



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
SW 134th St.

Project Name

200 SW 134th St.

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

Case No.:	SPUD - 1387
File Date:	Mar 22
Ward No.:	5
Nbhd. Assoc.:	
School District:	Moore
Extg Zoning:	SPUD 1335
Overlay:	

5 acres

ReZoning Area (Acres or Square Feet)

Utilize C-3 zoning district to develop a mixed use concept similar to the property to the east.

Summary Purpose Statement / Proposed Development

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):

Giua, LLC

Name

2390 E Orangewood Ave., Suite 120

Mailing Address

Anaheim, CA 92806

City, State, Zip Code

Phone

Email


Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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

Exhibit A

LEGAL DESCRIPTION

SW 134th & Santa Fe
5.00 Acre Tract

August 24, 2020

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 89°40'43" West, along and with the North line of said Northeast Quarter (NE/4), a distance of 981.53 feet;

THENCE South 00°19'17" East, departing said North line, a distance of 65.80 feet to a point on the South right-of-way line of S.W. 134th Street/State Highway 37, said point being the POINT OF BEGINNING;

THENCE South 00°20'23" East, a distance of 512.70 feet to a point on the North line of the recorded plat SANTA FE SUNSET ADDITION SECTION 6;

THENCE South 89°39'00" West, along and with the North line of said plat SANTA FE SUNSET ADDITION SECTION 6, a distance of 430.14 feet to the East right-of-way line of Harvey Avenue as shown on said plat SANTA FE SUNSET ADDITION SECTION 6;

THENCE North 01°33'33" East, along and with the East right-of-way line of said Harvey Avenue, a distance of 178.10 feet;

THENCE North 00°21'00" West, continuing along and with the East right-of-way line of Harvey Avenue, a distance of 325.00 feet;

THENCE North 44°39'00" East, continuing along and with the East right-of-way line of Harvey Avenue, a distance of 12.32 feet to a point on the South right-of-way line of S.W. 134th Street/State Highway 37;

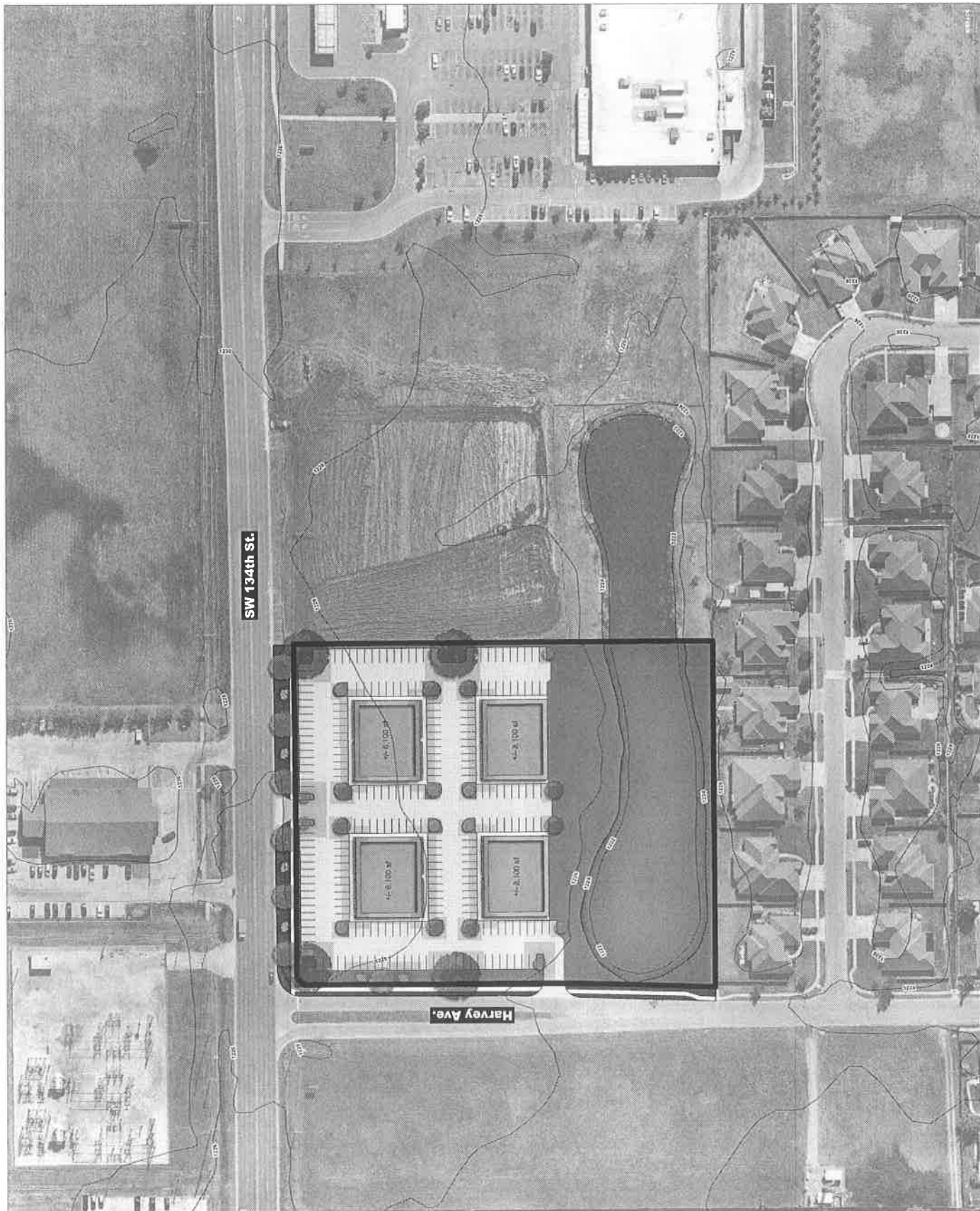
THENCE North 89°40'43" East, along and with the South right-of-way line of S.W. 134th Street/State Highway 37 a distance of 188.50 feet;

