



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

Moore Public Schools Bridges Moore

Project Name

9501 S. Western Ave.

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

Expansion of Facilities at Sky Ranch Elementary School

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

4.72 acres, more or less.

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

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

dmbbox@wbfbllaw.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.

LETTER OF AUTHORIZATION

Clayton Ramick, (the property owner of record) or (an agent of the property owner of record) authorize 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 ____

9501 S. WESTERN AVE OKC, OK 73139
5-10-3w 16.06 AL PRT NE/4 BEG S 1486.80' NE/L, Cleveland County

By: Clayton Ramick
Clayton Ramick

Title: Executive Director

Date: SEPTEMBER 14, 2022

12,201



WARRANTY DEED
(Oklahoma Statutory Form)

STATE OF OKLAHOMA
COURT OF PUBLIC SAFETY
FILED FOR RECORD
Oct 31 1966 at 2:30 PM
Book 338 Page 96
HELEN JANSING, Clerk
By *E. C. H. H. H.* Deputy

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KNOW ALL MEN BY THESE PRESENTS:

That SOUTHWEST TITLE & TRUST CO., INC.

, a corporation, party of the first part,

in consideration of the sum of Ten and No/100 dollars
and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby

grant, bargain, sell and convey unto INDEPENDENT SCHOOL DISTRICT NO. 2, CLEVELAND COUNTY,

OKLAHOMA

party of the second part, the following described real property and premises situate in _____

Cleveland County, State of Oklahoma, to-wit:

Lot Eight (8), Block Two (2), SKY RANCH ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof; AND
A part of the Northeast Quarter (NE/4) of Section 5, Township 10 North, Range 3 West of the Indian Meridian, described as follows: Beginning 1486.80 feet South 0°27'15" East of the Northeast Corner of Section 5, thence West along the South line of Block 2 of SKY RANCH ADDITION to City of Oklahoma City a distance of 487.30 feet; thence North 35.00 feet; thence West 110.00 feet; thence North 85.00 feet; thence West 450.00 feet; said point being the Northeast corner of Lot 7, Block 6 of said SKY RANCH ADDITION; thence South 734.65 feet to a point which is 290.0 feet North of the South line of said Northeast Quarter of Section 5; thence South 89°52'58" East a distance of 1052.27 feet to a point on the East line of said NE/4 of Section 5, which is 290.0 feet North of the Southeast Corner of said NE/4 of Section 5; thence North 0°27'15" West a distance of 616.80 feet to the point or place of beginning, containing 16.06 acres, more or less; SUBJECT to easements, rights of way and oil and gas leases of record, and LESS and EXCEPT all minerals previously conveyed or reserved of record and all rights incident thereto;

together with 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 of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature.

Signed and delivered this 4th day of October, 1966.

ATTEST: SOUTHWEST TITLE & TRUST CO., INC., a corporation

Rose Mary Smith
Rose Mary Smith, Assistant Secretary.

By *Don F. Kidd*
Don F. Kidd, Vice President.

CORPORATION ACKNOWLEDGMENT—(OKLAHOMA FORM)

STATE OF Oklahoma County of Oklahoma SS

On this 4th day of October, 1966, before me, a Notary Public in

and for the said County and State, personally appeared DON F. KIDD
to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its

Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

My commission expires 10-9-68 *Notary Public*

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

)

) §:

COUNTY OF CLEVELAND

)

The undersigned bonded abstractor in and for Cleveland 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 Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland 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:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4;

THENCE S00°27'15"E ALONG THE EAST LINE OF SAID NE1/4 FOR A DISTANCE OF 1486.80 FEET;

THENCE WEST FOR A DISTANCE OF 487.30 FEET; THENCE NORTH FOR A DISTANCE OF 35.00 FEET;

THENCE WEST FOR A DISTANCE OF 110.00 FEET; THENCE NORTH FOR A DISTANCE OF 85.00 FEET;

THENCE WEST FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH FOR A DISTANCE OF 735.22 FEET;

