



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>

Staff Use Only	
Case No.: SPUD -	1458
File Date:	9 Sep 22
Ward No.:	7
Nbhd. Assoc.:	Okdale
School District:	AA
Extg Zoning:	AA
Overlay:	

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
 11600 Ecker Drive
 Project Name

11600 Ecker Drive
 Address / Location of Property (Provide County name & parcel no. if unknown)

5 acres
 ReZoning Area (Acres or Square Feet)

subdivide property into two separate lots
 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 \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

May Day Property Holdings, LLC
 Name
 12620 Hoffman Road
 Mailing Address
 Edmond, OK 73013
 City, State, Zip Code
 Phone
 Email

Signature of Applicant
 Mark Grubbs, Grubbs Consulting, LLC
 Applicant's Name (please print)
 Applicant's Mailing Address
 Yukon 73099
 City, State, Zip Code
 405-265-0641
 Phone
 mark.grubbs@gc-okc.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.



September 7, 2022

To: Subdivision & Zoning
9th Floor, 420 W. Main
OKC
(405) 297-2623

From: Terri Massey
tmassey@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail

Re: 11600 Ecker Drive - SPUD application

Attachments:

- 1 SPUD Application
- 1 Legal Description of Property to be Rezoned (Exhibit A)
- 1 Letter of Authorization from Property Owner
- 1 Deed to Property
- 1 Ownership List
- 1 SPUD Design Statement with Exhibits

Comments: Please accept the attached SPUD application along with the supporting documents for placement on the October 27, 2022, Planning Commission docket. The filing fee of \$1800 will be remitted once the invoice with case number is provided. The legal description and SPUD document in Word Format have been e-mailed to Curtis Liggins and Thad Johnson along with the ownership list in Excel Format.

Thanks,

May Day Property Holdings LLC
12620 Hoffman Road
Edmond, OK 73013

September 6, 2022

City of Oklahoma City
Planning Department
Subdivision & Zoning Division
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

RE: Letter of Authorization for Rezoning Property at 11600 Ecker Drive in Oklahoma City

To Whom It May Concern:

I hereby authorize Grubbs Consulting, LLC to act as agent on my behalf in the preparation, filing and representation of the Simplified Planned Unit Development District (SPUD) rezoning application and lot split/deed approval application on the property described above in the City of Oklahoma City.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jeremy Bryant", with a horizontal line extending to the right.

Jeremy Bryant, Manager
May Day Property Holdings LLC



(Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT Jeremy Bryant and Jennifer Bryant, Husband and Wife party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto May Day Property Holdings LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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 parties of the second part, its successors, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered 6-10, 2022.

Jeremy Bryant

Jennifer Bryant

EXEMPTION: DOCUMENTARY STAMP
TAX O.S. TITLE 68, ARTICLE 32,
SECTION 3202 PAR 4

The State of OKLAHOMA

County of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of June, 2022, personally appeared Jeremy Bryant and Jennifer Bryant, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Notary Public in and for the State of Oklahoma
Notary's Printed Name: David B. Hooten
Notary's Commission Expires: 11/1/23

Mail Deed and Tax Statements To:
Jeremy Bryant
12620 Hoffman Road
Edmond, OK 73013

Presented for filing by and return to:
Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 710102200726
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

EXHIBIT "A"
Legal Description

For Tax Map ID(s): 141572010

The South Half (S/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Thirteen North (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, less a strip of land 30 feet wide off the South side street easement.

UNOFFICIAL

EXHIBIT A
LEGAL DESCRIPTION
11600 ECKER DR.

The South Half (S/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, in Oklahoma County, Oklahoma, according to the Government Survey thereof.

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

PREPARED BY:

Grubbs Consulting, LLC
1800 S. Sara Road
Yukon, OK 73099

405-265-0641
mark.grubbs@gc-okc.com

SPUD- MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulations of the **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:
2. **Lot Requirements:**
 - a) Minimum lot size shall be two acres (87,120 square feet).
 - b) Minimum lot width along Ecker Drive shall be 150 feet.
 - c) Maximum lot coverage shall be thirty-five percent.
3. **Building Setback Lines**
 - a) Minimum front yard setback shall be fifty feet, measuring from adjacent street right-of-way
 - b) Minimum rear yard setback shall be twenty-five feet.
 - c) Minimum side yard setback shall be twenty feet.
4. **Access:**

Access shall be from Ecker Drive.