THENCE continuing along and with the South right-of-way line of S.W. 134th Street/State Highway 37 on a curve to the left having a radius of 21,535.92 feet, a

chord bearing of North 89°22'36" East, a chord length of 227.09 feet and an arc length of 227.09 feet to the POINT OF BEGINNING.

Containing 217,632 square feet or 5.00 acres, more or less.

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



SW 134th St. &
S Santa Fe Ave.
West Tract

SPUD- Exhibit B
+/- 5 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Olathe, Kansas 66041
Phone: (913) 765-1100
Fax: (913) 765-1101
Website: www.jaonline.com

City of Olathe Planning & Development
1111 11th St.
Olathe, Kansas 66041
City of Olathe Planning & Development
1111 11th St.
Olathe, Kansas 66041

January 13, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Mr. Curtis Liggins

RE: 200 SW 134th St.: SPUD Application

Dear Curtis:


On behalf of the property owner, Giau, LLC, we are submitting a request for a SPUD application for property located at 200 SW 134th St. in southwest Oklahoma City. The subject site is currently zoned SPUD-1335 with a base zoning district of C-3, "Community Commercial" District. This site was rezoned to SPUD-1335 in October of 2021. This requested rezone is necessary to update the SPUD to permit the proposed development. The property is currently undeveloped. This application seeks to rezone the property, totaling 5 acres, to permit a mixed-use development that is similar to and will compliment PUD-1771 to the east that is currently being developed.

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

- Rezoning Application
- Letter of Authorization
- Legal Description
- Warranty Deed
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing fee: \$1,800.00

Please review the following information for its completeness and place this application on the Planning Commission docket for **February 24, 2022**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, Johnson & Associates
[4588 006/ PUD]

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GIAU, LLC
2390 E Oranewood Ave., Suite 120
Anaheim, CA 92806
PH: (714) 879-6868

January 4, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this rezone application and all subsequent applications to the City of Oklahoma City in regard to property located southeast and southwest of the SW 134th St. & Harvey Ave. intersection in south Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Crystal Nguyen, PhD.

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 4588 000/PUD

Record & Return to:
 American Eagle Title Group
 421 NW 13th St, Suite 320
 Oklahoma City, OK 73103
 File # 1407-0019-23

Doc#: R 2015 21519
 Bk&Pg: RB 5436 0444 - 0445
 Filed: 06-25-2015 BP
 11:28:25 AM QC
 Cleveland County, OK



② QUIT CLAIM DEED

Billy M. Teague and Zella M. Teague, husband and wife, 8125 South I-35, Oklahoma City, Oklahoma 73149 (hereinafter called "Grantors"), for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey to **Teague Business Properties, L.L.C.**, an Oklahoma limited liability company, Attn: Frances Ann Teague Waggoner, 8125 South I-35, Oklahoma City, Oklahoma 73149 (hereinafter called "Grantee"), all of Grantors' right, title, interest, estate and every claim and demand, both at law and in equity, in and to the real property described on Exhibit A attached hereto and located in **Cleveland County, Oklahoma** (the "Property"), together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the Property with all the rights, privileges and appurtenances thereunto belonging unto Grantee, and its respective successors and assigns forever, so that neither the Grantors nor any person in Grantors' name and behalf shall or will hereafter grant or demand any right or title to the Property or any part thereof; but they and every one of them shall, by these presents, be excluded and forever barred.

Executed as of the 11th day of June, 2015.

**EXEMPT DOCUMENTARY STAMP
 TAX, O.S. TITLE 68, ARTICLE 32,
 SECTION 3202, PARAGRAPH 4**

Billy M. Teague
 Billy M. Teague

Zella M. Teague
 Zella M. Teague

STATE OF OKLAHOMA }
 COUNTY OF OKLAHOMA }

SS.

This instrument was acknowledged before me this 11th day of June, 2015, by Billy M. Teague and Zella M. Teague, husband and wife.