THENCE N89°53'03"W FOR A DISTANCE OF 280.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 18,

SKY RANCH SECOND ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA;

THENCE NORTH FOR A DISTANCE OF 734.65 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 7, BLOCK 6, SKY RANCH ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA; THENCE EAST FOR A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), 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: September 8, 2022 at 7:30 AM

First American Title Insurance Company

Panda Craven

By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2771222-MO99

OWNERSHIP LIST

ORDER NO. 2771222-MO99

DATE PREPARED: September 15, 2022

EFFECTIVE DATE: September 8, 2022

OWNER	LOT	BLK	ADDITION
Independent School District No. 2 Cleveland County Oklahoma 1500 SE 4 th St Moore OK 73160-8266			5-10-3W 16.06 AC PRT NE/4 BEG S1486.80' NE/C #77485 Subject property is part of this tract.
Stanley Gerard Cotter, Jr. 924 SW 94 th St Oklahoma City OK 73139-2702	7	2	SKY RANCH ADDITION, to OKC, OK #62990
School District C2 928 94 th St Oklahoma City OK 73139	8	2	SKY RANCH ADDITION, to OKC, OK #62991
Barbara & Larry Hendrickson 925 SW 94 th St Oklahoma City OK 73139-2701	7	1	SKY RANCH ADDITION, to OKC, OK #62979
Danny Fain Lindsey 929 SW 94 th St Oklahoma City OK 73139-2701	8	1	SKY RANCH ADDITION, to OKC, OK #62980
LAA Properties, LLC 2100 E Overholser Dr Oklahoma City OK 73127-9610	9	1	SKY RANCH ADDITION, to OKC, OK #62981
Kryston & William Sloan 937 SW 94 th St Oklahoma City OK 73139-2701	10	1	SKY RANCH ADDITION, to OKC, OK #62982
Adrian Orquiz 904 SW 9 th St Oklahoma City OK 73139	11	1	SKY RANCH ADDITION, to OKC, OK #62983
True Sky Credit Union 10201 S Western Ave Oklahoma City OK 73139-2931			5-10-3W 4.31 AC PRT NE/4 BEG S866.5' W50' NE/C NE/4 S330' W570' N330' E570' POB #53966
Marlena C. Terrana 9412 S Klein Ave Oklahoma City OK 73139-2700	22	1	FISCHER SQUARE, to OKC, OK #56052
Wendy Lee Jesse 9408 S Klein Ave Oklahoma City OK 73139-2700	21	1	FISCHER SQUARE, to OKC, OK #56051
Amanda G. & Christopher Liles 1000 SW 93 rd St Oklahoma City OK 73139-2735	1	1	FISCHER SQUARE, to OKC, OK #56031

James Dale Kelton & Janice Kelton 1004 SW 93 rd St Oklahoma City OK 73139-2735	2	1	FISCHER SQUARE, to OKC, OK #56032
Sung Yin So 1008 SW 93 rd St Oklahoma City OK 73139-2735	3	1	FISCHER SQUARE, to OKC, OK #56033
Rolley B. & Joan N. Baird 1012 SW 93 rd St Oklahoma City OK 73139-2735	4	1	FISCHER SQUARE, to OKC, OK #56034
Barbara J. Dougherty 1016 SW 93 rd St Oklahoma City OK 73139-2735	5	1	FISCHER SQUARE, to OKC, OK #56035
Kenyon Lee Bush & Renee Marie Bush, as Trustees of The Kenyon & Renee Bush Living Trust 1020 SW 93 rd St Oklahoma City OK 73139-2735	6	1	FISCHER SQUARE, to OKC, OK #56036
Jose Rodolfo Pintor-Campos & Claudia Olivia Pintor PO Box 893031 Oklahoma City OK 73189-3031	7	1	FISCHER SQUARE, to OKC, OK #56037
James T. & Jacquelyne J. Piper 1028 SW 93 rd St Oklahoma City OK 73139-2735	8	1	FISCHER SQUARE, to OKC, OK #56038
Donetta Lee Rogers 10040 Brentwood MNR Oklahoma City OK 73169-5820	1	7	SKY RANCH ADDITION, to OKC, OK #62999
Eric Gonzalo Oliva 1005 SW 94 th St Oklahoma City OK 73139	2	7	SKY RANCH ADDITION, to OKC, OK #63000
888 Real Estate Investments, LLC 19 Bordeaux St ST Melbourne VIC 3034-VIC	3	7	SKY RANCH ADDITION, to OKC, OK #63001
Kallie Patton 1013 SW 94 th St Oklahoma City OK 73139-2703	4	7	SKY RANCH ADDITION, to OKC, OK #63002
Crystal D. Valdez & Justin LF Cullen 1017 SW 94 th St Oklahoma City OK 73139	5 Less W4'	7	SKY RANCH ADDITION, to OKC, OK #63003
Jorge & Estela A. Cardenas 1021 SW 94 th St Oklahoma City OK 73139-2703	W4' of Lot 5 & All Lot 6	7	SKY RANCH ADDITION, to OKC, OK #63004
Miguel Castilleja 1025 SW 94 th St Oklahoma City OK 73139-2703	7	7	SKY RANCH ADDITION, to OKC, OK #63005

