



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

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

RMK Investments, LLC

Project Name

6401 N. Kelley Ave. & Vacant Lot to the West

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

Mixed-Use, with office, commercial, and dwelling unit allowances

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

Approx. 0.7124

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Gunner Joyce

Digitally signed by Gunner Joyce
 Date: 2021.10.22 16:52:44 -05'00'

Signature of Applicant

Gunner Joyce, Attorney for Applicant

Applicant's Name (please print)

c/o Rieger Law Group 136 Thompson Drive

Applicant's Mailing Address

Norman, OK 73069

City, State, Zip Code

405-310-5274

Phone

gjoyce@riegerlawgroup.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.

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

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

20190617010829100
DEED 06/17/2019
03:51:54 PM Book:14052
Page:728 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$234.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

That RAMSEY OKLAH and RASHA JABRI, 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 RMK INVESTMENTS, LLC, party(IES) of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

The South Half (S/2) of Lot FIVE (5), and all of Lots SIX (6), SEVEN (7), EIGHT (8), and NINE (9), both inclusive, LESS AND EXCEPT the South 10 feet of Lot 9, in Block THIRTY-FIVE (35), of RAYENSWOOD MANOR ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.

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 & TAXES TO:
RUSSELL BRITTEN
4619 N. SANTA FE AVE
OKLAHOMA CITY, OK 73118

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, his 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 14th day of June, 2019.

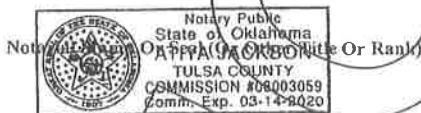
RAMSEY OKLAH

RASHA JABRI

STATE OF OKLAHOMA }

COUNTY OF Tulsa }

This instrument was acknowledged before me on this 14 day of June, 2019, by RAMSEY OKLAH and RASHA JABRI, husband and wife.



Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 19225295

Underwriter: American Guaranty Title Insurance Company

LETTER OF AUTHORIZATION

RMK INVESTMENTS, LLC, the property owner of record and applicant for the rezoning application submitted herewith, hereby authorizes Sean Paul Rieger, Gunner B. Joyce, and the firm of Rieger Law Group to execute documents, make presentations, assist in the application for rezoning approval, and to do all other things necessary for the advancement of such rezoning application with respect to the property located at 6401 N. Kelley and the adjoining vacant lot to the west of the site.

By:



Digitally signed by Russell Britten
DN: c=US, email=r.britten@rmkinvestments.com, o=RMK Investments, ou=RMK Investments, cn=Russell Britten
Date: 2021.10.21 09:42:37 -0500

Date: October 21, 2021

Russell Britten, Manager of RMK Investments



4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

20190517010682840
DEED 05/17/2019
04:07:12 PM Book:14026
Page:1063 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$225.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

That RAMSEY OKLAH and RASHA JABRI, 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(IES) hereby grant, bargain, sell and convey unto RMK INVESTMENTS, LLC, party(IES) of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lots THIRTY-NINE (39) through FORTY-FIVE (45), Both Inclusive, of Block THIRTY-FIVE (35), in RAVENSWOOD MANOR ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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 & TAXES TO:
RMK INVESTMENTS, LLC
4619 N SANTA FE AVE
OKLAHOMA CITY, OK 73118

together with all the improvements thereon and the appurtenances thereto 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, his 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 15th day of May, 2019.


RAMSEY OKLAH


RASHA JABRI

STATE OF OKLAHOMA

COUNTY OF Oklahoma

This instrument was acknowledged before me on this 15th day of May, 2019, by RAMSEY OKLAH and RASHA JABRI, husband and wife.

Notarial Stamp Or Seal (Or Other Title Or Rank)


Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 19225295A

Underwriter: American Guaranty Title Insurance Company





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 REZONING

RMK Investments, LLC

Project Name

6401 N. Kelley Ave.

Address / Location of Property to be Rezoned

Mixed-Use, with office, commercial, and dwelling unit allowances

Purpose Statement / Proposed Development

SPUD

Proposed Zoning District

Staff Use Only

Case No.: PC - _____

File Date: _____

Ward No.: _____

Nbhd. Assoc.: _____

School District: _____

Extg Zoning: _____

Overlay: _____

SPUD-1151 / Vacant

Present Use of Property

Approx. 0.7124 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.
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- ☐ 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.
- ☐ Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Gunner Joyce

Digitally signed by Gunner Joyce
Date: 2021.10.20 21:09:37 -05'00'

Signature of Applicant

Gunner Joyce, attorney for Applicant

Applicant's Name (please print)

c/o Rieger Law Group 136 Thompson Drive

Applicant's Mailing Address

Norman, OK 73069

City, State, Zip Code

405-310-5274

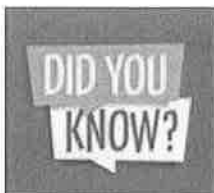
Phone

gjoyce@riegerlawgroup.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.