Terry L. Homer
 Notary Public

My Commission Expires:

(SEAL)



Return to:
 Randall D. Mock
 17th Floor
 One Leadership Square
 211 North Robinson
 Okla City, OK 73102

Mail Tax Stmt's to:
 Frances A. Waggoner
 2119 N. Eastern Ave
 Moore, OK 73160

EXHIBIT A**All Properties Located in Cleveland County****(Southwest 134th and Santa Fe)**

A part of the NE/4 of Section 21, T10N, R3W of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 94.99', S0°19'24"E from the NE corner of said NE/4; thence S0°19'24"E along the east line of said NE/4 1326.63'; thence S89°20'39"W 751.00'; thence N0°39'21"W 335.00'; thence S89°20'39"W 572.41'; thence N60°39'21"W 151.52'; thence N29°20'39"E 35.00'; thence N60°39'21"W 185.00'; thence S29°20'39"W 481.53'; thence S0°39'21"E 1341.53' to a point on the south line of said NE/4; thence S89°20'39"W along said south line 823.29' to the SW corner of said NE/4; thence N0°15'59"W along the west line of said NE/4 1470.71'; thence N89°39'59"E 625.73'; thence N0°15'59"W 313.84'; thence N89°39'59"E 340.00'; thence N0°15'59"W 810.00'; thence N89°39'59"E 476.42'; thence northeasterly along a curve to the left having a radius of 21,535.92', a distance of 605.80'; thence northeasterly along a curve to the right having a radius of 21,435.92', a distance of 536.24'; thence S37°16'32"E 56.17'; thence N89°39'59"E 33.00' to the point or place of beginning, containing 74.76 acres (3,256,553.89 square feet) more or less.

LEGAL DESCRIPTION

SW 134th & Santa Fe
5.00 Acre Tract

August 24, 2020

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Containing 217,632 square feet or 5.00 acres, more or less.

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

Prepared by Matthew Johnson P.L.S. 1807

Johnson & Associates, Inc.

Certificate of Authorization No. 1484 (Expires 6-30-21)

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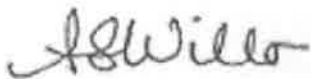
STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) s:

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: December 30, 2021 at 7:30 AM

First American Title Insurance Company

A handwritten signature in dark ink, appearing to read "A Willoughby", written in a cursive style.

By:

Annette Willoughby
Abstractor License No. 4580
OAB Certificate of Authority # 49
File No. 2641871-MO99

OWNERSHIP LIST

ORDER NO. 2648171-MO99

DATE PREPARED: January 10, 2022
EFFECTIVE DATE: December 30, 2021 at 7:30 A.M.

OWNER	LOT	BLK	ADDITION
Giau, LLC 2390 E Orangewood Avenue, Suite 120 Anaheim CA 92806			PART NE/4 21-10N-3W BEG 56.60'S 531.84' W THEN ON A C/R R=21435.92 CB S88D W449.78' NE/C NE/4 TO POB THENCE APPROX W396.22' S44D W35.36' S325' S 01D W178.10' W430.14' N512.70' POB Account #189995 (Subject Parcel)
OKLAHOMA GAS & ELECTRIC CO 1 ASSESSOR NORMAN OK 73069			PART 16-10-3W SE/4 SE/4 SW/4 SE/4 Account #54065
JT VENTURES, LLC 13504 Auburn LN Edmond OK 73013-5683			PART 16-10-3W W265' OF S/2 SW/4 SE/4 SE/4 DES BEG 1065. 35' W SE/C W265' N329.60' E265' S329.75' POB Account #101229
SCISSORTAIL VENTURES, LLC 7933 Lasley Forest RD Lewisville NC 27023-8244			PART 16-10-3W S/2 SE/4 SE/4 BEG SE/C SE/4 W1055' N330' E1055' S330' POB Account #140879
KING FISHER HOLDINGS, LLC 12360 Market Center DR Oklahoma City OK 73114-8136			PART 21-10-3W NE/4 BEG 531.84' W 56.60' S NE/C NE/4 S177.46' E59.56' S344.21' W509.25' N512.70' C/L (R=21535.92') CB N 88D E378.71' C/R (=21435.92') N 88D E71.08' POB Less Santa Fe Office Park Unit Ownership Estate Account #191485 (formerly 189996- lot was split)
DOUGLASS LEGACY WEALTH TRUST 117 SW 136th ST Oklahoma City OK 73170-6870	22	26	SANTA FE SUNSET ADD SEC 6 Account #149372
THE CARL F. & SHARON D. MOORE REV TRT 124 SW 136TH ST OKLAHOMA CITY OK 73170	7	26	SANTA FE SUNSET ADD SEC 6 Account #149357
JOHNNY L. CLARK II & JULIANE CLARK 125 SW 136th ST Oklahoma City OK 73170-6870	23	26	SANTA FE SUNSET ADD SEC 6

