



**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**  
 Oklahoma Land Company LLC (10800 N. Western)

Project Name

10800 N Western Ave.

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

To allow billboard to remain during development.

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

0.35 acres MOL

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):

Oklahoma Land Company LLC

Name

5101 S. Shields Blvd.

Mailing Address

Oklahoma City, OK 73129

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

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

## LETTER OF AUTHORIZATION

Oklahoma Lead Company LLC, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and 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 10800 N Western  
@Klahaoma City. OK 73114.

By: Tom J. Tyler

Title: Oper. Mgr

Date: 12-16-2021

**Legal Description**

Lots TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) and THIRTY-TWO (32), of Block EIGHT (8), In HOMEDALE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

20150402010409640 DEED  
04/02/2015 11:55:36 AM  
Book:12787 Page:33  
PageCount:1 Filing  
Fee:\$13.00 Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Crutill

## QUIT CLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS:

That LINCOLN HOLDINGS, LLC an Oklahoma Limited Liability Co., party of the first part, in consideration of the sum of \$10.00 (TEN DOLLARS), and other valuable considerations, to in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto OKLAHOMA LAND COMPANY, LLC an Oklahoma Limited Liability Co. part(ies) of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Lots TWENTY-NINE (29), THIRTY (30),  
THIRTY-ONE (31) and THIRTY-TWO (32), of  
Block EIGHT (8), in  
HOMEDALE ADDITION, to  
Oklahoma County, Oklahoma,  
according to the recorded plat thereof.

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

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:

OKLAHOMA LAND COMPANY, LLC  
5101 S. SHIELDS BLVD  
OKLAHOMA CITY, OK 73129

Doc Stamps exempt per  
Oklahoma Statute 68,  
Section 3202, No. 4

### TAXES TO:

OKLAHOMA LAND COMPANY, LLC  
5101 S. SHIELDS BLVD  
OKLAHOMA CITY, OK 73129

together with all and singular the hereditaments and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, heirs and assigns forever.

Signed and delivered this 27th day of March, 2015.

LINCOLN HOLDINGS, LLC an Oklahoma Limited  
Liability Co.

BY

TONY TYLER, MEMBER/MANAGER

STATE OF OKLAHOMA }

} ss

COUNTY OF CLEVELAND }

Before me, a Notary Public in and for this state, on this 27th day of March, 2015, personally appeared TONY TYLER to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its MEMBER/MANAGER of LINCOLN HOLDINGS, LLC an Oklahoma Limited Liability Co and acknowledged to me that he executed the same as his free and voluntary act and deed, of such corporation, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

# ALTA/ACSM Land Title Survey

## Legal Description

Lot TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) and THIRTY-TWO (32), of Block EIGHT (8), in HOMEADALE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

## Title Information:

Old Republic Title Company, File Number: 15168559, Effective Date: January 23, 2015.

## Schedule "B-4" Exception Items:

⑦ Easement in favor of The City of Oklahoma City recorded in Book 3897, Page 132. (Affects the subject property as shown).

## Land Area:

15,229.36 Square Feet or 0.35 Acres ±.

## Flood Information:

By graphic plotting only, this property appears to be in Zone XZ per Flood Insurance Rate Map 40105CD160H, Community No. 405378, Panel 160 of 370, which bears an effective date of December 18, 2009.

## Cemetery Note:

No above ground visible evidence of cemeteries or burial grounds on subject property.

## Surveyor's Certification:

To: Old Republic Title Company of Oklahoma, Lincoln Holdings, LLC, Quanton M. Sparks, Quanton M. Sparks Family Limited Partnership, and Equity Realty.

I, Robert C. Outland, Licensed Professional Land Surveyor No. 1773 in the state of Oklahoma, do hereby 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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of table A thereof. The field work was completed on February 18, 2015.

I further certify that a survey was performed under my supervision of the property described hereon and that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors in accordance with Oklahoma Minimum Standards 245-15-13-2.

