



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>

1524

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Staff Use Only:	1524
Case No.: SPUD	1524
File Date:	30MAR'23
Ward No.:	1
Nbhd. Assoc.:	---
School District:	PIEDMONT
Extg Zoning:	R-1 PUD116 PUD-1122
Overlay:	---

Project Name

9102 N.W. Expressway (to rear of and behind), Canadian Cty, OK
Address / Location of Property (Provide County name & parcel no. if unknown)

2.1 acres

ReZoning Area (Acres or Square Feet)

Commercial

Summary Purpose Statement / Proposed Development

- ☐ 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):

Darren and Gail Rice

Name

10910 N. Sara Road

Mailing Address

Yukon, Oklahoma 73099

City, State, Zip Code

405-232-2790

Phone

jkwork225@gmail.com

Email

Signature of Applicant

J. Kelly Work, Attorney for Applicant

Applicant's Name (please print)

105 N. Hudson, Suite 304

Applicant's Mailing Address

Oklahoma City, Oklahoma 73102

City, State, Zip Code

405-232-2790

Phone

jkwork225@gmail.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.



Doc#: R 2018 3907
 Bk&Pg: RB 4697 0678-0678 1E
 Filed: 02/13/2018 DMW
 02:56:56 PM WD
 Canadian County, OK

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

WARRANTY DEED
 (STATUTORY FORM - INDIVIDUAL)

State of Oklahoma
 Canadian County
 Documentary Stamps
\$399.00

KNOW ALL MEN BY THESE PRESENTS:

That TOLBERT NEAL TROUTMAN and KARISA TROUTMAN, husband and wife, party(IES) 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, do(ES) hereby grant, bargain, sell and convey unto DARREN RICE and GAIL RICE, wife and husband, party(IES) of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

A tract of land located in the Northeast Quarter (NE/4) of Section TWENTY-FIVE (25), Township THIRTEEN (13) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on the South line of the said NE/4, 751.3 feet West of the Southeast Corner of the NE/4; Thence West a distance of 210 feet; Thence North a distance of 435 feet; Thence East 210 feet; Thence South 435 feet to the Point of Beginning.

AND

A tract of land located in the Northeast Quarter (NE/4) of Section TWENTY-FIVE (25), Township THIRTEEN (13) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit: The Easternmost 45 feet of the property described as follows, Beginning at a point located 961.3 feet West and 435 feet North of the Southeast Corner of the said NE/4; Thence East 210 feet; Thence due North to the point which is an intersection with the South right of way line of U.S. highway 270, commonly called Northwest Highway; Thence Northwesterly along the South right of way line of said Northwest Highway a distance of 243.6 feet more or less to a point which is 219.2 feet North of the point of beginning, Thence due South 219.2 feet to the Point of Beginning.

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

RETURN TO & TAXES TO:
 DARREN RICE and GAIL RICE
 10910 N. SARA ROAD
 YUKON, OK 73099

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(IES) of the second part, their heirs 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 this 13th day of February, 2018.

Tolbert Neal Troutman
 TOLBERT NEAL TROUTMAN

Karisa Troutman
 KARISA TROUTMAN

STATE OF OKLAHOMA }
 } ss
 COUNTY OF OKLAHOMA }

This instrument was acknowledged before me on this 13th day of February, 2018, by TOLBERT NEAL TROUTMAN and KARISA TROUTMAN, husband and wife.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Lisa Yates
 Signature Of Notary Public Or Other Official

File # 17208119



Exhibit A
Legal Description

9102 Northwest Expressway (to the rear of and behind)
Yukon, Oklahoma 73099

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on the South line of the said NE/4, 751.3 feet West of the Southeast Corner of the NE/4; Thence West a distance of 210 feet; Thence North a distance of 435 feet; Thence East 210 feet; Thence South 435 feet to the Point of Beginning.

DARREN & GAIL RICE

10910 N. Sara Road
Yukon, Oklahoma 73099

City of Oklahoma Planning Department
420 W. Main, Ninth Floor
Oklahoma City, OK 73102
subdivisionandzoning@okc.gov

Re: Authorization to rezone

Dear Oklahoma City Planning Department:


Please let this serve as authorization for J. Kelly Work, Attorney at Law, 105 N. Hudson, Suite 304, Oklahoma City, Oklahoma, to proceed with the rezoning application relating to the property described as follows:

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on the South line of the said NE/4, 751.3 feet West of the Southeast Corner of the NE/4; Thence West a distance of 210 feet; Thence North a distance of 435 feet; Thence East 210 feet; Thence South 435 feet to the Point of Beginning.

(located to the rear of 9102 N.W. Expressway, Oklahoma City, Oklahoma 73099).