			Account #149373
D GAYLE VOORHIES LIV TRT 132 SW 136th ST Oklahoma City OK 73170-6867	6	26	SANTA FE SUNSET ADD SEC 6 Account #149356
ANDERS LIVING TRUST, 133 SW 136th ST, Oklahoma City, 73170-6870	24	26	SANTA FE SUNSET ADD SEC 6 LOT 24 BLOCK 26 Account #149374
NAM D. PHAM 200 SW 136th ST Oklahoma City OK 73170-6892	5	26	SANTA FE SUNSET ADD SEC 6 LOT 5 BLOCK 26 Account #149355
EWERS LIV TRT 201 SW 136th ST Oklahoma City OK 73170-6893	25	26	SANTA FE SUNSET ADD SEC 6 Account #149375
ROBERT & DANIELLE SHARRY 208 SW 136th ST Oklahoma City OK 73170-6892	4	26	SANTA FE SUNSET ADD SEC 6 Account #149354
MICHAEL L. & GALE SNEED 209 SW 136th ST Oklahoma City OK 73170-6893	26	26	SANTA FE SUNSET ADD SEC 6 Account #149376
PATRICIA HAILEY VLOEDMAN 216 SW 136th ST Oklahoma City OK 73170-6892	3	26	SANTA FE SUNSET ADD SEC 6 Account #149353
MATTHEW R. KEMP 600 WHITLEY PLACE DR PROSPER, TX 75078-9068	27	26	SANTA FE SUNSET ADD SEC 6 Account #149377
EDWARD C MURRAY III 224 SW 136th ST Oklahoma City OK 73170-6892	2	26	SANTA FE SUNSET ADD SEC 6 Account #149352
JASON CHANG 225 SW 136th ST Oklahoma City OK 73170-6893	28	26	SANTA FE SUNSET ADD SEC 6 Account #149378
ELLA SUE KENDRICK 232 SW 136th ST Oklahoma City OK 73170-6892	1	26	SANTA FE SUNSET ADD SEC 6 Account #149351
GARY L. & CHERYL D. MCGINLEY 233 SW 136th ST Oklahoma City OK 73170-6893	29	26	SANTA FE SUNSET ADD SEC 6 Account #149379

SPUD-_____ MASTER DESIGN STATEMENT

200 SW 134th St.

January 5, 2022

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

I. Special Development Regulations:

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

This site will be developed in accordance with the regulations the **C-3, "Community Commercial" District and R-4, "General Residential" District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. The following uses shall be the only uses permitted within this SPUD:

The use and development regulations of the **C-3, "Community Commercial" District and/or the R-4, "General Residential" District** shall govern this SPUD except as herein modified below:

The following uses shall be the only uses allowed within this SPUD:

- Multiple-Family Residential (8200.12)
- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Administrative and Professional Offices (8300.1)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13) Use is permitted for the purpose of shared parking to allow for the phasing of landscaping and building construction.
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14) Further limited to a car wash
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food, with Drive-Thru Order Window (8300.36) Not allowed within 150' of residential zoning districts.
- Eating Establishment: Sitdown (8300.37)
- Eating Establishment: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishment: Sitdown, limited Alcohol Permitted (8300.39)
- Community Recreation: Restricted (8250.4)
- Food and Beverage Retail Sales (8300.41)
- Alcoholic Beverage Retail Sales (8300.5)
- Medical Services: General (830.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General (8300.63)
- Repair Services: Consumer (8300.61)
- Research and Development (8350.1)
- Research Services: Restricted (8300.62)

All conditional and special permit use regulations shall apply to this SPUD including the ability to apply for special event permits for outdoor events held within this SPUD.

2. Maximum Building Height:

The maximum height for structures within this SPUD shall be 2½ stories or 35 feet.

If developed as multiple-family residential use the maximum height shall be per the R-4, "General Residential" District regulations shall apply.

3. Maximum Building Size:

The maximum building size shall utilize the base district regulations.

4. Building Setback Lines:

There shall be no internal setback regulations except for those required to meet The City of Oklahoma City Building and Fire Code. The following setbacks shall be for buildings along the property boundaries and exclude any recreational amenities, walking paths or outdoor patios.

North: 25 feet

South: 50 feet

East: None

West: 10 feet

5. Sight-proof Screening:

Screening for this SPUD shall not be required due to the existence of the pond which creates a natural buffer and screen, coupled with the 50-foot south setback.

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. However, street trees shall be permitted to be planted within or at the property line rather than in public right of way.

Landscaping for the parking lot may be phased in with each building permit.

7. Signs:

7.1 *Freestanding Accessory Signs*

There shall be two (2) freestanding monument signs permitted in this SPUD. Said signs shall be ground (monument) signs with the maximum size being eight (8) feet high and 100 square feet per sign.

A sign that contains the name of any business located within this SPUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within the SPUD. Pole signs and billboards shall not be permitted.

7.2 *Attached Signage*

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

7.3 *Non-Accessory Signs*

Non-accessory signage shall not be permitted within this development.

7.4 *Electronic Message Display Signs*

EMD signs shall not be permitted within this SPUD.

7.5 *Decorative Artwork, Architectural Elements and Temporary Signage*

Decorative artwork and architectural elements shall be permitted in this SPUD. Artwork/architectural elements may include but is not limited to fountains, individual art pieces, decorative entry elements, etc. The decorative artwork/architectural elements shall not exceed 40 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street.