5. Sidewalks

Sidewalks are not required.

II. Other Development Regulations:

1. Drainage:

Drainage improvements will be in accordance with applicable sections of the Oklahoma City Municipal Code. Private drainage ways will be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, as such exists on the date of approval of this SPUD. Any such private drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance of such drainage ways will be the responsibility of the property owners within the SPUD.

III. Supporting Documents

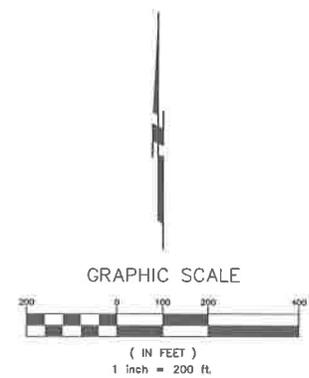
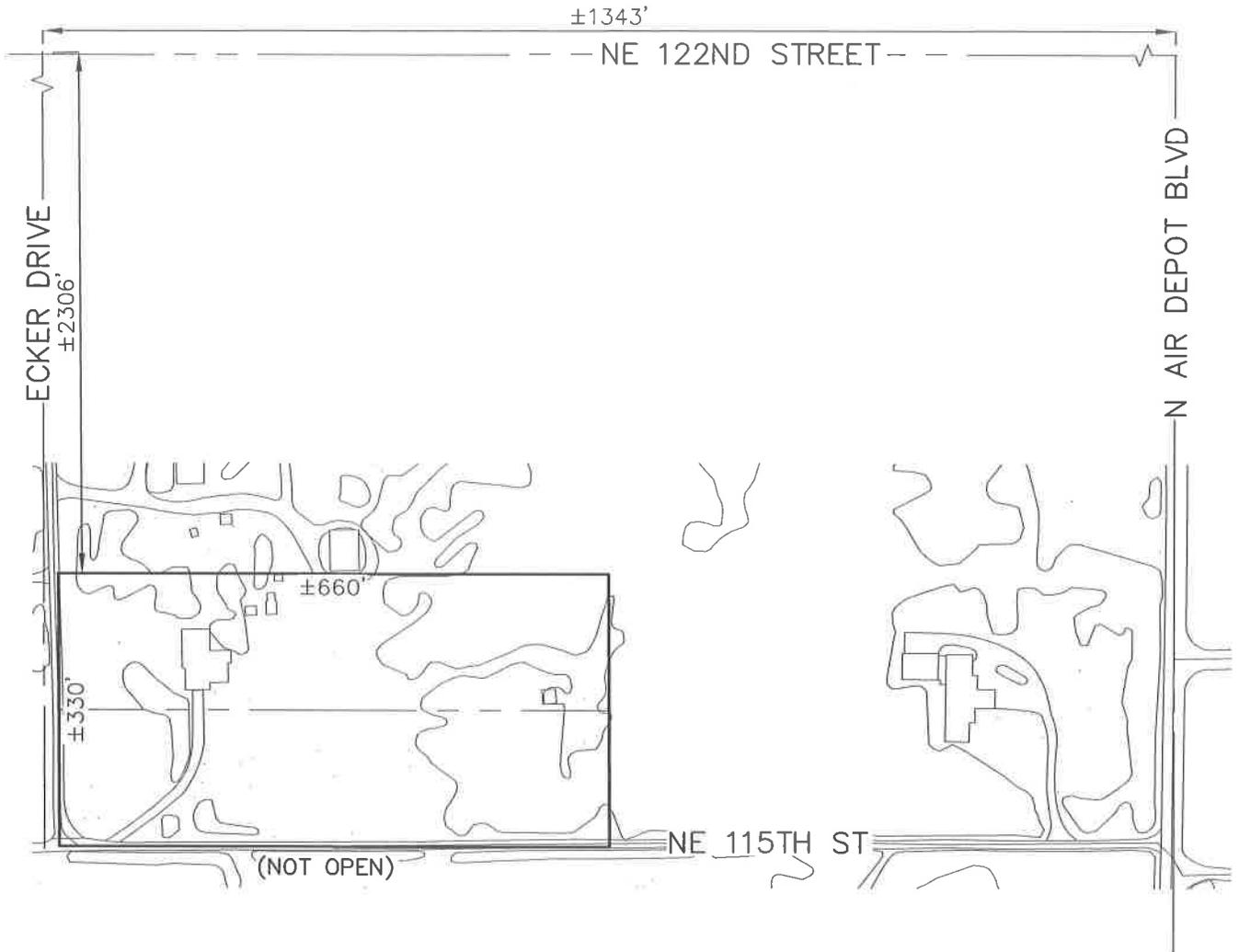
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT A
LEGAL DESCRIPTION
11600 ECKER DR.