This property is proposed to be rezoned from the R-1 Single Family to the Simplified Planned Unit Development district.

Sincerely,


Darren Rice


Gail Rice

Dated: 2-25, 2025

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 500 feet of:

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on the South line of the said NE/4, 751.3 feet West of the Southeast Corner of the NE/4; Thence West a distance of 210 feet; Thence North a distance of 435 feet; Thence East 210 feet; Thence South 435 feet to the Point of Beginning.

OWNER OF RECORD: DARREN RICE AND GAIL RICE

That the addresses that are listed have been taken from the Treasurer's records of Canadian County, Oklahoma.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

090033099

GILLESPIE,JOHN E REV TRST 7-6-2000
775 GULF SHORES DR UNIT 4219.DESTIN.FL.32541-
NORTHWEST ACRES W155.42' LT 11

090033100

BOSWELL,PATRICIA J TRUSTEE
DTD 12-12-2011.10451 N COUNTY LINE RD.YUKON.OK.73099-0000
NORTHWEST ACRES E586.58' LT 11

090033101

HERITAGE ASSISTED LIVING CENTER
%CURTIS ADUDDLELL.9025 NW EXPRESSWAY.YUKON.OK.73099-0000
NORTHWEST ACRES LTS 12A-2, 14A-2 & 15 BLK 1 BEING PT LTS 12 & 14 & ALL LT 15, BEG 299.08'W OF
NE/C LT 12, TH S358.77' SE35.86' SW75' NW140.83' SW15', NW176.19' N307.16' E287.5' TPB.

090033104

MR INVESTMENTS #9 LLLP
17425 N 101ST WAY.SCOTTSDALE.AZ.85255
NORTHWEST ACRES LOTS 17 & 18

090033105

DEN INVESTMENTS LLC
1108 W TEA OLIVE WAY.MUSTANG.OK.73064
NORTHWEST ACRES LT 19

090033111

RICE,DARREN P & GAIL A

10910 N SARA RD.YUKON.OK.73099-

T13N R05W S25 NE4 A#10-PT NE4 BEG 961.3'W & 435'N OF SE/C TH E210', N TO S HWY R/W NWLY ALONG
R/W 243.6' S219.2' TPB LESS & EXC E45'

090033112

RICE,DARREN & GAIL

10910 N SARA RD.YUKON.OK.73099-0000

T13N R05W S25 NE4 A#12-PT NE4 BEG 751.3'W OF SE/C, TH W210' N435' E210' S435', TPB

090033114

SALAZAR HOMES INC

9100 BLK NW EXPRESSWAY.YUKON.OK.73099-

T13N R05W S25 NE4 A#14-PT NE4 BEG 541.3'W OF SE/C TH W210, N TO HWY 270,, SE243.6' SW15' S430.4'
TPB

090033121

SALAZAR COMMERCIAL PROPERTIES LLC

209 E MAIN ST.YUKON.OK.73099

T13N R05W S25 NE4 A#7 PT NE4 - BEG 1419'W OF SE/C, TH N898.8' SE156.27', S825.89' W134.59' TPB.

090033123

LOWERY LEGACY LLC ETAL

11313 N COUNTY LINE RD.YUKON.OK.73099-

T13N R05W S25 NE4 A#9 PT NE4 - BEG 961.3'W OF SE/C, TH N489.2', W96.48' N201.96' NE12.9' NW108.41'
S752.8' E184.44' TPB.

090033124

OKC - TOY PROPERTY LLC

ATTN: JAMES NORTON.9809 S MEMORIAL DR.TULSA.OK.74133

T13N R05W S25 NE4 A#11-PT NE4 BEG 541.3'W OF SE/C TH N414.96', SE255.35' S295.53' W225.84' TPB.

090033125

STATE OF OKLAHOMA

T13N R05W S25 NE4 A#20 PT NE4 BEING HW3 R/W

090033209

BROWN,DIANE F

10121 CARNIE CIR.YUKON.OK.73099

IDLEWYLD LT 7 BLK 3

090033210

ALLEN,TAMMICA L*

10117 CARNIE CIR.YUKON.OK.73099

IDLEWYLD LT 8 BLK 3

090033233

DE LA TORRE,MAYRA

10120 KAY RIDGE.YUKON.OK.73099-0000

IDLEWYLD LT 6 BLK 5

090033267

TREPAGNIER, HAROLD J JR TRUSTEE OF
9117 101ST ST. YUKON. OK. 73099-
IDLEWYLD LT 1 BLK 10

090033268

PONDER, BOBBY R & LETTIE M TRUSTEES
OF THE REVOCABLE TRUST AGREEMENT. 9105 NW 101ST STREET. YUKON. OK. 73099-0000
IDLEWYLD LT 2 BLK 10

090033269

KAMP, CARY B & NANCY H
9109 NW 101ST. YUKON. OK. 73099-0000
IDLEWYLD LT 3 BLK 10

090033270

TUBBS, DENNIS E
9113 NW 101ST ST. YUKON. OK. 73099
IDLEWYLD LT 4 BLK 10

090086921

LULA OK LLC
622 N WATER ST SUITE 200. MILWAUKEE. WI. 53202-
NORTHWEST ACRES LT 13-A2 - BEG 156.81'S OF NE/C LT 13, TH S120.78', NW256' E225.86' TPB.