7.6 *Temporary Signage*

Temporary signage within this SPUD shall be permitted. Temporary signage includes: promotional banners/ signage, directional wayfinding for events, sponsorship banners, etc. Temporary signage shall not remain in place for more than 60 consecutive days.

8. Access:

Access into this SPUD shall be via one drive from SW 134th Street and one drive from Harvey Avenue. Said drives shall have a minimum separation of 200 feet from adjacent driveways.

Lots within this SPUD will not be required to have frontage on an approved street.

Access to individual lots within the SPUD may be permitted to be from a private drive. The private drive may be placed within a common area or easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

Lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this SPUD. A split lot is not required to have frontage on an approved street.

9. Parking Regulations:

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

If development within this SPUD utilizes the "Commercial District" scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

10. Sidewalk Regulations:

Five-foot wide sidewalks shall be constructed along any public street where development occurs. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

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% wood or other materials not listed shall be permitted. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

2. Open Space:

There shall be a minimum of 10% open space within this SPUD.

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, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

4.2 Dumpsters:

Dumpsters shall be consolidated where practical and 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 the developed single family homes.

4.3 Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: SPUD Boundary

Exhibit B: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

SW 134th & Santa Fe
5.00 Acre Tract

August 24, 2020

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 89°40'43" West, along and with the North line of said Northeast Quarter (NE/4), a distance of 981.53 feet;

THENCE South 00°19'17" East, departing said North line, a distance of 65.80 feet to a point on the South right-of-way line of S.W. 134th Street/State Highway 37, said point being the POINT OF BEGINNING;

THENCE South 00°20'23" East, a distance of 512.70 feet to a point on the North line of the recorded plat SANTA FE SUNSET ADDITION SECTION 6;

THENCE South 89°39'00" West, along and with the North line of said plat SANTA FE SUNSET ADDITION SECTION 6, a distance of 430.14 feet to the East right-of-way line of Harvey Avenue as shown on said plat SANTA FE SUNSET ADDITION SECTION 6;

THENCE North 01°33'33" East, along and with the East right-of-way line of said Harvey Avenue, a distance of 178.10 feet;

THENCE North 00°21'00" West, continuing along and with the East right-of-way line of Harvey Avenue, a distance of 325.00 feet;

THENCE North 44°39'00" East, continuing along and with the East right-of-way line of Harvey Avenue, a distance of 12.32 feet to a point on the South right-of-way line of S.W. 134th Street/State Highway 37;

THENCE North 89°40'43" East, along and with the South right-of-way line of S.W. 134th Street/State Highway 37 a distance of 188.50 feet;

THENCE continuing along and with the South right-of-way line of S.W. 134th Street/State Highway 37 on a curve to the left having a radius of 21,535.92 feet, a

chord bearing of North 89°22'36" East, a chord length of 227.09 feet and an arc length of 227.09 feet to the POINT OF BEGINNING.

Containing 217,632 square feet or 5.00 acres, more or less.