Public schools receive more than 71% of your property tax dollar?

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Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search				
Real Property Display - Screen Produced 10/21/2021 2:37:03 AM								
Account: R146406770		Type: Commercial	Location:	6401 N KELLEY AVE				
Building Name/Occupant:		UNOCCUPIED	Map Parcel	OKLAHOMA CITY				
Owner Name 1:		RMK INVESTMENTS LLC	1/4 section #:	2610				
Owner Name 2:			Parent Acct:					
Billing Address 1:		4619 N SANTA FE AVE	Tax District:	TXD 237				
Billing Address 2:			School System:	Millwood #37				
City, State, Zip		OKLAHOMA CITY, OK 73118	Land Size:	12,300.00 Square Feet				
Country: (If noted)			Lot Dimensions:	Width Depth				
Personal Property		Land Value: 39,975	Treasurer:	Click to View Taxes				
Sect 3-T12N-R3W Qtr SE		RAVENSWOOD MANOR ADD Block 035 Lot 000	Subdivision Sales					
Full Legal Description: RAVENSWOOD MANOR ADD 035 000 S 1/2 OF LOT 5 & ALL OF LOTS 6 THRU 9 EX S10FT OF LOT 9								
Photo & Sketch (if available)		Comp Sales Address/Date/Price (ordered by relevancy) Report Coming Soon						
 		No comparable sales returned.						
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)								
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Tax	Tax Savings
2021	186,632	186,632	20,529	0	20,529	133.29	2,736.38	0.00
2020	156,477	156,477	17,212	0	17,212	133.29	2,294.25	0.00
2019	106,706	91,119	10,023	0	10,023	125.82	1,261.11	215.73
2018	86,780	86,780	9,546	0	9,546	122.87	1,172.89	0.00
2017	86,780	86,780	9,545	0	9,545	121.54	1,160.20	0.00
--	--	>	>	[1/5]				
Property Account Status/Adjustments/Exemptions								
Account #	Grant Year	Exemption Description				Amount		
No adjustment/exemption records returned.								
Property Deed Transaction History (Recorded in the County Clerk's Office)								
Date	Type	Book	Page	Price	Grantor	Grantee		
6/14/2019	> Deeds	14052	728	156,000	OKLAH RAMSEY	RMK INVESTMENTS LLC		
5/15/2019	> Hmstd Off &	14026	1062	0	OKLAH MARY	OKLAH RAMSEY		
3/21/2017	> Hmstd Off &	13416	539	0	OKLAH MARY	OKLAH RAMSEY		
11/29/2007	> Hmstd Off &	10674	967	0	PEARSON PATIA	OKLAH MARY		
9/26/2007	> Deeds	10635	694	89,000	MILLER THOMAS E & ALICE J	PEARSON PATIA		
--	--	>	>	[1/2]				
Last Mailed Notice of Value (N.O.V.) Information/History								
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed		
2021	03/22/2021	186,632	186,632	20,529	0	20,529		

Last Mailed Notice of Value (N.O.V.) Information/History						
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2020	03/16/2020	156,477	156,477	17,212	0	17,212
2019	04/05/2019	106,706	91,119	10,023	0	10,023
Property Building Permit History						
Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
9/11/2020	BLDC-2020-03477		1	Remodeled	50,000	Inactive
Click button on building number to access detailed information:						
	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
Click	1	Improved	Service Station	1925	998	1 Stories




**DID YOU
KNOW?**

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<https://www.facebook.com/okcountyassessor>

[Click here](#)

Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search				
Real Property Display - Screen Produced 10/21/2021 2:34:38 AM								
Account: R146406980		Type: Commercial	Location:	0 UNKNOWN				
Building Name/Occupant:		Map Parcel		OKLAHOMA CITY				
Owner Name 1:		RMK INVESTMENTS LLC	1/4 section #:	2610				
Owner Name 2:			Parent Acct:					
Billing Address 1:		4619 N SANTA FE AVE	Tax District:	TXD 237				
Billing Address 2:			School System:	Millwood #37				
City, State, Zip		OKLAHOMA CITY, OK 73118	Land Size:	18,550.00 Square Feet				
Country: (If noted)			Lot Dimensions:	Width Depth				
Personal Property		Land Value: 151,000	Treasurer:	Click to View Taxes				
Sect 3-T12N-R3W Qtr SE		RAVENSWOOD MANOR ADD Block 035 Lot 000	Subdivision Sales					
Full Legal Description: RAVENSWOOD MANOR ADD 035 000 LOTS 39 THRU 45 EX S10FT								
Photo & Sketch (if available)		Comp Sales Address/Date/Price (ordered by relevancy) Report Coming Soon						
		No comparable sales returned.						
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)								
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Tax	Tax Savings
2021	151,000	151,000	16,610	0	16,610	133.29	2,213.95	0.00
2020	151,000	151,000	16,610	0	16,610	133.29	2,213.95	0.00
2019	27,825	27,825	3,060	0	3,060	125.82	385.10	0.00
2018	27,825	27,825	3,061	0	3,061	122.87	376.07	0.00
2017	27,825	27,825	3,060	0	3,060	121.54	372.00	0.00
--	--	>	>	[1/5]				
Property Account Status/Adjustments/Exemptions								
Account #	Grant Year	Exemption Description			Amount			
No adjustment/exemption records returned.								
Property Deed Transaction History (Recorded in the County Clerk's Office)								
Date	Type	Book	Page	Price	Grantor	Grantee		
5/15/2019	>	Hmstd Off &	14026	1062	0	OKLAH MARY	OKLAH RAMSEY	
5/15/2019	>	Deeds	14026	1063	150,000	OKLAH RAMSEY	RMK INVESTMENTS LLC	
3/21/2017	>	Hmstd Off &	13416	533	0	OKLAH MARY L	OKLAH RAMSEY	
11/17/2004	>	Hmstd Off &	9531	389	0	OKLAH REEMA	OKLAH MARY L	
11/17/2004	>	Deeds	9613	784	0	OKLAH REEMA	OKLAH MARY L	
--	--	>	>	[1/2]				
Last Mailed Notice of Value (N.O.V.) Information/History								
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed		
2020	03/16/2020	151,000		151,000	16,610	0	16,610	
Property Building Permit History								


Issued	Permit #	Provided by	ProBldg #	Bldg #	Building Description	History	Est Construction Cost	Status
Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status		
No Building Permit records returned.								
Click button on building number to access detailed information:								
	Bldg #	Vacant/Improved Land			Bldg Description	Year Built	SqFt	# Stories
Click	1	Vacant						

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF CLEVELAND)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit, as the same appears in the online records of the County Assessor Offices of Oklahoma County, State of Oklahoma.

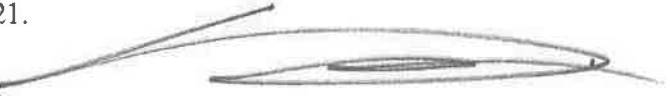
Executed at Norman, Oklahoma, on this 21st day of October 2021.


By: Gunner B. Joyce
Attorney at Law

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma, County of Cleveland, on the 21st day of October 2021.

[SEAL]



N.P. Signature: 

Commission #:

13005803

Commission Expires:

6.25.25

Account Number	Property Owner	Mailing Address	Legal Description	Property Address
R140888 005	UNITED STATES OF AMERICA C/O CORPS OF ENGINEERS	PO BOX 61, Tulsa, OK 74101	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W BEG 50FT N & 95FT E OF SW/C SW4 TH N219.89FT NLY232.88FT N581.9FT E344FT N201FT W361FT N320.46FT TOSW/C BLK 6 OAKFIELD ADD TH CONTINUING N 150FT TH E400FT S150FT E240FT S322FT E290FT N40FT E347FT S360FT W347FT S910FT TON R/W LINE OF NE	6400 N KELLEY AVE OKLAHOMA CITY
R149790 200	STATE OF OKLAHOMA	PO BOX 52000, OKC, OK 73152	UNPLTD PT SEC 10 12N 3W 000 000 PT OF SEC 10 12N 3W THAT PT OF E 1/2 OF NE4 LYING N OF GRAND BLVD EX 2 TRS ON W SIDE ABOUT 6ACRS & EX TR 20FT BY 70FT TO O C & EX THAT PT PLTD	0 UNKNOWN OKLAHOMA CITY
R149790 315	ABEL WHITEHOUSE LLC	900 NE 63RD ST, OKC, OK 73105- 6414	UNPLTD PT SEC 10 12N 3W 000 000 PT NE4 SEC 10 12N 3W BEG 700FT W & 50FT S OF NE/C NE4 TH S121FT ELY77.71FT SLY52.95FT NELY253.05FT NELY72.80FT N110.94FT W400FT TO BEG PLUS A TR BEG 700FT W & 215FT S OF NE/C NE4 TH W162FT S164FT E244FT SE45.18FT E57FT NELY191.40FT	900 NE 63RD ST OKLAHOMA CITY
R149790 251	STATE OF OKLAHOMA	PO BOX 52000, OKC, OK 73152	UNPLTD PT SEC 10 12N 3W 000 000 PT NE4 SEC 10 12N 3W BEG SW/C LOT 3 FORM OKLA BUSS VILLAGE ADDN TH N52.63FT NELY 170.41FT N105.16FT NELY 129.78FT NELY ON A CURVE 86.14FT SELY 115.35FT NELY 198.03FT NELY ON A CURVE 204.61FT NELY 88.31FT NLY ON A CURVE 267.23FT N109.21FT TO A POINT ON S R/W LINE NE 63RD ST E60FT S109.21FT SLY 232.14FT SELY 60.93FT NELY ON A	0 UNKNOWN OKLAHOMA CITY
R149790 245	EXCEL FOOD MART INC	4015 N PENNSYLVANIA AVE STE C, OKC, OK 73112	UNPLTD PT SEC 10 12N 3W 000 000 PT E 1/2 NE4 SEC 10 12N 3W BEG 240FT W & 50FT S NE/C SD NE4TH S109.21FT SLY ON A CURVE 232.14FT SELY 60.39FT NELY ON ACURVE 150.55FT NELY ON A CURVE 181.23FT E10.12FT N74.25FT	6301 N KELLEY AVE OKLAHOMA CITY
R149782 880	RK DISTRIBUTING INC	PO BOX 20790, OKC, OK 73156- 0790	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W BEG 173.33FT S & 105FT E OF NW/C OF NW4 S99.81FT	6316 N KELLEY AVE OKLAHOMA CITY
R146406 520	CITY OF REFUGE CHURCH OF GOD IN CHRIST	903 NE 64TH ST, OKC, OK 73105	RAVENSWOOD MANOR ADD 034 000 LOTS 22 THRU 31 EXEMPT	0 UNKNOWN OKLAHOMA CITY

R146406 410	WILSON RONALD L & KYM ALLEN	5305 N STONEWALL DR, OKC, OK 73111- 6653	RAVENSWOOD MANOR ADD 034 000 LOTS 1 THRU 9	6505 N KELLEY AVE OKLAHOMA CITY
R149782 890	MAHMOODJANLOO BEHROOZ	6316 N KELLEY AVE, OKC, OK, 73111-7405	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W BEG 50FT S & 105FT E OF NW/C OF NW4 THS123FT E175FT N123FT W175FT TO BEG PLUS	1000 NE 63RD ST OKLAHOMA CITY
R149782 885	STATE OF OKLA DEPT OF HWYS	200 NE 21ST ST, OKC, OK 73105	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W BEG 33FT E & 173.33FT S OF NW/C OF NW4S176.4FT SELY ALONG R/W 151.19FT NELY 243FT	0 UNKNOWN OKLAHOMA CITY
R146406 800	SANGO KATHY & SANGO CHALIQUE LASHEA	920 NE 64TH ST, OKC, OK 73105- 6203	RAVENSWOOD MANOR ADD 035 000 LOTS 10 THRU 16	920 NE 64TH ST OKLAHOMA CITY
R146406 920	YOST DAVID T & ANNA M	921 NE 64TH ST, OKC, OK 73113- 0905	RAVENSWOOD MANOR ADD 035 000 LOTS 28 THRU 34 & S1/2 OF LOT 35 SUBJ TO EASEMENTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R146406 980	RMK INVESTMENTS LLC	922 NE 64TH ST, OKC, OK 73118	RAVENSWOOD MANOR ADD 035 000 LOTS 39 THRU 45 EX S10FT	0 UNKNOWN OKLAHOMA CITY
R146406 740	OKLAH RAMSEY	923 NE 64TH ST, OKC, OK 73120- 8140	RAVENSWOOD MANOR ADD 035 000 ALL LOTS 1 THRU 4 PLUS N 1/2 LOT 5	6415 N KELLEY AVE OKLAHOMA CITY
R146406 770	RMK INVESTMENTS LLC	924 NE 64TH ST, OKC, OK 73118	RAVENSWOOD MANOR ADD 035 000 S 1/2 OF LOT 5 & ALL OF LOTS 6 THRU 9 EX S10FT OF LOT 9	6401 N KELLEY AVE OKLAHOMA CITY
R146406 450	FREEMAN BOBBY	925 NE 64TH ST, OKC, OK 73121- 4610	RAVENSWOOD MANOR ADD 034 000 LOTS 10 THRU 13	924 NE 65TH ST OKLAHOMA CITY
R146406 710	SHIRAZI NAZLY	926 NE 64TH ST, OKC, OK 73146- 1251	RAVENSWOOD MANOR ADD 034 000 LOTS 42 THRU 45	923 NE 64TH ST OKLAHOMA CITY
R149782 895	STATE OF OKLA DEPT OF HWYS	927 NE 64TH ST, OKC, OK 73105	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W E55FT OF W105FT OF S123.33FT OF N173.33FT OF NW4	0 UNKNOWN OKLAHOMA CITY
R146406 970	YOST DAVID T	928 NE 64TH ST, OKC, OK 73113- 0905	RAVENSWOOD MANOR ADD 035 000 N1/2 OF LOT 35 & ALL OF LOTS 36 THRU 38 SUBJ TO EASEMENTS OF RECORD	917 NE 63RD ST OKLAHOMA CITY
R146406 850	COLIS CARLOS & COLIS MANUELLE	929 NE 64TH ST, OKC, OK 73131	RAVENSWOOD MANOR ADD 035 000 LOTS 17 THRU 19	916 NE 64TH ST OKLAHOMA CITY
R146406 910	ADAMS DENA P	930 NE 64TH ST, OKC, OK 73111- 6732	RAVENSWOOD MANOR ADD 035 000 LOTS 26 & 27	900 NE 64TH ST OKLAHOMA CITY

