



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

7500 S. Council Rd.

Project Name

7500 S. Council Rd.

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

Office and commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1542

File Date: 1JUN'23

Ward No.: 3

Nbhd. Assoc.: ---

School District: WESTERN HTS

Extg Zoning: AA

Overlay: ---

4.48 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 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

Williams, Box, Forshee & Bullard, P.C. on behalf of

Applicant

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@wbflaw.com; esilberg@wbflaw.com

Email

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

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

2022111701175930 B: 15324 P: 1751  
11/17/2022 12:36:31 PM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$288.75  
Kerrie Hudson, Deputy County Clerk  
Oklahoma County - State of Oklahoma



Return To:  
Premier Waste LLC  
PO Box 891702  
Oklahoma City, OK 73189

First American Title  
615 S. I-35 Service Rd.  
Moore, OK 73160

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **288.75**  
Filed/insured by: First American Title Insurance Company  
File No.: **2780478-WA42 (SM)**

Tax ID#: **1928-14-144-5000**

That **Gary Stephen Castoe, Successor Trustee of the Norma A. Jackson Revocable Trust dated March 22, 2012**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Premier Waste LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**Part of the Northwest Quarter (NW/4) of Section THIRTY-TWO (32), Township ELEVEN (11) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest corner of the Northwest Quarter (NW/4) of said Section; Thence East 408 feet; Thence South 478.5 feet; Thence West 408 feet; Thence North 478.5 feet to the point of beginning**

Property Address: **7500 South Council Road, Oklahoma City, OK 73169**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

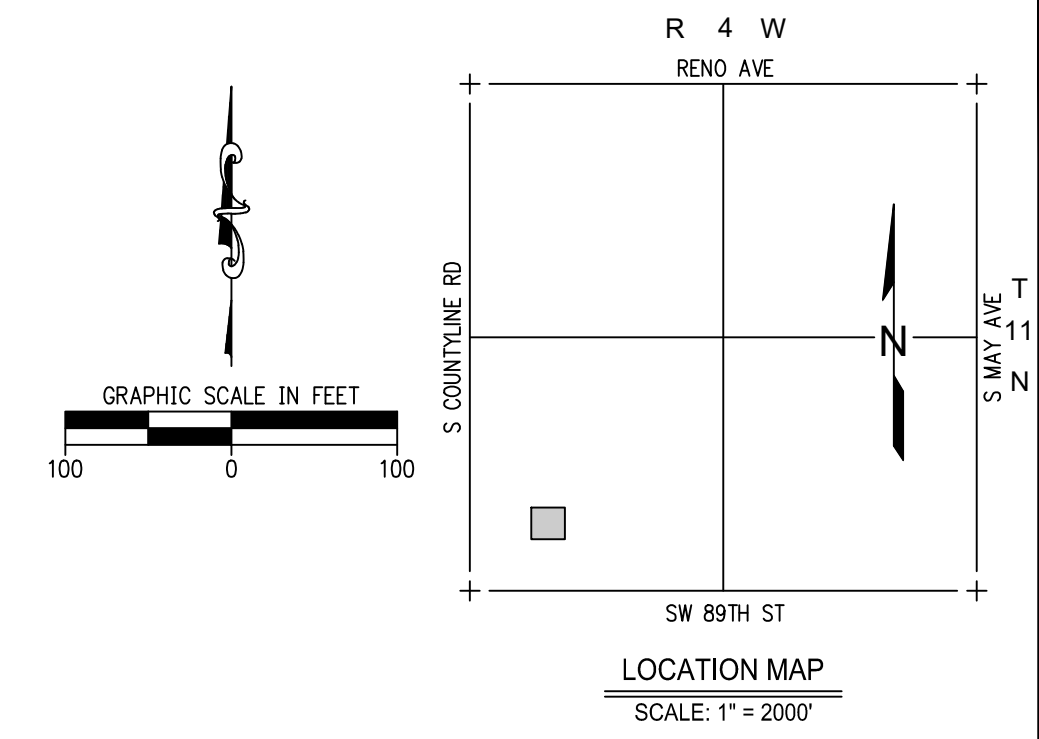
TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

2780478 BL 2/20 288.75 DS

Exhibit A  
Legal Description

Part of the Northwest Quarter (NW/4) of section Thirty – Two (32), Township Eleven (11)North, Range Four (4) West of the Indian Meridian , Oklahoma County, Oklahoma , more particularly described as follows; Beginning at the Northwest Quarter (NW/4) of said Section; Thence East 408 feet; Thence South 478.5 feet; Thence west 408 feet; Thence North 478.5 feet to the point of beginning.