Randall S. Montgomery & Alexis Montgomery & Nathan Montgomery 1029 SW 94 th St Oklahoma City OK 73139	8	7	SKY RANCH ADDITION, to OKC, OK #63006
Celina Marie Soliz 1033 SW 94 th St Oklahoma City OK 73139-2703	9	7	SKY RANCH ADDITION, to OKC, OK #63007
Logan Matthew Durham 1036 94 th St Oklahoma City OK 73139	2	6	SKY RANCH ADDITION, to OKC, OK #62993
James L. & Frieda Nugen 1032 SW 94 th St Oklahoma City OK 73139-2704	Lot 3 & W2' of Lot 4	6	SKY RANCH ADDITION, to OKC, OK #62994
Jody D. & Katie J. Lee 1028 SW 94 th St Oklahoma City OK 73139-2704	E 56' Of Lot 4	6	SKY RANCH ADDITION, to OKC, OK #62995
Ninja Home Finders LLC 1200 SW 92 nd St. Oklahoma City OK 73139-2606	W 2' of Lot 6 & All Lot 5	6	SKY RANCH ADDITION, to OKC, OK #62996
Susan Kiann Valeriano & Christopher Michael Valeriano 2 Fredrick Ct Piedmont SC 29673-9787	E 56' of Lot 6 & W 2.70' of Lot 7	6	SKY RANCH ADDITION, to OKC, OK #62997
The Brakebill Family Revocable Trust 1016 SW 94 th St Oklahoma City OK 73139-2704	E 60' of Lot 7	6	SKY RANCH ADDITION, to OKC, OK #62998
Harry L. Long & Davalyn A. Long Revocable Trust Harry L. & Davalyn A. Long, as Trustees 1017 SW 95 th St Oklahoma City OK 73139-2705	2	18	SKY RANCH SECTION 2, to OKC, OK #63235
PCW Properties LLC 3004 SW 140 th St Oklahoma City OK 73170-5720	3	18	SKY RANCH SECTION 2, to OKC, OK #63236
Dennis E. Piatt 1009 SW 95 th St Oklahoma City OK 73139-2705	4	18	SKY RANCH SECTION 2, to OKC, OK #63237
Shannon Crystal Lowery 1005 SW 95 th St Oklahoma City OK 73139-2705	5	18	SKY RANCH SECTION 2, to OKC, OK #63238