R146406 590	BURRIS ALVIN D	931 NE 64TH ST, RAVENSWOOD MANOR ADD 034 000 Edmond, OK LOTS 32 & 33 73003-6016	907 NE 64TH ST OKLAHOMA CITY
R146406 620	THURSTON ROY	932 NE 64TH ST, RAVENSWOOD MANOR ADD 034 000 OKC, OK 73105 LOTS 34 & 35	0 UNKNOWN OKLAHOMA CITY
R146406 650	MORGAN C W & MORGAN VEVA L	933 NE 64TH ST, RAVENSWOOD MANOR ADD 034 000 OKC, OK 73105- LOTS 36 & 37 6202	917 NE 64TH ST OKLAHOMA CITY
R146406 680	MILLER MARQUISE	934 NE 64TH ST, RAVENSWOOD MANOR ADD 034 000 OKC, OK 73113 LOTS 38 & 39	0 UNKNOWN OKLAHOMA CITY
R146406 685	CLOER MARVIN D & GLADYS M	935 NE 64TH ST, RAVENSWOOD MANOR ADD 034 000 OKC, OK 73105- LOTS 40 & 41 6202	921 NE 64TH ST OKLAHOMA CITY
R146406 470	WALLACE TREVOR & PORSCH D	936 NE 64TH ST, RAVENSWOOD MANOR ADD 034 000 OKC, OK 73111 LOTS 14 & 15	920 NE 65TH ST OKLAHOMA CITY
R146406 480	WATSON ROY L & WATSON HUNT PATRICIA A	937 NE 64TH ST, RAVENSWOOD MANOR ADD 034 000 OKC, OK 73114- LOTS 16 & 17 7605	916 NE 65TH ST OKLAHOMA CITY
R146406 500	HUNT RANDY FRANCIS SCOTT & WATSON PATRICIA ANN	938 NE 64TH ST, RAVENSWOOD MANOR ADD 034 000 OKC, OK 73114 LOTS 18 & 19	912 NE 65TH ST OKLAHOMA CITY
R146406 875	MAYES FLOYD M & ANITA J	939 NE 64TH ST, RAVENSWOOD MANOR ADD 035 000 OKC, OK 73105- LOTS 24 & 25 6203	904 NE 64TH ST OKLAHOMA CITY
R146406 873	CLEMMONS RONALD D & VALERIE D	940 NE 64TH ST, RAVENSWOOD MANOR ADD 035 000 OKC, OK 73111- LOTS 22 & 23 6707	908 NE 64TH ST OKLAHOMA CITY
R146406 870	KR S TOP MANAGEMENT LLC	941 NE 64TH ST, RAVENSWOOD MANOR ADD 035 000 Edmond, OK, LOTS 20 & 21 73012	912 NE 64TH ST OKLAHOMA CITY
R146406 975	CITY OF OKLA CITY	942 NE 64TH ST, RAVENSWOOD MANOR ADD 035 000 OKC, OK 73102 S10FT OF LOT 9 PLUS S10FT OF LOTS 28 THRU 45 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R146406 505	MCMULLEN VERA J C/O VERA MCMULLEN CRAWFORD	813 MUSGRAVE RAVENSWOOD MANOR ADD 034 000 BLVD, OKC, OK LOTS 20 & 21 73114-4010	908 NE 65TH ST OKLAHOMA CITY
N/A	STATE OF OKLAHOMA	PO BOX 52000, PT SW4 SEC 2 12N 3W BEG 50FT E & OKC, OK 73152 50FT N OF SW/C OF SW4 N200FT E45FT S200FT W TO BEG CONT 0.21ACR MORE	0 UNKNOWN OKLAHOMA CITY
N/A	STATE OF OKLAHOMA	PO BOX 52000, PT OF SW4 SEC 2 12N 3W BEG 50FT E & OKC, OK 73152 250FT N OF SW/C OF SW4 TH N248.8FT SLY 252.77FT W45FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY

N/A	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLOOR, OKC, OK 73102	PT OF SW4 SEC 2 12N 3W BEG AT SW/C OF SW4 N1080FT E50FT S1030FT E913FT S50FT W963FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
N/A	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLOOR, OKC, OK 73102	PT NW4 SEC 11 12N 3W BEING E&N 50FT OF A TR IN NW/C OF NW4 400FT E&W BY 173.33FT N&S EXEMPT	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD - _____

MASTER DESIGN STATEMENT

Applicant: RMK Investments, LLC

Submitted October 21, 2021

PREPARED BY:
RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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, 2010).

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.

This site will be developed in accordance with the regulations of **C-3 Community Commercial District** (OKC Zoning Ordinance, 2010), except as modified herein.

All current buildings and improvements on this site shall be deemed permissible under this SPUD and permitted to remain as currently constructed. Any new buildings or improvements developed pursuant to this SPUD shall be in accordance with the Regulations set forth herein.

1. The following uses shall be the only uses permitted on this site:

8300.1	Administrative and Professional Offices
8300.24	Business Support Services
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners' Associations.
8250.4	Community Recreation: Restricted

8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Use
8300.41	Food & Beverage Retail Sales
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.56	Participant Recreation and Entertainment
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services General
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8350.3	Custom Manufacturing
8300.34	Eating Establishments: Drive-In
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales. Small: Restricted
8300.49	Lodging Accommodations: Bed and Breakfast
8250.14	Low Impact Institutional: Neighborhood- Related
8300.48	Laundry Services
8200.13	Senior Independent Living
8300.61	Repair Services: Consumer
8300.57	Payday or Title Loan Agencies
8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment – <i>SOLELY ALLOWABLE ON THE EAST LOT</i>
8300.21	Automotive and Equipment: Storage - <i>SOLELY ALLOWABLE ON THE EAST LOT</i>

NOTWITHSTANDING THE FOREGOING, NO BAR, TAVERN, OR MARIJUANA DISPENSARY SHALL BE PERMITTED ON THE SITE.

2. Maximum Building Height:

The current buildings on site shall remain. In the event that any new structure is built, said structure shall be required to meet the regulations of the C-3 Community Commercial District.

3. Maximum Building Size:

The current buildings on site shall remain. In the event that any new structure is built, said structure shall be required to meet the regulations of the C-3 Community Commercial District.

4. Building Setback Lines:

The current buildings on site shall remain. In the event that any new structure is built, said structure shall be required to meet the regulations of the base zoning district. Provided that nothing in this SPUD shall be read to invalidate the conformance of the existing building.

5. Sight-proof Screening:

Site proof screening within this SPUD shall be in accordance with the C-3 Community Commercial District.

6. Landscaping:

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

7. Signs:

7.1 Freestanding Accessory Signs:

There shall be two (2) freestanding ground (monument) sign permitted within this SPUD with the maximum size being 10 feet high and 100 square feet in area. The sign shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

7.2 Attached Signs:

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

7.3 Non-Accessory Signs:

Non-Accessory signs shall be prohibited within this SPUD.

7.4 Electronic Message Display Signs:

Electronic Message Display signs shall be prohibited within this SPUD.

8. Access:

The existing access to the site shall remain as is from NE 63rd St. and N. Kelley Ave. Should the existing structure be demolished and the site redeveloped, access will conform with all applicable code requirements.

9. Parking Regulations:

The existing parking shall be deemed to conform to all parking regulations for the existing development on the site. Parking shall be provided in accordance with the current parking regulations for any new construction.

10. Sidewalk Regulations:

Sidewalks shall be provided in accordance with Code.

II. Other Development Regulations:

1. Architecture:

All buildings currently constructed on site shall remain and shall be deemed to conform to all architecture regulations contained herein. In the event that a new building is constructed, the following regulations shall apply:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

The square footage on the property containing the existing drainage channel and its surrounding trees shall be preserved as a minimum amount of open space for the development.