The South Half (S/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, in Oklahoma County, Oklahoma, according to the Government Survey thereof.

EXHIBIT "B"



Proj. No.: 22-065
 Date: 09/06/2022
 Scale: (Horiz.) 1"=200'
 (Vert.) N/A
 Drawn By: JNB
 Checked By: TM
 Approved By: MCG

11600 ECKER DRIVE
 OKLAHOMA CITY
 OKLAHOMA COUNTY, OKLAHOMA
CONCEPTUAL LAYOUT


RUBBS CONSULTING, LLC
 CIVIL ENGINEERING & LAND PLANNING
 1800 S. Sara Road
 Yukon, OK 73099
 Phone: (405) 265-6641
 Fax: (405) 265-0649
GRUBBS CONSULTING, LLC, CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 05/30/24

FIGURE NO.
B

Ownership List Certificate

State of Oklahoma)
County of Oklahoma) SS

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Oklahoma County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor of each of the following parcels of land:

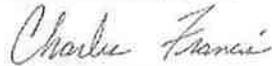
A 300 ft radius of property owners surrounding the following described property, to wit:

The South Half (S/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Thirteen North (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, less a strip of land 30 feet wide off the South side street easement.

In witness where of, Chicago Title Oklahoma CO., has caused by these Presents to be executed by its Vice-President and its Corporate Seal affixed.

EXECUTED at Oklahoma City, Oklahoma, August 18, 2022

Chicago Title Oklahoma Co.
By:



Vice President, Charles Francis



Date Prepared: August 25, 2022
Order Number: 710512202852

Owners Name	Mailing Address	City	State	Zip Code	Legal
Ernest W & Bana B Roberts	6525 NE 113TH ST	EDMOND	OK	73013-8352	RIVER OAKS IV 009 015
Gary A & Catherine L Evans	6601 NE 113TH ST	EDMOND	OK	73013-8354	RIVER OAKS IV 009 016
Scott M & Ronda Jill Proctor	6617 NE 113TH ST	EDMOND	OK	73013-8354	RIVER OAKS IV 009 017
Andrea L Key MD Trustee of the Jack C Rawson Trust	6701 NE 113TH ST	EDMOND	OK	73013-8356	RIVER OAKS IV 009 018
C A & Janis P Munson	6717 NE 113TH ST	EDMOND	OK	73013-8356	RIVER OAKS IV 009 019
Cara S & Brandon M Niemier	6725 NE 113TH ST	EDMOND	OK	73013	RIVER OAKS IV 009 020
Mark R & Valerie C McPhail	6801 NE 113TH ST	EDMOND	OK	73013-8358	RIVER OAKS IV 009 021
Brian & Laura Manwell	6825 NE 113TH ST	EDMOND	OK	73013-8358	RIVER OAKS IV 009 022
Millennium Golf Properties, LLC	10909 CLUBHOUSE RD	EDMOND	OK	73013-8385	HARTZELL TOWNSHIP 000 000 PT SE4
Melissa L Smith Family Trust	11601 N ECKER DR	EDMOND	OK	73013	UNPLTD PT SEC 21 13N 2W 000 000 PT
May Day Property Holdings, LLC	12620 HOFFMAN RD	EDMOND	OK	73013	UNPLTD PT OF NE4 SEC 21 13N 2W S
John T & Courtney L Chastain	6701 NE 115TH ST	EDMOND	OK	73013-1187	UNPLTD PT SEC 21 13N 2W 000 000 PT
Wilma Yarbrough Trust	11701 N ECKER DR	EDMOND	OK	73013-8322	UNPLTD PT SEC 21 13N 2W 000 000 PT
Sharon Sebert	11700 N ECKER DR	EDMOND	OK	73103	UNPLTD PT OF NE4 SEC 21 13N 2W N
Mike & Michelle Woodward	11701 N AIR DEPOT BLVD	EDMOND	OK	73013-8329	UNPLTD PT SEC 21 13N 2W 000 000 PT

Radius Map
300 feet