TS Family Trust/ Tal-Solomon Properties, Inc. 1004 SW 95 th St Oklahoma City OK 73139-2706	6	18	SKY RANCH SECTION 2, to OKC, OK #63239
Edysol Ronnie Price & Cathy Lynn Price, Co-Trustees of The Price Family Revocable Trust 1000 SW 95 th St Oklahoma City OK 73139-2706	7	18	SKY RANCH SECTION 2, to OKC, OK #63240
Jacqueline C. Tal 1004 SW 95 th St Oklahoma City OK 73139-2706	8	18	SKY RANCH SECTION 2, to OKC, OK #63241
Naomi Valenzuela 1008 SW 95 th St Oklahoma City OK 73139-2706	9	18	SKY RANCH SECTION 2, to OKC, OK #63242
PCW Properties LLC PO Box 89313 Oklahoma City OK 73189	10	18	SKY RANCH SECTION 2, to OKC, OK #63243
Gary L. Genzer 1017 SW 96 th St Oklahoma City OK 73139-2736	15	18	SKY RANCH SECTION 2, to OKC, OK #63248
Jeffrey Atterbury 1013 SW 96 th St Oklahoma City OK 73139-2736	16	18	SKY RANCH SECTION 2, to OKC, OK #63249
Loretta Shaha 1009 SW 96 th St Oklahoma City OK 73139-2736	17	18	SKY RANCH SECTION 2, to OKC, OK #63250
Christopher Brian Garrette 15500 Steppingstone Ct Oklahoma City OK 73170-7608	18	18	SKY RANCH SECTION 2, to OKC, OK #63251
Gary Allen Rusche, Sr. 1001 SW 96 th St Oklahoma City OK 73139-2736	19	18	SKY RANCH SECTION 2, to OKC, OK #63252
Danny L. & Judy Frazee 1000 SW 96 th St Oklahoma City OK 73139-2707	20	18	SKY RANCH SECTION 2, to OKC, OK #63253
Jeanette G. Hedrick & Andrew J. Hedrick 1004 SW 96 th St Oklahoma City OK 73139	21	18	SKY RANCH SECTION 2, to OKC, OK #63254
Woody L. & Lori M. Frazee 1008 SW 96 th St Oklahoma City OK 73139-2707	22	18	SKY RANCH SECTION 2, to OKC, OK #63255

Ernesto Gonzalez 1012 SW 96 th St Oklahoma City OK 73139-2707	23	18	SKY RANCH SECTION 2, to OKC, OK #63256
Duyen Le 8921 S Young Blvd Oklahoma City OK 73159	29 Less W5'	18	SKY RANCH SECTION 2, to OKC, OK #63262
Robyn Elaine Gilbreath 1033 SW 97 th St Oklahoma City OK 73139	30	18	SKY RANCH SECTION 2, to OKC, OK #63263
Joe W. & Tanna J. Harrington 1029 SW 97 th St Oklahoma City OK 73139-2826	31	18	SKY RANCH SECTION 2, to OKC, OK #63264
Ronald B. Hutchens 1025 SW 97 th St Oklahoma City OK 73139-2826	32	18	SKY RANCH SECTION 2, to OKC, OK #63265
Mayredean C. Palmer 1021 SW 97 th St Oklahoma City OK 73139	33	18	SKY RANCH SECTION 2, to OKC, OK #63266
Alfredo Gonzalez 2601 SW 102 nd St Oklahoma City OK 73159-7305	34	18	SKY RANCH SECTION 2, to OKC, OK #63267
Matthew C. Robinson 176270 N 2780 Rd Duncan OK 73533-9757	35	18	SKY RANCH SECTION 2, to OKC, OK #63268
Larry G. & Loni C. Shropshire 3641 Redmont TRCE Edmond Ok 73034-4093	36	18	SKY RANCH SECTION 2, to OKC, OK #63269
Jose D. Guerrero & Emmanuela Guerrero 5421 S McKinley Ave Oklahoma City OK 73109-4207	37	18	SKY RANCH SECTION 2, to OKC, OK #63270
N & N Property Holdings LLC 313 W Elm St Fort Gibson OK 74434	38	18	SKY RANCH SECTION 2, to OKC, OK #63271
Eagle One Housing South LLC PO Box 96052 St Oklahoma City OK 73143-6052	39	18	SKY RANCH SECTION 2, to OKC, OK #63272
Matthew C. Robinson 176270 N 2780 Rd Duncan OK 73533-9757	40	18	SKY RANCH SECTION 2, to OKC, OK #63273