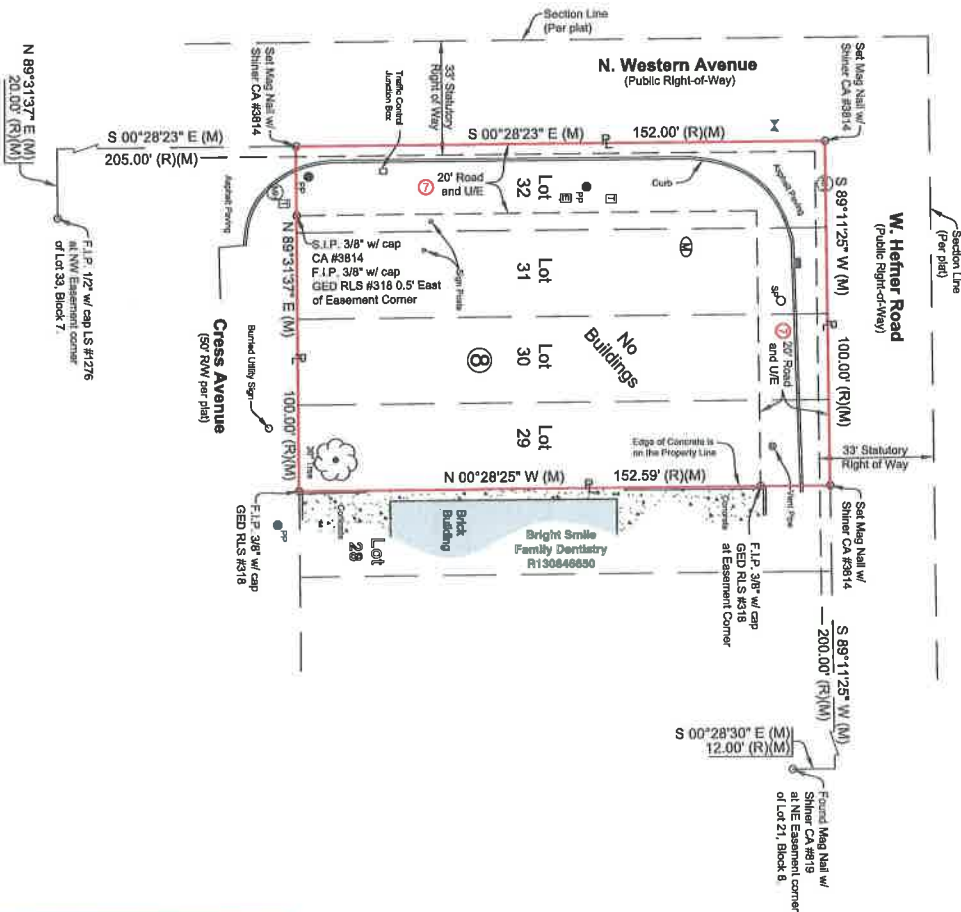
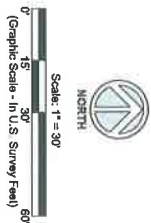
Robert C. Outland  
Oklahoma L.S. # 1773

Date:

Date:	Preparation:
Date:	Drawn By: AMS
Date:	Checked By: RCO
Date:	Field Check: 2/18/2015

## Base of Bearings:

Per the Oklahoma State Plane Coordinate System of 1983, North Zone.



## Legend:

- S.I.P. = Set Iron Pin
- F.I.P. = Found Iron Pin
- = Property Line
- (R) = Record
- (M) = Measured
- U/E = Utility Easement
- ⦿ = Signal Light Pole
- ⦿ = Water Meter
- ⦿ = Telephone Riser
- ⦿ = Electric Riser
- ⦿ = Manhole
- ⦿ = Water Valve
- = Breakline

**PRIORITY**  
Land Surveying, LLC  
P.O. Box 154, Norman, OK 73070  
Phone: 405.521.1111  
Fax: 405.521.1112  
Email: info@priorityland.com  
License No. 9202015

Project Location:  
W. Heimer Rd. & N. Western Ave.  
Project Location: Oklahoma County, Oklahoma  
Job Number: 14761

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA

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) §:  
)

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 300 feet in all directions of the following described land:

Lots Twenty-Nine (29), Thirty (30), Thirty-One (31), and Thirty-Two (32), of Block EIGHT (8), in HOMEDALE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2 ), 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: 12-08-2021 at 7:30 AM