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



SW 134th St. &
S Santa Fe Ave.
West Tract

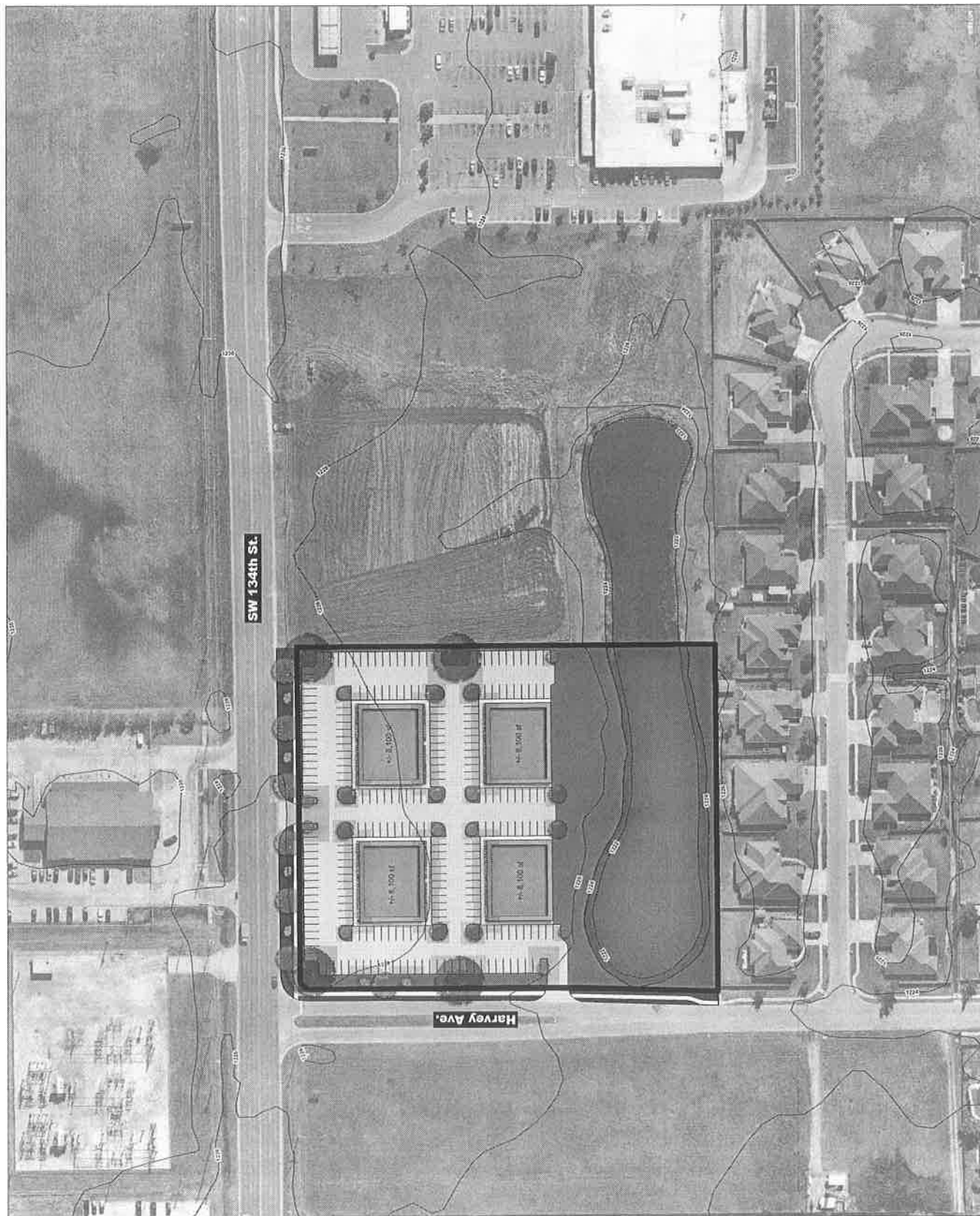
SPUD- Exhibit B
+/- 5 acres



J.A. Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104

Prepared by: J.A. Johnson
Date: 11/1/07

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SPUD-_____ MASTER DESIGN STATEMENT

200 SW 134th St.

January 5, 2022

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

I. Special Development Regulations:

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

This site will be developed in accordance with the regulations the **C-3, "Community Commercial" District and R-4, "General Residential" District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. The following uses shall be the only uses permitted within this SPUD:

The use and development regulations of the **C-3, "Community Commercial" District and/or the R-4, "General Residential" District** shall govern this SPUD except as herein modified below:

The following uses shall be the only uses allowed within this SPUD:

- Multiple-Family Residential (8200.12)
- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Administrative and Professional Offices (8300.1)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13) Use is permitted for the purpose of shared parking to allow for the phasing of landscaping and building construction.
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14) Further limited to a car wash
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food, with Drive-Thru Order Window (8300.36) Not allowed within 150' of residential zoning districts.
- Eating Establishment: Sitdown (8300.37)
- Eating Establishment: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishment: Sitdown, limited Alcohol Permitted (8300.39)
- Community Recreation: Restricted (8250.4)
- Food and Beverage Retail Sales (8300.41)
- Alcoholic Beverage Retail Sales (8300.5)
- Medical Services: General (830.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General (8300.63)
- Repair Services: Consumer (8300.61)
- Research and Development (8350.1)
- Research Services: Restricted (8300.62)

All conditional and special permit use regulations shall apply to this SPUD including the ability to apply for special event permits for outdoor events held within this SPUD.

2. Maximum Building Height:

The maximum height for structures within this SPUD shall be 2½ stories or 35 feet.

If developed as multiple-family residential use the maximum height shall be per the R-4, "General Residential" District regulations shall apply.

3. Maximum Building Size:

The maximum building size shall utilize the base district regulations.

4. Building Setback Lines:

There shall be no internal setback regulations except for those required to meet The City of Oklahoma City Building and Fire Code. The following setbacks shall be for buildings along the property boundaries and exclude any recreational amenities, walking paths or outdoor patios.

North: 25 feet

South: 50 feet

East: None

West: 10 feet

5. Sight-proof Screening:

Screening for this SPUD shall not be required due to the existence of the pond which creates a natural buffer and screen, coupled with the 50-foot south setback.

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. However, street trees shall be permitted to be planted within or at the property line rather than in public right of way.

Landscaping for the parking lot may be phased in with each building permit.

7. Signs:

7.1 *Freestanding Accessory Signs*

There shall be two (2) freestanding monument signs permitted in this SPUD. Said signs shall be ground (monument) signs with the maximum size being eight (8) feet high and 100 square feet per sign.

A sign that contains the name of any business located within this SPUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within the SPUD. Pole signs and billboards shall not be permitted.

7.2 *Attached Signage*

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

7.3 *Non-Accessory Signs*

Non-accessory signage shall not be permitted within this development.

7.4 *Electronic Message Display Signs*

EMD signs shall not be permitted within this SPUD.

7.5 *Decorative Artwork, Architectural Elements and Temporary Signage*

Decorative artwork and architectural elements shall be permitted in this SPUD. Artwork/architectural elements may include but is not limited to fountains, individual art pieces, decorative entry elements, etc. The decorative artwork/architectural elements shall not exceed 40 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street.