Cody & Mikala Patino PO Box 541 Duncan OK 73534-0541	41	18	SKY RANCH SECTION 2, to OKC, OK #63274
Matthew C. Robinson 176270 N 2780 Rd Duncan OK 73533-9757	42	18	SKY RANCH SECTION 2, to OKC, OK #63275
Teresa & Michael Durham 30406 Waco Rd McCloud OK 74851-9379	W/2 of Lot 43 & E/2 of Lot 43	18	SKY RANCH SECTION 2, to OKC, OK #132026 & #132025
Miguel & Olivia Umanzor 2332 SW 135 th St Oklahoma City OK 73170-5154	44	18	SKY RANCH SECTION 2, to OKC, OK #63277
Gary C. Punches 100 Lambert St Leander TX 78641	17	19	SKY RANCH SECTION 2, to OKC, OK #63300
Matthew C. Robinson 176270 N 2780 Rd Duncan OK 73533-9757	16	19	SKY RANCH SECTION 2, to OKC, OK #63299
Randy D. & Cynthia L. Crofford 13101 Lorien Way Oklahoma City OK 73170-0401	13 & 14 & 15	19	SKY RANCH SECTION 2, to OKC, OK #63296 & 63297 & #63298
Jonathan M. Avery Davis 2204 E North Lake View LN Mustang OK 73064-6816	12	19	SKY RANCH SECTION 2, to OKC, OK #63295
Matthew C. Robinson 176270 N 2780 Rd Duncan OK 73533-9757	11	19	SKY RANCH SECTION 2, to OKC, OK #63294
Carolyn T. Martin 111 Deer Creek Rd Edmond OK 73012-9318	9 & 10	19	SKY RANCH SECTION 2, to OKC, OK #63292 & #63293
FTVM LLC 2705 SW 121 st CT Oklahoma City OK 73170-4753	8	19	SKY RANCH SECTION 2, to OKC, OK #63291
Srikant Cheruvu 921 Ridgewood RD RD Millburn NJ 07041	7	19	SKY RANCH SECTION 2, to OKC, OK #63290
Terry C. & Jerri L. Raulston 1024 SW 97 th St Oklahoma City OK 73139-2816	6	19	SKY RANCH SECTION 2, to OKC, OK #63289

Steven Alan Schuler 1028 SW 97 th St Oklahoma City OK 73139-2816	5	19	SKY RANCH SECTION 2, to OKC, OK #63288
Bobbie D. Thomas & Flois M. Thomas, as Trustees of The Revocable Trust Agreement of Bobbie D. Thomas & Flois M. Thomas 2221 SW 136 th PL Oklahoma City OK 73170-5732	4	19	SKY RANCH SECTION 2, to OKC, OK #63287
R Kemper Properties, LLC 2856 Silvercliffe DR Edmond OK 73012-9729	11	1	WELCH'S SOUTH ADDITION, to OKC, OK #64755
De Van Nguyen & Thu Anh Nguyen 1037 SW 98 th St Oklahoma City OK 73139-2806	10	1	WELCH'S SOUTH ADDITION, to OKC, OK #64754
David Edwin Williams 1033 SW 98 th ST Oklahoma City OK 73139	9	1	WELCH'S SOUTH ADDITION, to OKC, OK #64753
Cheryl A. Stuve 1025 SW 98 th St Oklahoma City OK 73139-2806	7	1	WELCH'S SOUTH ADDITION, to OKC, OK #64751
Burney Crawford 13601 Fawn Hill Rd Oklahoma City OK 73173-8512	6	1	WELCH'S SOUTH ADDITION, to OKC, OK #64750
Joseph Lemuel Garcia 1017 SW 98 th St Oklahoma City OK 73139-2806	5	1	WELCH'S SOUTH ADDITION, to OKC, OK #64749

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR
EXPANSION OF FACILITIES AT SKY RANCH ELEMENTARY SCHOOL
9501 S Western Ave, Oklahoma City, OK 73139
FOR MOORE PUBLIC SCHOOLS.