**First American Title Insurance Company**

*Rochelle Duke*

By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2702618-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
3712	R130846720	OKLAHOMA LAND COMPANY LLC	5101 S SHIELDS BLVD	OKLAHOMA CITY	OK	73129-3217	HOMEDALE ADDITION	008	000	HOMEDALE ADDITION 008 000 LOTS 29 THRU 32 SUBJ TO RD ESMTS OF RECORD (SUBJECT PROPERTY)	10800 N WESTERN AVE OKLAHOMA CITY
3678	R134424655	AUTOZONE INC STORE 543	PO BOX 2198 DEPT 8088	MEMPHIS	TN	38101	UNPLTD PT SEC 20 13N 3W	000	000	UNPLTD PT SEC 20 13N 3W 000 000 PT SE4 SEC 20 13N 3W BEG 242.01FT W OF SE/C SE4 TH W209.04FT N346FT E208.94FT S346FT TO BEG SUBJ TO ESMTS OF RECORD	1125 W HEFNER RD OKLAHOMA CITY
3678	R134424665	SUMUKH OKC PROPERTIES LLC	6 ROCK ISLAND	ARDMORE	OK	73401	UNPLTD PT SEC 20 13N 3W	000	000	UNPLTD PT SEC 20 13N 3W 000 000 PT SE4 SEC 20 13N 3W BEG SE/C SE4 TH W242.01FT N346FT E241.95FT S346FT TO BEG SUBJ TO ESMTS OF RECORD	10911 N WESTERN AVE, Unit A-1 OKLAHOMA CITY
3683	R130760035	W & I INC	10900 N WESTERN AVE	OKLAHOMA CITY	OK	73114-7068	COLLEGE PARK ADD	001	000	COLLEGE PARK ADD 001 000 LOTS 37 THRU 46	UNKNOWN
3683	R130760015	HOLLOWAY WILLIS JR, HOLLOWAY SABA	5201 E HEFNER RD	OKLAHOMA CITY	OK	73131-6448	COLLEGE PARK ADD	001	000	COLLEGE PARK ADD 001 000 LOTS 17 THRU 23	10908 N WESTERN AVE OKLAHOMA CITY
3683	R130760020	W & I INC	10900 N WESTERN AVE	OKLAHOMA CITY	OK	73114-7068	COLLEGE PARK ADD	001	000	COLLEGE PARK ADD 001 000 LOT 24 THRU 30 SUBJECT TO EASEMENTS OF RECORD	10900 N WESTERN AVE OKLAHOMA CITY
3683	R130760033	W & I INC	10900 N WESTERN AVE	OKLAHOMA CITY	OK	73114-7068	COLLEGE PARK ADD	001	000	COLLEGE PARK ADD 001 000 LOTS 31 THRU 36	UNKNOWN
3683	R130760025	TDC40 PROPERTIES LLC	2615 NW 26TH ST	OKLAHOMA CITY	OK	73107	COLLEGE PARK ADD	001	000	COLLEGE PARK ADD 001 000 LOTS 11 & 12	920 NW 109TH ST OKLAHOMA CITY
3683	R130760001	FRATTALONE RICHARD A & BRIDGET D TRS, FRATTALONE 2017 TRUST	11057 ROSE MEADOW RD	LAKESIDE	CA	92040-2779	COLLEGE PARK ADD	001	000	COLLEGE PARK ADD 001 000 LOTS 15 & 16	928 NW 109TH ST OKLAHOMA CITY
3683	R130760030	TDC40 PROPERTIES LLC	2615 NW 26TH ST	OKLAHOMA CITY	OK	73107	COLLEGE PARK ADD	001	000	COLLEGE PARK ADD 001 000 LOTS 13 & 14	924 NW 109TH ST OKLAHOMA CITY
3712	R130845840	SANDERS ARTHUR D TRS, SANDERS ARTHUR D 1993 TRUST	15217 GRAND PARKE DR	EDMOND	OK	73013-1358	HOMEDALE ADDITION	007	000	HOMEDALE ADDITION 007 000 LOTS 33 THRU 48	10700 N WESTERN AVE OKLAHOMA CITY
3712	R130845600	PETEK LLC	12713 ARROWHEAD DR	OKLAHOMA CITY	OK	73120	HOMEDALE ADDITION	007	000	HOMEDALE ADDITION 007 000 LOTS 25 THRU 31 PLUS ESFT LOT 32	10708 N WESTERN AVE, Unit A OKLAHOMA CITY
3712	R130845530	SANDERS ARTHUR D TRS, SANDERS ARTHUR D 1993 TRUST	15217 GRAND PARKE DR	EDMOND	OK	73013-1358	HOMEDALE ADDITION	007	000	HOMEDALE ADDITION 007 000 LOTS 23 & 24	10700 N WESTERN AVE OKLAHOMA CITY
3712	R130845460	VELASCO SERGIO DE LARA REISS FRANK & THERESA TRS, REISS FRANK 1995 REV TRUST, C/O ELLY BEARD	1428 NW 104TH TER	OKLAHOMA CITY	OK	73114-5108	HOMEDALE ADDITION	007	000	HOMEDALE ADDITION 007 000 LOTS 21 & 22	UNKNOWN OKLAHOMA CITY
3712	R130845250		12316 ST ANDREWS DR STE A	OKLAHOMA CITY	OK	73120	HOMEDALE ADDITION	007	000	HOMEDALE ADDITION 007 000 LOTS 17 & 18	UNKNOWN OKLAHOMA CITY