7.6 *Temporary Signage*

Temporary signage within this SPUD shall be permitted. Temporary signage includes: promotional banners/ signage, directional wayfinding for events, sponsorship banners, etc. Temporary signage shall not remain in place for more than 60 consecutive days.

8. Access:

Access into this SPUD shall be via one drive from SW 134th Street and one drive from Harvey Avenue. Said drives shall have a minimum separation of 200 feet from adjacent driveways.

Lots within this SPUD will not be required to have frontage on an approved street.

Access to individual lots within the SPUD may be permitted to be from a private drive. The private drive may be placed within a common area or easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

Lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this SPUD. A split lot is not required to have frontage on an approved street.

9. Parking Regulations:

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

If development within this SPUD utilizes the "Commercial District" scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

10. Sidewalk Regulations:

Five-foot wide sidewalks shall be constructed along any public street where development occurs. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

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% wood or other materials not listed shall be permitted. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

2. Open Space:

There shall be a minimum of 10% open space within this SPUD.

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, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

4.2 Dumpsters:

Dumpsters shall be consolidated where practical and 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 the developed single family homes.

4.3 Drainage:

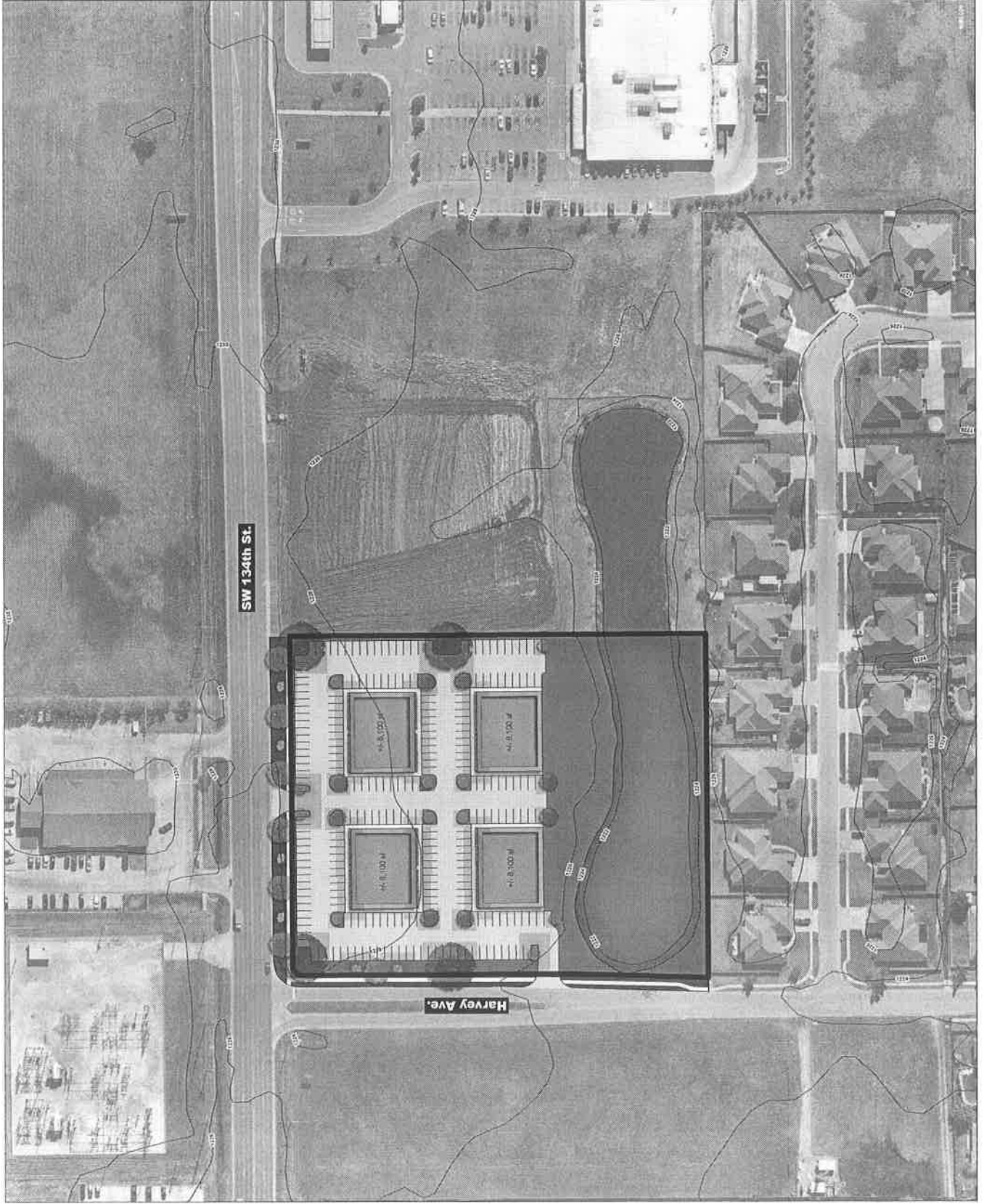
Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: SPUD Boundary

Exhibit B: Conceptual Site Plan



SW 134th St. &
S Santa Fe Ave.
West Tract

SPUD- Exhibit B
+/- 5 acres

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

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: December 30, 2021 at 7:30 AM

First American Title Insurance Company

A handwritten signature in dark ink, appearing to read "A Willoughby", written in a cursive style.