September 21, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
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, as amended).

I. Special Development Regulations:

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

1. CONCEPT

This SPUD provides for the continued operation of existing services, housing, and other programs for the benefit of children and young adults who are without parental supervision and would otherwise be homeless, as well as those engaged in the child welfare system and at risk of homelessness. Moore Public Schools, and the Moore Public Schools Foundation, through a partnership with Bridges, provides programs and services that focus on meeting housing and basic needs; education and job assistance; mentoring and life skills development; prevention and intervention services; and therapeutic care. See Exhibit B Conceptual Site Plan. Existing programs as described by Bridges' staff include the following:

Supporting Kids in Independent Living

Young people living on their own without parental support are at great risk of being presented with difficult barriers to overcome. Bridges provides a comprehensive array of services ensuring young people have access to resources in the areas of:

- Safe and stable housing
- Education and post-secondary education
- Job skills and readiness

- Life skills training and practice
- Positive, supportive relationships

Trauma-informed Screening, Assessment, and Referral Process

Our staff are experienced in working with vulnerable and/or at-risk children and youth. Staff are trained in providing trauma-informed screening, assessment and referral services.

- Students are able to receive on-site, face to face screenings after being referred by their school counselors or other school staff. In addition, some youth and families in crisis contact our staff directly at Bridges to talk about their needs. Once a youth or family contacts Bridges, our Case Managers conduct a face to face or phone screening to determine the student's/family's immediate needs and will then link them with medical services, mental health services, food stamps, emergency shelter, and more.
- If it appears the student may qualify for long-term services at Bridges (residential or non-residential), the Case Managers move forward with a face-to-face trauma-informed assessment process. This includes an overview of the presenting issue, the youth's family history, the youth's current mental state and history of counseling/medication, current supports, and housing needs. Many times, our Case Managers offer the young person referrals to other services at this time. The Case Managers also obtain permission from the youth to contact their legal guardian in order to proceed with determining next steps.
- If it is determined that a compelling reason exists for the youth to receive Bridges residential or non-residential services, Case Managers contact the legal guardian to obtain permission. It is important to note that Bridges cannot offer residential or non-residential support services without permission from the legal guardian.
- If, at any time, a young person discloses abuse or neglect, Bridges staff makes a report to The Department of Human Services, as is mandated by law.

Non-Residential Support Services

If a young person does not need housing services but demonstrates a compelling reason for support services and their guardian gives permission, Bridges is able to offer the following support services:

- Career coaching, including pairing with a mentor for job shadowing and weekly support
- Transportation to medical appointments, including the dentist, eye doctor, primary care physician, and counseling services.
- Assistance obtaining legal documents, such as state identification, birth certificate, social security card.
- Linkage with basic support services such as food stamps, Section 8 Housing for the family, food pantries, utility assistance, and medical insurance (SoonerCare).
- Academic support, including assistance with credit recovery if needed, ACT/SAT fees, AP Course fees, school supplies and tutoring.
- Assistance with costs of extracurricular activities such as fine arts and sports.
- Post-secondary planning support, including college visits, technology center linkage, scholarship application assistance, and assistance with application fees.

- Weekly Life Skills Groups at each high school and on the Bridges campus with topics related to independent living, including: car care, taxes, applying for college scholarships, cooking, resume-writing.
- Access to the Bridges Student Center, which has recreational activities, a full kitchen, and a fully stocked pantry with food, clothing, home essentials, and hygiene items.
- A laundry room stocked with laundry soap and 24/7 access.
- A computer room with Wi-Fi open 9 am – 10:30 pm on school nights and 9 am – 12:00 am on non-school nights and holidays.
- Holiday gifts in December.
- No-interest loans.
- Emergency gas/food cards.