**PAVING LEGEND**

The paving legend consists of three rows. The first row shows a pattern of irregular circles representing gravel, with the label 'GRAVEL' to its right. The second row shows a stippled pattern representing finished concrete, with the label 'FINISHED CONCRETE' to its right. The third row shows three downward-pointing arrows representing grass, with the label 'GRASS' to its right.

- LEGAL DESCRIPTION
- 4.48± ACRES NW/4 OF SECTION 32  
T11N, R4W, I.M.

 <b>Crafton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6276 f <a href="http://www.craftontull.com">www.craftontull.com</a>	300 Pointe Parkway Blvd. Yukon, Oklahoma 73099	SHEET NO.:
		DATE:
		PROJECT NO.:

**STORM DRAINAGE DETENTION FACILITY EASEMENT**  
DRAINAGE DETENTION FACILITIES ARE HEREBY ESTABLISHED AS EASEMENTS TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF (INSERT NAME HERE). HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR MAINTENANCE. MAINTENANCE OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

## LETTER OF AUTHORIZATION

Premier Waste LLC, (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 7500 South Council Road Okc Ok 73169.

By: Justin Mullinax



Title: G.M.

Date: 5/23/2023



Signed and delivered this **November** 11, 2022.

the Norma A. Jackson Revocable Trust dated  
March 22, 2012

Gary Stephen Castoe  
Gary Stephen Castoe, Successor Trustee

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF Missouri }  
COUNTY OF McDonald } ss.

This Instrument was acknowledged before me on **November** 11, 2022, by **Gary Stephen Castoe, Successor Trustee of the Norma A. Jackson Revocable Trust dated March 22, 2012.**

Brandi Bieri  
NOTARY PUBLIC

My Commission Expires: 06/20/2025

Mail Tax Statements To:  
Same as return to address



**CONFIDENTIAL - DO NOT RECORD**  
**DOCUMENTARY STAMP TAX INFORMATION**

File No.: **2780478-WA42 (SM)**

Date: **November 14, 2022**

Re: Part of the Northwest Quarter (NW/4) of Section THIRTY-TWO (32), Township ELEVEN (11) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest corner of the Northwest Quarter (NW/4) of said Section; Thence East 408 feet; Thence South 478.5 feet; Thence West 408 feet; Thence North 478.5 feet to the point of beginning

The undersigned Seller(s) and/or Buyer(s) hereby certify to the County Clerk of Oklahoma County and the Oklahoma Tax Commission, for the purpose of calculating and purchasing Documentary Stamps, that the total consideration paid for the real property and appurtenances thereunto belonging evidenced in the conveyance between said parties is \$192,500.00.

This information is given solely for the purpose of evidencing the purchase price for the determination of Documentary Stamp tax pursuant to 68 O.S. Section 3201 and none other.

Dated: **November 14, 2022**

Premier Waste LLC, an Oklahoma limited liability company

By: \_\_\_\_\_

Name: Justin Lane Mullinax  
Title: Manager/Member

Subscribed and sworn to before me on November 14, 2022.



\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:



**CONFIDENTIAL - DO NOT RECORD**  
**DOCUMENTARY STAMP TAX INFORMATION**

File No.: **2780478-WA42 (SM)**

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This information is given solely for the purpose of evidencing the purchase price for the determination of Documentary Stamp tax pursuant to 68 O.S. Section 3201 and none other.

Dated: **November 11, 2022**

the Norma A. Jackson Revocable Trust dated  
March 22, 2012

*Gary Stephen Castoe*  
Gary Stephen Castoe, Successor Trustee

Subscribed and sworn to before me on November 11, 2022.

*Brandi Bieri*  
NOTARY PUBLIC

My Commission Expires: 06/20/2025





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

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 500 feet in all directions of the following described land:

Part of the Northwest Quarter (NW/4) of Section THIRTY-TWO (32), Township ELEVEN (11) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest corner of the Northwest Quarter (NW/4) of said Section; Thence East 408 feet; Thence South 478.5 feet; Thence West 408 feet; Thence North 478.5 feet to the point of beginning

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), 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: May 24, 2023 at 7:30 AM