3712	R130845820	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	HOMEDALE ADDITION	007	000	HOMEDALE ADDITION 007 000 W20FT LT 32 EXEMPT	0 UNKNOWN OKLAHOMA CITY
3712	R130845320	SMITH NORMA M CO TRS, SMITH JAMES E CO TRS,	17191 LAWRENCE 1217	AURORA	MO	65705	HOMEDALE ADDITION	007	019	HOMEDALE ADDITION 007 019	0 UNKNOWN OKLAHOMA CITY
3712	R130845390	SMITH NORMA M CO TRS, SMITH JAMES E CO TRS,	17191 LAWRENCE 1217	AURORA	MO	65705	HOMEDALE ADDITION	007	020	HOMEDALE ADDITION 007 020	0 UNKNOWN OKLAHOMA CITY
3712	R130846440	PURRECT LLC	113 BUMGARDNER AVE	NORMAN	OK	73026-3755	HOMEDALE ADDITION	008	000	HOMEDALE ADDITION 008 000 LOTS 12 THRU 18 EX N7FT & LOTS 19 & 20 EX N12FT	930 W HEFNER RD OKLAHOMA CITY
3712	R130846650	MISSION CAPITAL PROPERTIES HEFNER LLC	PO BOX 371258	LAS VEGAS	NV	89137	HOMEDALE ADDITION	008	000	HOMEDALE ADDITION 008 000 LOTS 25 THRU 28 SUB TO ESMTS OF RECORD	948 W HEFNER RD OKLAHOMA CITY
3712	R130846580	COX CABLE OKLAHOMA CITY INC TAX DEPT 3RD FLOOR EAST	6205 PEACHTREE DUNWOODY RD	ATLANTA	GA	30328-4524	HOMEDALE ADDITION	008	000	HOMEDALE ADDITION 008 000 ALL LTS 23 & 24 EX N17FT	0 UNKNOWN OKLAHOMA CITY
3712	R130846510	COXCOM INC	6205 PEACHTREE DUNWOODY RD	ATLANTA	GA	30328-4524	HOMEDALE ADDITION	008	000	HOMEDALE ADDITION 008 000 LOTS 21 & 22 EX N12FT	936 W HEFNER RD OKLAHOMA CITY
3713	R103811010	7 ELEVEN INC	2021 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128-1699	WESTERN VILLAGE SEC 4	000	000	WESTERN VILLAGE SEC 4 000 000 BEG AT NE/C BLK B TH W150FT S150FT E150FT N150FT TO BEG PLUS LOT 1 BLK F	1106 W HEFNER RD OKLAHOMA CITY
3713	R103811000	7 ELEVEN INCORPORATED	2021 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128-1699	WESTERN VILLAGE SEC 4	00A	001	WESTERN VILLAGE SEC 4 00A 001	1100 W HEFNER RD OKLAHOMA CITY
3713	R120950010	SAIL ASSOCIATES LLC, C/O HERMAN AND KITTLE PROPERTIES INC	500 E 96TH ST STE 300	INDIANAPOLIS	IN	46240	YORKTOWN CONDOMINIUMS	000	000	YORKTOWN CONDOMINIUMS 000 000 BEING ALL OF YORK TOWN CONDOMINIUMS PHASES I II & III & PT BLK B & PT BLK D WESTERN VILLAGE SEC 4 & ALL OF VACATED SHOPPERS DR DESCRIBED AS BEG 179FT W OF SE/C BLK C TH W190.81FT NWLY201.38FT NWLY105.25FT NELY125.28FT E129.28FT E129FT NLY5FT E78FT N46FT E134FT S45.79FT W16FT S238.61FT TO BEG	10735 N WESTERN AVE OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**Hefner & Western**