By:

Annette Willoughby
Abstractor License No. 4580
OAB Certificate of Authority # 49
File No. 2641871-MO99

OWNERSHIP LIST

ORDER NO. 2648171-MO99

DATE PREPARED: January 10, 2022
EFFECTIVE DATE: December 30, 2021 at 7:30 A.M.

OWNER	LOT	BLK	ADDITION
Giau, LLC 2390 E Orangewood Avenue, Suite 120 Anaheim CA 92806			PART NE/4 21-10N-3W BEG 56.60'S 531.84' W THEN ON A C/R R=21435.92 CB S88D W449.78' NE/C NE/4 TO POB THENCE APPROX W396.22' S44D W35.36' S325' S 01D W178.10' W430.14' N512.70' POB Account #189995 (Subject Parcel)
OKLAHOMA GAS & ELECTRIC CO 1 ASSESSOR NORMAN OK 73069			PART 16-10-3W SE/4 SE/4 SW/4 SE/4 Account #54065
JT VENTURES, LLC 13504 Auburn LN Edmond OK 73013-5683			PART 16-10-3W W265' OF S/2 SW/4 SE/4 SE/4 DES BEG 1065. 35'W SE/C W265' N329.60' E265' S329.75' POB Account #101229
SCISSORTAIL VENTURES, LLC 7933 Lasley Forest RD Lewisville NC 27023-8244			PART 16-10-3W S/2 SE/4 SE/4 BEG SE/C SE/4 W1055' N330' E1055' S330' POB Account #140879
KING FISHER HOLDINGS, LLC 12360 Market Center DR Oklahoma City OK 73114-8136			PART 21-10-3W NE/4 BEG 531.84'W 56.60'S NE/C NE/4 S177.46' E59.56' S344.21' W509.25' N512.70' C/L (R=21535.92') CB N 88D E378.71'C/R (=21435.92') N 88D E71.08' POB Less Santa Fe Office Park Unit Ownership Estate Account #191485 (formerly 189996- lot was split)
DOUGLASS LEGACY WEALTH TRUST 117 SW 136th ST Oklahoma City OK 73170-6870	22	26	SANTA FE SUNSET ADD SEC 6 Account #149372
THE CARL F. & SHARON D. MOORE REV TRT 124 SW 136TH ST OKLAHOMA CITY OK 73170	7	26	SANTA FE SUNSET ADD SEC 6 Account #149357
JOHNNY L. CLARK II & JULIANE CLARK 125 SW 136th ST Oklahoma City OK 73170-6870	23	26	SANTA FE SUNSET ADD SEC 6

			Account #149373
D GAYLE VOORHIES LIV TRT 132 SW 136th ST Oklahoma City OK 73170-6867	6	26	SANTA FE SUNSET ADD SEC 6 Account #149356
ANDERS LIVING TRUST, 133 SW 136th ST, Oklahoma City, 73170-6870	24	26	SANTA FE SUNSET ADD SEC 6 LOT 24 BLOCK 26 Account #149374
NAM D. PHAM 200 SW 136th ST Oklahoma City OK 73170-6892	5	26	SANTA FE SUNSET ADD SEC 6 LOT 5 BLOCK 26 Account #149355
EWERS LIV TRT 201 SW 136th ST Oklahoma City OK 73170-6893	25	26	SANTA FE SUNSET ADD SEC 6 Account #149375
ROBERT & DANIELLE SHARRY 208 SW 136th ST Oklahoma City OK 73170-6892	4	26	SANTA FE SUNSET ADD SEC 6 Account #149354
MICHAEL L. & GALE SNEED 209 SW 136th ST Oklahoma City OK 73170-6893	26	26	SANTA FE SUNSET ADD SEC 6 Account #149376
PATRICIA HAILEY VLOEDMAN 216 SW 136th ST Oklahoma City OK 73170-6892	3	26	SANTA FE SUNSET ADD SEC 6 Account #149353
MATTHEW R. KEMP 600 WHITLEY PLACE DR PROSPER, TX 75078-9068	27	26	SANTA FE SUNSET ADD SEC 6 Account #149377
EDWARD C MURRAY III 224 SW 136th ST Oklahoma City OK 73170-6892	2	26	SANTA FE SUNSET ADD SEC 6 Account #149352
JASON CHANG 225 SW 136th ST Oklahoma City OK 73170-6893	28	26	SANTA FE SUNSET ADD SEC 6 Account #149378
ELLA SUE KENDRICK 232 SW 136th ST Oklahoma City OK 73170-6892	1	26	SANTA FE SUNSET ADD SEC 6 Account #149351
GARY L. & CHERYL D. MCGINLEY 233 SW 136th ST Oklahoma City OK 73170-6893	29	26	SANTA FE SUNSET ADD SEC 6 Account #149379