**First American Title Insurance Company**



By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2815567-OK99

MAP NO	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1928	R141445000	PREMIER WASTE LLC	PO BOX 891702	OKLAHOMA CITY	OK	73189	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT NW4 SEC 32 11N 4W BEG NW/C NW4 TH E408FT S478.5FT W408FTN478.5FT TO BEG	7500 S COUNCIL RD OKLAHOMA CITY
1915	R141416325	BLAKEY BEN & CHERYL TRS, BLAKEY FAMILY TRUST	1124 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128-2405	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W 000 000 PT SW4 SEC 29 11N 4W BEG 33FT N & 33FT E OF SW/C SW4 TH E792FT N338.25FT W792FT S338.25FT TO BEG SUBJ TO ESMTS OF RECORD	7410 S COUNCIL RD OKLAHOMA CITY
1915	R141416300	OWENS TIMOTHY, OWENS SHONNA	3017 SW 139TH ST	OKLAHOMA CITY	OK	73170-5708	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT OF SW4 SEC 29 11N 4W BEG 371.25FT N & 33FT E OF SW/C SW4 TH N123.80FT E792FT S123.80FT W792FT TO BEG SUBJ TO ESMTS OF REC	7402 S COUNCIL RD OKLAHOMA CITY
1915	R141416375	BLAKEY BEN & CHERYL TRS, BLAKEY FAMILY TRUST	1124 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128-2405	UNPLTD PT SEC 29 11N 4W	000	000	UNPLTD PT SEC 29 11N 4W 000 000 PT SW4 SEC 29 11N 4W BEG 825FT E & 33FT N OF SW/C OF SW4 THN940.5FT E231FT S940.5FT W231FT TO BEG OR W231FT TR 4	0 UNKNOWN OKLAHOMA CITY
1918	R141423090	STREETER ENTERPRISES INC	PO BOX 371	MUSTANG	OK	73064	UNPLTD PT SEC 30 11N 4W	000	000	UNPLTD PT SEC 30 11N 4W 000 000 PT OF SE4 SEC 30 11N 4W BEG 509FT N OF SE/C OF SE4 TH W330FT S133.5FT E320.94FT TO CENTER H/W 41 NELY 91.87FT N42FT TO BEG OR TR 7	7401 S COUNCIL RD OKLAHOMA CITY

1918	R141423070	MOON JOHN Y & LUCY E TRS, MOON 2015 REV TRUST	14009 LOST CREEK DR	EDMOND	OK	73013- 7275	UNPLTD PT SEC 30 11N 4W	000	000	UNPLTD PT SEC 30 11N 4W 000 000 PT SE4 SEC 30 11N 4W BEG 375.5FT N & 9.6FT W OF SE/C SE4 TH SWLY ALONG CENTER OF HWY ON CURVE TO RIGHT 502.98FT TH SWLY164.07FT N526.43FT E162.32FT S192FT E320.94FT TO BEG OR TRS 9 & 14	8001 SW 74TH ST OKLAHOMA CITY
1921	R141431020	ROHLMEIER FAMILY REVOCABLE TRUST	13801 N PIEDMONT RD	PIEDMONT	OK	73078- 8801	UNPLTD PT SEC 31 11N 4W	000	000	UNPLTD PT SEC 31 11N 4W 000 000 PT OF NE4 SEC 31 11N 4W BEG 734.7FT S OF NE/C OF NE4 TH W550FT S397FT E550FT N397FT TO BEG KNOWN AS TR 2	7701 S COUNCIL RD OKLAHOMA CITY
1921	R141432005	BARTLEBAUGH JUSTEN W & TINA M	7625 S COUNCIL RD	OKLAHOMA CITY	OK	73169- 2403	UNPLTD PT SEC 31 11N 4W	000	000	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 634.7FT S & 80FT W OF NE/C OF NE4 W233FT S100FT E233.5FT N100FT TO BEG KNOWN AS TR 5 PLUS BEG 734FT S & 40FT W OF NE/C NE4 TH W40FT N100FT E40F	7625 S COUNCIL RD OKLAHOMA CITY
1921	R141434310	ROHLMEIER FAMILY REVOCABLE TRUST	13801 N PIEDMONT RD	PIEDMONT	OK	73078- 8801	UNPLTD PT SEC 31 11N 4W	000	000	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 208.7FT S NE/C NE4 TH W313.05FT S426FT E313.05FT N426FT TO BEG	8020 SW 74TH ST OKLAHOMA CITY
1921	R141434300	ROHLMEIER FAMILY REVOCABLE TRUST	13801 N PIEDMONT RD	PIEDMONT	OK	73078- 8801	UNPLTD PT SEC 31 11N 4W	000	000	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 314.5FT W NE/C NE4 TH W245.5FT S781.7FT E10FT N47FT E236.9FT N734.7FT TO BEG	8020 SW 74TH ST OKLAHOMA CITY



Ownership Report  
File #2815567-OK99

Date Prepared: May 30, 2023  
Effective Date: May 24, 2023 at 7:30 A. M.