090106825

US STAR PROPERTIES LLC
19665 N COUNCIL RD. EDMOND. OK. 73012-0000
T13N R05W S25 NE4 A#24 PT NE4 BEG @ SE/C, TH W315.46' N295.53', SE268.65' SE156.58' S34.79' TPB.

090125238

PRIMELIFE GROUP LLC
9025 NW EXPY. YUKON. OK. 73099-0000
NORTHWEST ACRES LTS 12-A1, 13-A1 & 14-A1 BLK 1 BEING A PT OF LTS 12-14 BEG @, NE/C LT 12; TH
W299.08' S358.77' SE35.86' SW75' SE10' NE150.84' E225.83' N312', TPB.

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: March 21, 2023 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor


Amanda Hays, License # 4893

COMPLETED: March 22, 2023

Order No. 23292547

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

9102 N.W. Expressway (to the rear of and behind)

March 24, 2023

Applicant's Representative:

J. Kelly Work, Attorney at Law
105 N. Hudson, Suite 304
Oklahoma City, Oklahoma 73102
405-232-2790
405-232-3966 (fax)
jkwor225@gmail.com

SPUD- MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **C-3 Community 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:

Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood Related (8250.14)
Administration and Professional Office (8300.1)
Animals Sales and Services: Grooming (8300.8)
Automotive Parking Lots, as a principal use (8300.13)
Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
Building Maintenance Services (8300.23)
Business Support Services (8300.24)
Communication Services: Limited (8300.29)
Convenience Sales and Personal Services (8300.32)
Laundry Services (8300.48)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Participant Recreation and Entertainment: Indoor (8300.55)

Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)
Custom Manufacturing (8350.3)
Industrial Light (8350.5)
Wholesaling Storage & Distribution: Restricted (8350.16)

2. **Maximum Building Height:** 30 feet
3. **Maximum Building Size:** The base zoning district shall regulate the size of buildings in the SPUD.
4. **Maximum Number of Buildings:** The base zoning district shall regulate the number of buildings in the SPUD.
5. **Building Setback Lines**
 - Front Yard: 20 feet
 - Rear Yard: 20 feet
 - Sides: 10 feet

The following uses will not be located within 150 feet of the south boundary:

Convenience Sales and Personal Services (8300.32)

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 wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof 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. A 10-foot landscaped buffer shall be included along the South boundary.
8. **Signs:**
 - 8.1 **Free standing accessory signs**

All freestanding signs within the SPUD shall be ground (monument) signs with the maximum size being eight feet (8') high and one hundred square feet (100 sq. ft.) in area and shall have no less than twenty-five square feet (25 sq. ft.) of landscaping at the base. No pole signs will be allowed.

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

8.2 Attached signs

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

8.3 Non-Accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

9. **Access:** There shall be one access point from the Northwest Expressway. Shared access shall be permitted with the properties to the north, east and west.

II. Other Development Regulations:

1. **Architecture:** Brick veneer, rock or stone masonry, EIFS, stucco, wood, concrete-board or exposed metal finish shall be permitted.
2. **Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, 2010, as amended.
3. **Dumpsters:** Dumpsters shall be consolidated and located within an area screened by a masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than fifty feet (50') from all property lines adjacent to residential zoning/use.
4. **Parking:** Parking shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, as amended. Pervious paving, to include, but not limited to, grass may be used for parking areas, driveways, pathways and plazas, subject to Public Works Department review and approval. Where connected to public-rights-of-ways, the access drive aprons shall be constructed of hard surface paving meeting Oklahoma City Code requirements for driveway construction. Maintenance of the pervious paving shall be required and shall be the responsibility of the property owners.
5. **Common areas:** Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A
Legal Description

9102 Northwest Expressway (to the rear of and behind)
Yukon, Oklahoma 73099

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on the South line of the said NE/4, 751.3 feet West of the Southeast Corner of the NE/4; Thence West a distance of 210 feet; Thence North a distance of 435 feet; Thence East 210 feet; Thence South 435 feet to the Point of Beginning.

Exhibit B - Site Plan

