat of Map: May 21, 2022

Date of Signature: May 22, 2022



GENERAL SURVEY NOTES:

1. This plat or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
2. The property described hereon is the same as the property described by Old Republic National Title Insurance Company in Commitment No. 21266501 with an effective date of March 30, 2022 (Revision No. 4 - April 29, 2022) and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
3. Said described property is located within an area having a Zone Designation "X" (Unshaded) (Non Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0190H, with a date of identification of December 18, 2009, for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. The Property has direct access to Miramar Boulevard, a dedicated public street.
5. The total number of striped parking spaces on the subject property is 0.
6. There is no observed evidence of current earth moving work, building construction or building additions.
7. There are no proposed changes in street right of way lines, according to the best of my knowledge.
8. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. The assumed bearing of North 00°28'00" West, along the east line of the Southwest Quarter of Section 1, Township 12 North, Range 3 West of the Indian Meridian and as shown hereon was used as the basis of bearings for this survey.

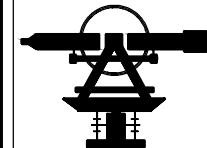
RECORD DESCRIPTION:

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

Said described tract of land contains a gross area of 861,007 square feet or 19.7660 acres and a net area (less public and private street rights of way) of 820,644 square feet or 18.8394 acres, more or less.

TITLE COMMITMENT EXCEPTION NOTES:

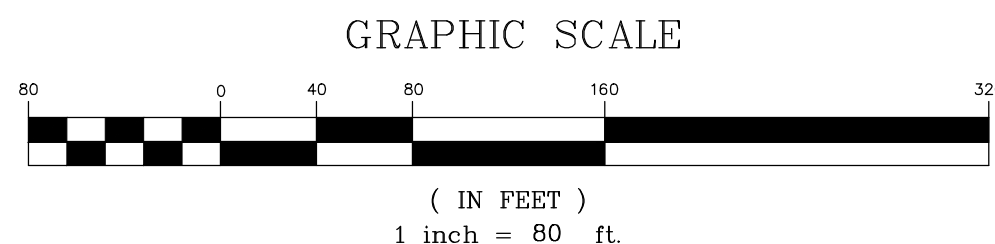
8. EASEMENT in favor of the City of Oklahoma City, for streets and utilities, recorded in Book 4094, Page 1455 affects subject property and is shown hereon.
11. Private Road Easement reserved in WARRANTY DEED to Marquand and Jean Huckins recorded in Book 415, Page 470 affects subject property and is shown hereon.

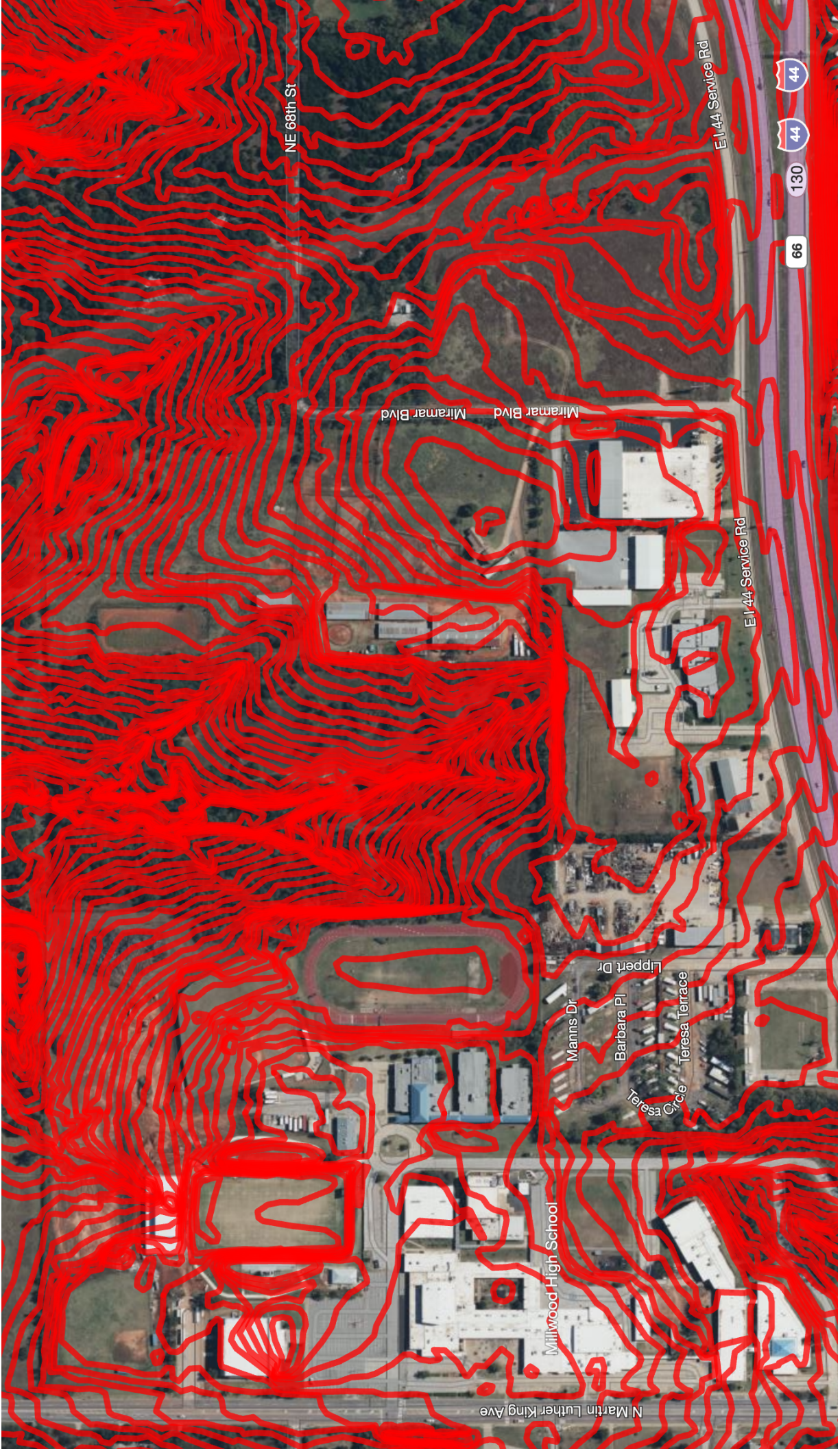


JOE COVEY, PLS

2805 Northwest 24th Street
Newcastle, Oklahoma 73065
Cell: 405-990-0323 Phone: 405-392-4624

PROJECT:		ELIJAH T. STINER PROPERTY 6800 MIRAMAR BOULEVARD OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA	
DATE: MAY 21, 2022	SCALE:	1"=80'	SHEET(S): 1 of
CHECKED BY: JAC	DRAWN BY:		CLT
FILENAME: 01-T12N-R03W-SW4-ALSTHE WALKER-ALSTHE WALKER SURVEY 5-20-22.DWG			





NE 68th St

Miramar Blvd

E I 44 Service Rd

E I 44 Service Rd

Millwood High School

N Martin Luther King Ave

Manns Dr

Barbara Pl

Lippert Dr

Teresa Circle

Teresa Terrace

66

130

44

44