1921	R141432000	ROHLMEIER FAMILY REVOCABLE TRUST	13801 N PIEDMONT RD	PIEDMONT	OK	73078-8801	UNPLTD PT SEC 31 11N 4W	000	000	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG AT NE/C NE4 W313.05FT S208.7FT E313.05FT N208.7FT TO BEG KNOWN AS TR 1	0 UNKNOWN OKLAHOMA CITY
1928	R141446000	WILLS JOHN A & AVA A	7839 SW 77TH ST	OKLAHOMA CITY	OK	73169-3400	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 808.5FT S & 660FT E OF NW/C OF NW4 TH E660FT S379.5FT W660FT N379.5FT TO BEG CONT 5 3/4ACRS MORE OR LESS	7839 SW 77TH ST OKLAHOMA CITY
1928	R141446005	GRITZ GARY & VICKIE L	7927 SW 77TH ST	OKLAHOMA CITY	OK	73169-3420	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 1163FT S & 33FT E OF NW/C NW4 TH E307FT N174.8FT E144.8FT N179.7FT E175.2FT S379.5FT W627FT N25FT TO BEG	7800 S COUNCIL RD OKLAHOMA CITY
1928	R141446015	GRITZ GARY W & VICKIE L	7927 SW 77TH ST	OKLAHOMA CITY	OK	73169-3420	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 808.5FT S OF NW/C NW4 TH E484.8FT S179.7FT W484.8FT N179.7FT TO BEG SUBJ TO EASEMENTS OF RECORD	7800 S COUNCIL RD OKLAHOMA CITY
1928	R141446020	ROBERTS JON T & SHELBY L	7708 S COUNCIL RD	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 793.5FT S NW/C OF NW4 TH S15FT E1320FT N330FT W628.5FT S315FT W691.5FT TO BEG EX E25FT CONT 4.81ACRS MORE OR LESS	7708 S COUNCIL RD OKLAHOMA CITY

1928	R141446010	GRACE HELEN L & DAVID L	7700 S COUNCIL RD	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 478.50FT S OF NW/C OF NW4 TH E691.5FT S315FT W691.5FT N315FT TO BEG CONT 5ACRS MORE OR LESS	7700 S COUNCIL RD OKLAHOMA CITY
1928	R141445010	LAVANDERIA LA ESQUINA LLC	3016 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73127-1822	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 857.36FT E OF NW/C NW4 TH S478.5FT E456FT N478.5FT W456FT TO BEG EX E25FT CONT 4.73ACRS MORE ORLESS	7824 SW 74TH ST OKLAHOMA CITY
1928	R141445100	NANCE ROBERT A & RETHA H	PO BOX 405	WHEATLAND	OK	73097-0405	UNPLTD PT SEC 32 11N 4W	000	000	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 408FT E OF NW/C NW4 TH E456FT S478.5FT W456FT N478.5FT TO BEG	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**7500 S. Council Rd.**

**June 1, 2023**

**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](mailto:dmbox@wbfbllaw.com)



## **SPUD- MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, 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. There will be two (2) tracts within this SPUD. Both Tract 1 and Tract 2 will be developed in accordance with the regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all I-1 uses, the following use(s) shall be permitted within Tract 1:

8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
8300.21	Automotive and Equipment: Storage
8300.31	Construction Sales and Services
8350.15	Wholesaling, Storage, and Distribution: General

All I-1 uses shall be permitted within Tract 2.

2. **Maximum Building Height:**

Maximum building height for Tract 1 and Tract 2 shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

Maximum building size for Tract 1 and Tract 2 shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings for Tract 1 and Tract 2 shall be in accordance with the base zoning district.

**5. Lot Size:**

The minimum lot size for Tract 1 and Tract 2 shall be two (2) acres.

**6. Building Setback Lines**

Building setback lines shall be as follows:

Front: 25 feet

Side: 5 feet

Rear: 10 feet

**7. Sight-proof Screening:**

There shall be a 6-foot chain link fence around the property boundary of Tract 1.

Sight-proof screening shall be in accordance with the base zoning district within Tract 2.

**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**

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

**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 prohibited.

**9.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**10. Access:**

There shall be one (1) access drive off of S. Council Rd. for Tract 1. There shall be one (1) access drive off of S. Council Rd. and one (1) access drive off of SW 74<sup>th</sup> St. for Tract 2.

**11. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, architectural metal, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

**2. Open Space:**

Open space shall be in accordance with the base zoning regulations.

**3. Street Improvements:**

N/A.