Residential Support Services

If a young person demonstrates a compelling reason for housing services and their guardian gives permission, Bridges offers all of the services listed under non-residential support services and adds a housing component. Through a unique partnership with The Housing Authority, our campus, has 20 one-bedroom apartments and our residents have access to the following:

- Ability to sign a contract with The Housing Authority without having to be 18 or be put on the housing waiting list first.
- A lease for a fully furnished, one-bedroom/one-bath room units with television, Wi-Fi, dishes, pots and pans, and cleaning supplies. To move in, residents pay a refundable deposit and then pay 30% of their monthly income plus their electric bill each month thereafter.
- Upon graduation and after being on the housing contract for one year and turning 18, residents obtain a Section 8 voucher for use at other properties.

This SPUD also provides for the expansion of Bridges facilities into the Moore Public Schools service area, in order to keep students in the school system they have been attending previously. Provide location with easy access to entry-level employment opportunities. Such facilities include the following:

The phased construction and operation of up to 40 transitional two-family homes for homeless and displaced young adults. Such housing will range in size from 400 square feet to 1,100 square feet with most utilizing a 1-bedroom layout. Five percent of the units will be fully handicap accessible. Approximately five percent of the units will be one-bedroom units suitable for a single mother with a child, or a young adult with a sibling to care for. Staff supervision of the housing units will be maintained although the intent is to provide the young adults who occupy the units with the experience and responsibility associated with independent living. Staff will continue to be available for advice, guidance, training, and counseling. This SPUD also allows for a common area building which will provide administrative offices for said training and counseling, as well as recreation space, and a common area kitchen for communal dining. The Moore Public Schools Foundation in combination with other philanthropic efforts through Moore Public Schools, has raised a considerable amount of funds toward the construction of the first 22 units.

2. The Use and Development Regulations of the R-2 or R-4 Multi-family Residential District **I-2 Moderate Industrial District** shall govern this SPUD, except as herein modified herein. In addition to those uses permitted by right in the R-2 or R-4 Multi-family Residential District the following uses shall be permitted in this SPUD:

Community Garden (8150.6.1)

Home Garden (8150.6.4)

Urban Farm (8150.9)

Multiple-Family Residential (8200.12)

Residential Facilities for Dependent and Neglected Children (8250.17)

to include those existing uses specifically identified in Section 1.0 herein as Family Junction Emergency Youth Shelter and Community Intervention Center (CIC), Supporting Kids in Independent Living (SKIL), Skills Education Program (SEP), Therapeutic Care, and Juvenile Re-Entry for Oklahoma County (JROC) Program, and similar future uses.

Outdoor Storage (8300.54)

Administration building, training facility, storm shelter, communal kitchen

On-site training and education for minors and young adults as are more generally identified in Section 1.0 of this SPUD shall be permitted. Such authority shall include the phased construction and operation of facilities to accommodate such uses.

Housing for homeless and displaced young adults as are identified in Section 1.0 of this SPUD shall be permitted. Such authority shall include the phased construction and operation of up to 45 transitional two-family homes for homeless and displaced young adults.

A conceptual site plan that depicts the locations of existing and the proposed uses of the Property, marked as Exhibit B, is attached.

The following uses otherwise permitted by right in the R-2 or R-4 Multi-family Residential District shall not be permitted in this SPUD:

Alcohol Related (8300.5, 8300.38, and 8300.39)

Animal Related (8300.10, 8300.11, and 8150.6)

Automotive Related (8300.14, 8300.15, 8300.16, 8300.17, 8300.18, 8300.19, 8300.20, and 8300.21)

Gasoline Sales Related (8300.45, 8300.46, and 8300.47)

3. Maximum Building Height:

Building height shall be in accordance with the requirements of Oklahoma City Municipal Code, 2020, as amended.

4. Maximum Building Size:

The maximum building size within this SPUD shall be a 10,000 ft.² community building.

5. Maximum Number of Buildings:

There will be a maximum of 24 buildings within this SPUD, including: 1 large community building, 1 storage building, 2 supervisor's residences, and 20 two family dwelling units.

6. Building Setback Lines:

As depicted on the Conceptual Site Plan (Exhibit B) a ten-foot building line set back shall be required along the North, South, West, and East boundaries of the Property.