**December 21, 2021**

**PREPARED BY:**

Williams, Box, Forshee & Bullard, P.C.  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080  
405-236-5814 fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.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).

### **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. 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.

\*Any existing improvement shall be permitted to remain and shall be deemed to be in compliance with any regulation contained herein.

This SPUD shall be developed in accordance with the regulations of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020), except as modified herein.

#### **1. The following uses shall be permitted by right within this SPUD:**

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.8 Animal Sales & Services: Grooming
- 8300.11 Animal Sales & Services: Kennel & Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 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

8250.4 Community Recreation: Restricted  
 8300.32 Convenience Sales & Personal Services  
 8250.5 Cultural Exhibits  
 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  
 8300.44 Funeral and Interment Services: Undertaking  
 8300.45 Gasoline Sales, Large  
 8150.6.3 Greenhouse  
 8150.6.5 Hoop House  
 8300.48 Laundry Services  
 8250.11 Library Services and Community Centers  
 8250.12 Light Public Protection & Utility: General  
 8250.13 Light Public Protection & Utility: Restricted  
 8250.14 Low Impact Institutional: Neighborhood-Related  
 8300.52 Medical Services: General  
 8300.53 Medical Services: Restricted  
 8300.55 Participant Recreation & Entertainment: Indoor  
 8300.57 Payday or Title Loan Agencies  
 8300.58 Personal Services: General  
 8300.59 Personal Services: Restricted  
 8300.61 Repair Services: Consumer  
 8300.62 Research Services: Restricted  
 8300.63 Retail Sales and Services: General  
 8300.65 Retail Sales and Services: Pawn Shops  
 8300.66 Signs: Non-Accessory  
 8200.13 Senior Independent Living  
 8300.69 Spectator Sports and Entertainment: Restricted

**2. Maximum Building Height:**

Pursuant to the base zoning district.

**3. Maximum Building Size:**

Pursuant to the base zoning district.

**4. Maximum Number of Buildings:**

Pursuant to the base zoning district.

**5. Building Setback Lines:**

Pursuant to base zoning district.

**6. Sight-proof Screening:**

Screening shall be required to meet the regulations of the base zoning district.

**7. Landscaping:**

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

**8. Signs:**

The base zoning district shall govern the regulations for signage within the subject SPUD, except that a non-accessory sign shall not be required to be removed upon the development of the property.

**9. Access:**

Access to the site shall be taken from N. Western Ave. and W. Hefner Rd.

**10. Sidewalks:**

Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

**II. Other Development Regulations:**

**1. Architecture:**

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, stone, stucco, architectural metal or other similar type finish.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. 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, 2020, as amended. To minimize light spillover on single-family residential uses, outdoor lights within the development will be directed away from any adjacent single-family residential properties.

**5. Drainage:**

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

**6. Dumpsters:**

Dumpsters shall be consolidated, where practical, and shall be screened by a masonry wall of sufficient height to screen said dumpster from view.

**7. 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.

**III. Supporting Documents:**

**Exhibit A:** Legal Description

**Exhibit B:** Site Plan

**Legal Description**

Lots TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) and THIRTY-TWO (32), of Block EIGHT (8), in HOMEDALE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

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Old Republic Title Company, File Number: 15168599, Effective Date: January 23, 2015.