3. Street Improvements:

N/A

4. Other:

4.1 Lighting:

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

4.2 Dumpsters:

Dumpster(s) shall be consolidated where practical and located within an area a minimum of 25 feet from any residential district and shall be screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from view.

4.3 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 all 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: | Conceptual Site Plan |
| Exhibit C: | Aerial of site |

Exhibit A

Legal Description:

Lots THIRTY-NINE (39) through FORTY-FIVE (45), Both Inclusive, of Block THIRTY-FIVE (35), in RAVENSWOOD MANOR ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

And

The South Half (S/2) of Lots FIVE (5), and all of Lots SIX (6), SEVEN (7), EIGHT (8), and NINE (9), both inclusive, LESS AND EXCEPT the South 10 feet of Lot 9, in Block THIRTY-FIVE (35), of RAVENSWOOD MANOR ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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

Exhibit B

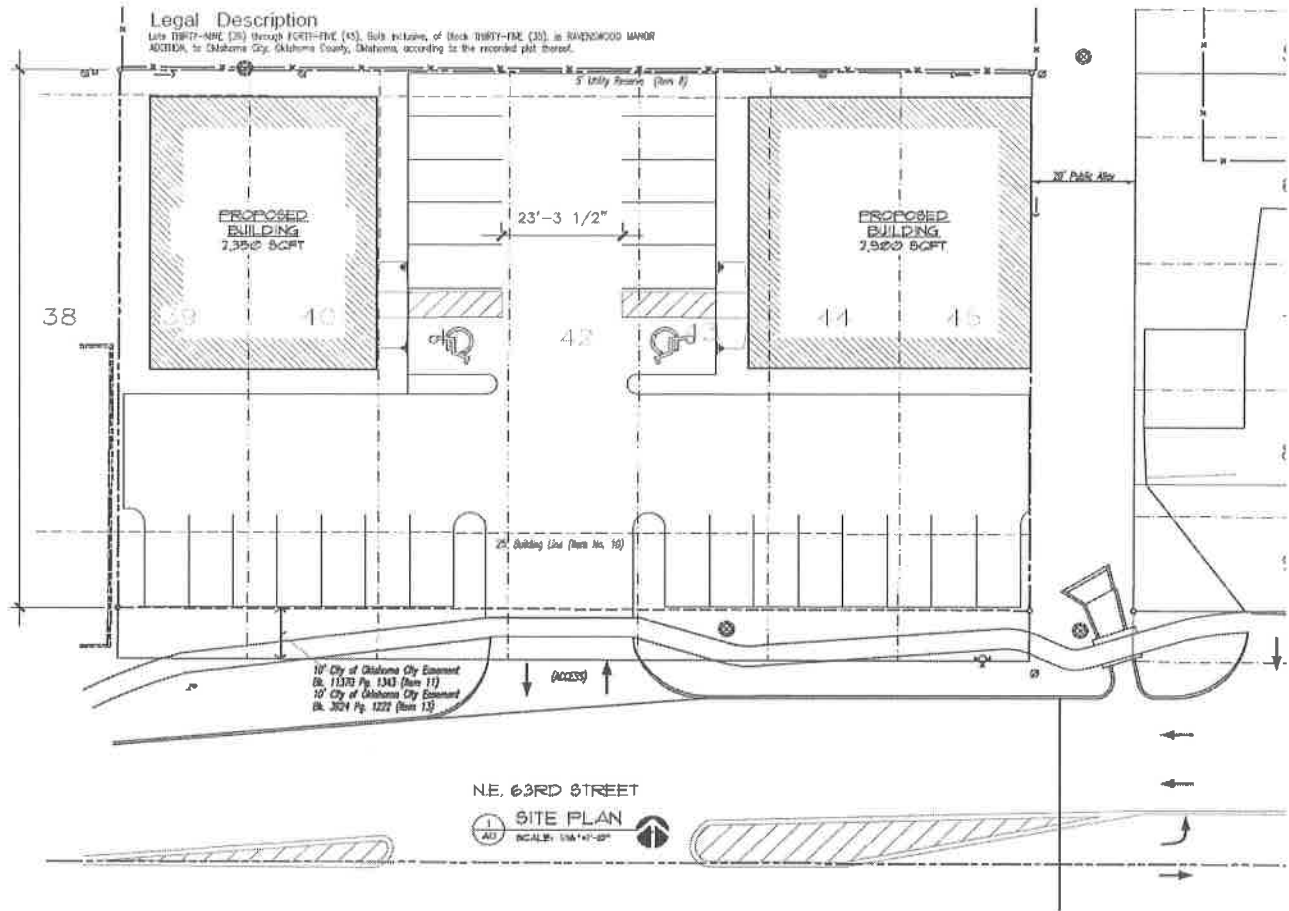
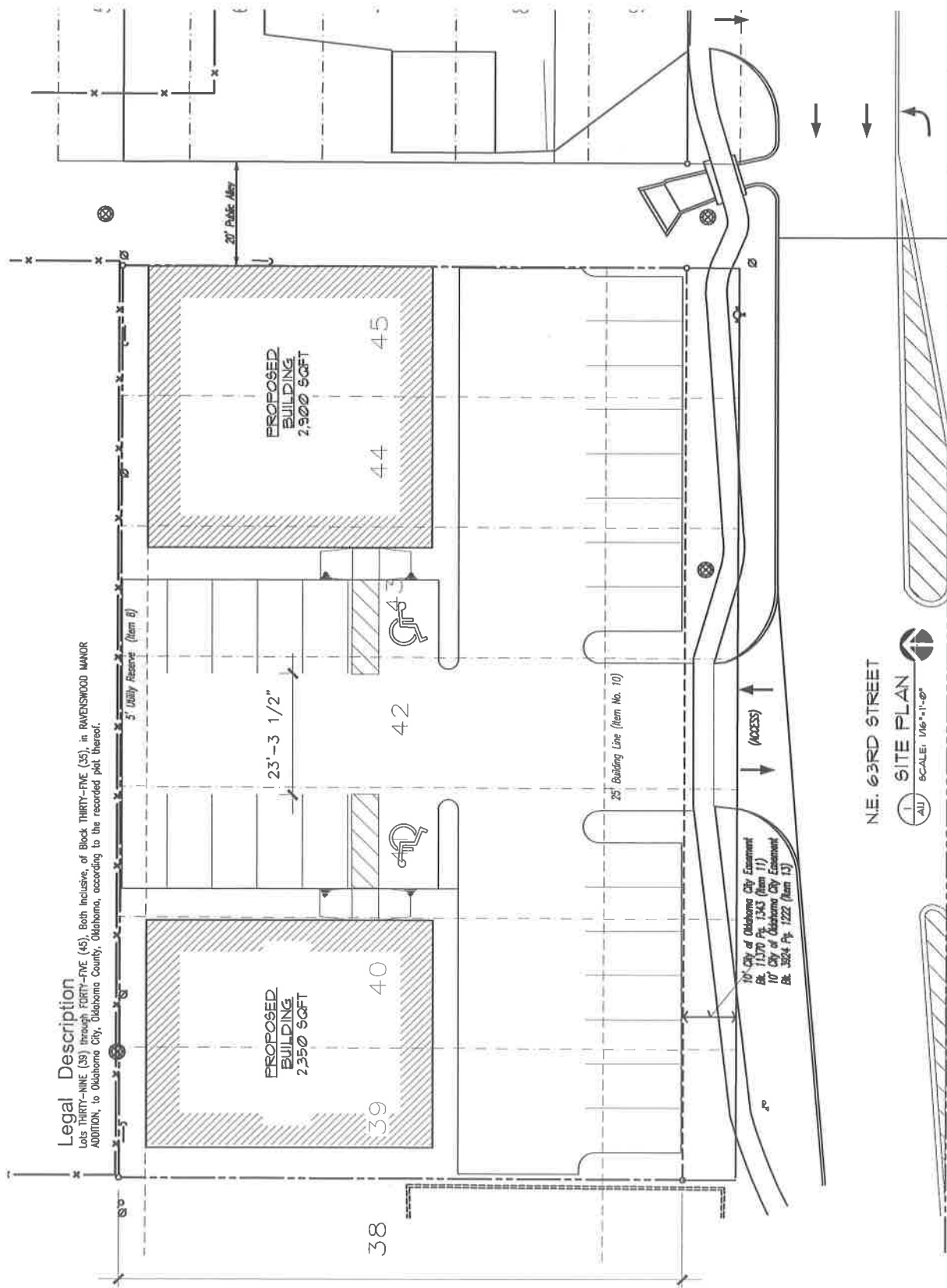


Exhibit C



Legal Description

Lots THIRTY-NINE (39) through FORTY-FIVE (45), Both inclusive, of Block THIRTY-FIVE (35), in RAVENSWOOD MANOR ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



N.E. 63RD STREET

1 AU SITE PLAN SCALE: 1/16"=1'-0"



Exhibit C