7. Sight-proof Screening:

Screening shall not be required within this SPUD.

8. Landscaping:

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

9. Signs:

9.1 Free Standing Accessory Signs

There shall be one (1) freestanding monument sign in this SPUD.

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

9.2 Attached Signs

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

9.3 Non-Accessory Signs

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.4 Electronic Message Display signs

Electronic Message Display signs will be prohibited.

10. Access:

There shall be one access point from SW 94th Street

With respect to the 40 transitional two-family homes and the common area building with administrative offices identified in Section 1.0 of this SPUD, access to a public street by means of an approved street shall not be required.

A pedestrian system shall be organized and shown in the SPUD Master Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movement.

11. Sidewalks

Interior pedestrian pathways and bikeways are proposed in this SPUD and are located and shown on the Conceptual Site Plan (Exhibit B). Subject to the policies and procedures of the Public Works Department, five-foot or six-foot sidewalks (if the sidewalk is constructed adjacent to the curb) shall be required as follows: Sidewalks shall be constructed on the Property's 94th Street frontage only to the extent the same are depicted on the Conceptual Site Plan (Exhibit B). Such construction shall occur contemporaneously with the construction of the first phase of transitional two-family homes as the same are contemplated herein.

II. Other Development Regulations:

1. Architecture:

A broad range of traditional and contemporary exteriors are planned for the transitional two-family homes to be constructed on the Property in accordance with the provisions of this SPUD. Consequently, a broad range of tradition and contemporary exterior materials shall be permitted for such homes, to include, but not be limited to, brick veneer masonry, drivet, rock, stone, stucco, EIFS (Exterior Insulation Finish System), wood, cement fiber board, exposed metal, exposed concrete block, and 3-D printed concrete.

2. Open Space:

The Open space will consist of a continuous rear yard behind all the buildings and include a detention facility at the northwest corner. This open area will be 35% of the total land.

3. Street Improvements:

N/A.

4. Site Lighting:

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts 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, except on existing buildings.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view. Roll off dumpsters, without screening, shall be permitted to be on site during any construction on site.

6. Parking:

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

respect to the proposed 4.65 acres of proposed transitional houses, the young adults who will occupy such units will almost invariably not own an automobile, and therefore parking areas for each unit will not be required. The Master Development Plan depicts parking spaces that shall satisfy the required parking for all uses within this SPUD.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

The property within this Planned Unit Development is not located within the FEMA 100-year flood plain. A detention pond will be constructed on-site to mitigate increased runoff in accordance with the municipal code.

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

9. DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this SPUD.

III. Supporting Documents

EXHIBIT A: LEGAL DESCRIPTION
EXHIBIT B: CONCEPTUAL SITE PLAN
EXHIBIT C: CONCEPTUAL OPEN SPACE PLAN

Exhibit A
Legal Description

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4;

THENCE S00°27'15"E ALONG THE EAST LINE OF SAID NE1/4 FOR A DISTANCE OF 1486.80 FEET;

THENCE WEST FOR A DISTANCE OF 487.30 FEET;

THENCE NORTH FOR A DISTANCE OF 35.00 FEET;

THENCE WEST FOR A DISTANCE OF 110.00 FEET;

THENCE NORTH FOR A DISTANCE OF 85.00 FEET;

THENCE WEST FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH FOR A DISTANCE OF 735.22 FEET;

THENCE N89°53'03"W FOR A DISTANCE OF 280.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 18, SKY RANCH SECOND ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA;

THENCE NORTH FOR A DISTANCE OF 734.65 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 7, BLOCK 6, SKY RANCH ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA;

THENCE EAST FOR A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 4.72 ACRES (205,781 SQUARE FEET) MORE OR LESS.

BEARINGS ARE BASED ON RECORD BEARINGS AS CALLED FOR IN A WARRANTY DEED RECORDED IN BOOK 338, PAGE 96 WITH THE CLEVELAND COUNTY CLERK'S OFFICE ON OCTOBER 31, 1966.