**4. Site 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.

**5. Dumpsters:**

Dumpsters shall be located and screened in accordance with the base zoning district.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**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.



**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:**

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

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A  
Legal Description

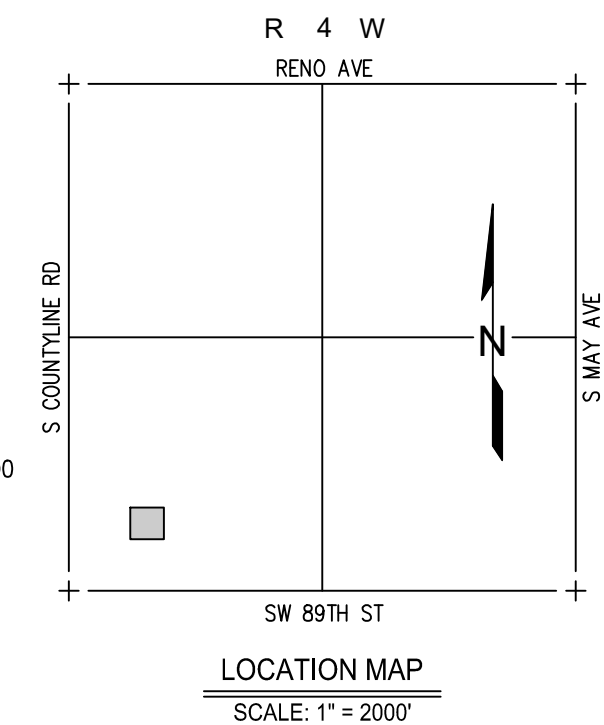
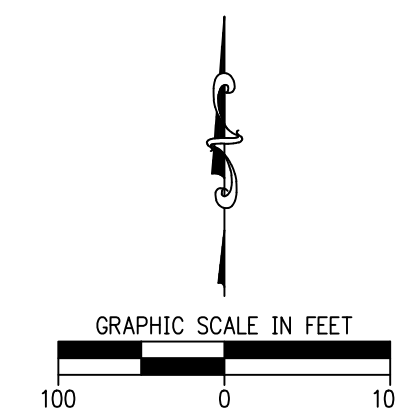
Part of the Northwest Quarter (NW/4) of section Thirty – Two (32), Township Eleven (11)North, Range Four (4) West of the Indian Meridian , Oklahoma County, Oklahoma , more particularly described as follows; Beginning at the Northwest Quarter (NW/4) of said Section; Thence East 408 feet; Thence South 478.5 feet; Thence west 408 feet; Thence North 478.5 feet to the point of beginning.



Exhibit A  
Legal Description

Part of the Northwest Quarter (NW/4) of section Thirty – Two (32), Township Eleven (11)North, Range Four (4) West of the Indian Meridian , Oklahoma County, Oklahoma , more particularly described as follows; Beginning at the Northwest Quarter (NW/4) of said Section; Thence East 408 feet; Thence South 478.5 feet; Thence west 408 feet; Thence North 478.5 feet to the point of beginning.

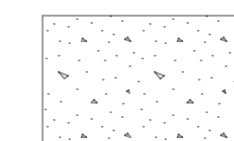




OWNER/DEVELOPER  
PREMIER WASTE, LLC

## PAVING LEGEND

GRAVEL



FINISHED  
CONCRETE



GRASS

## NOTES

1. EXISTING ZONING IS AA. PROPOSED ZONING IS PUD.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARDS.
3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARDS.
4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
6. ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE.
7. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF OKLAHOMA CITY STANDARDS AND SPECIFICATIONS.
8. FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 5'.
9. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF REDLANDS.
10. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
11. OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
12. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF OKLAHOMA CITY STANDARDS AND SPECIFICATIONS.
13. THE WATERLINE CONSTRUCTION WILL BE DESIGNED TO CONNECT NEW PIPE TO THE EXISTING PIPE ON THE WEST SIDE OF COUNCIL RD.
14. PARK LAND DEDICATION REQUIRED = 0.34 ACRES.

## LEGAL DESCRIPTION

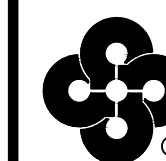
4.48± ACRES NW/4 OF SECTION 32  
T11N, R4W, I.M.

# STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT (INSERT NAME HERE). THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE TO OTHER UNLAWFUL OR UNREASONABLE USES DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY. CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER. THE PROPERTY OWNER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

## PRELIMINARY CONCEPTUAL

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099



**Crafton Tull**  
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SHEET NO.:  
DATE:  
PROJECT NO.

CERTIFICATE OF AUTHORIZATION