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**15,229.36 Square Feet or 0.35 Acres ±.**

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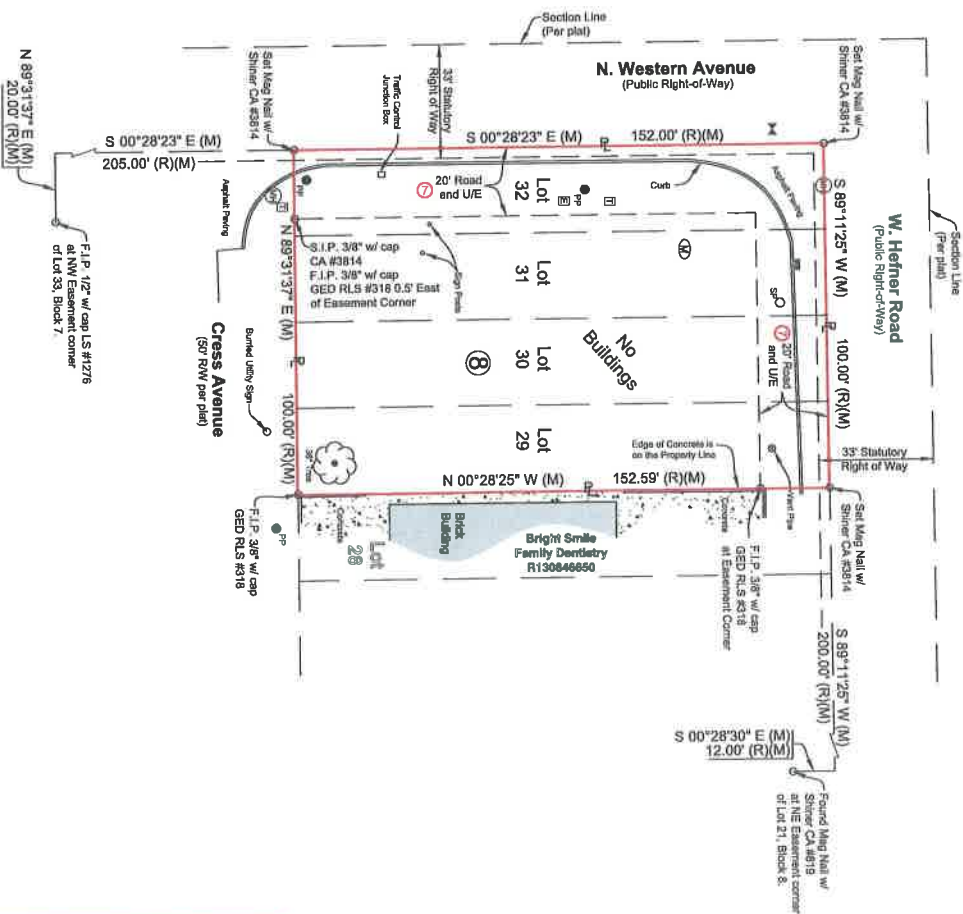
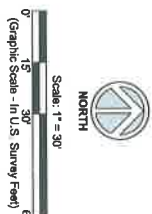
No above ground visible evidence of cemeteries or burial grounds on subject property.

To: Old Republic Title Company of Oklahoma, Lincoln Holdings, LLC, Quanton M. Starks, Quanton M. Starks Family Limited Partnership, and Equity Realty.


I, Robert C. Outman, Licensed Professional Land Surveyor No. 1773 in the state of Oklahoma, do hereby 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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on February 18, 2015.

I further certify that a survey was performed under my supervision of the property described hereon and that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors in accordance with Oklahoma Minimum Standards 245:15-13-2.

Per the Oklahoma State Plane Coordinate System of 1983, North Zone.



**Legend:**

- S.L.P. = Set Iron Pin
- F.I.P. = Found Iron Pin
-  = Property Line
- (R) = Record
- (M) = Measured
- U/E = Utility Easement
- P/P = Power Pole
- sP = Signal Light Pole
- WD = Water Meter
- T = Telephone Rear
- E = Electric Rear
- M = Manhole
- W = Water Valve
- B = Breakline

Sheet 1 of 1

**PRIORITY**  
**Land Surveying, LLC**  
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 Certified Surveyors License # 68316,  
 Expires 8/30/2015