



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
 NE Family Medical

Project Name

~~2000 &~~ 2004 N Martin Luther King Ave

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

Mixed-use development to include a medical clinic and future residential.

Summary Purpose Statement / Proposed Development

Staff Use Only	
Case No.:	SPUD - 1553
File Date:	29JUN'23
Ward No.:	.7
Nbhd. Assoc.:	S CRESTON HILLS
School District:	WHITE ORCHARD NA
Extg Zoning:	OKC
Overlay:	O-1/R-3
	HNO BOA-15352

0.36 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):

Oklahoma City Urban Renewal Authority

Name

105 N Hudson, Suite 101

Mailing Address

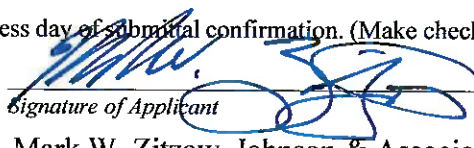
Oklahoma City, OK 73102

City, State, Zip Code

(405) 235-3771

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.

WARRANTY DEED

(Statutory Form—Corporation)

BOOK 4036 PG 1667

KNOW ALL MEN BY THESE PRESENTS:

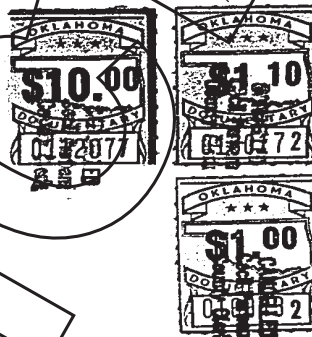
That VIRGIL GREENE COMPANY, INC.

_____, a corporation, party of the first part,
 in consideration of the sum of Ten and no/100 _____ dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto OKLAHOMA CITY URBAN RENEWAL AUTHORITY, a public body corporate,

Party _____ of the second part, the following described real property and premises situate in Oklahoma
 County, State of Oklahoma, to-wit:

Lot Eleven (11), of
 Block Twenty (20), in
 CRESTON HILLS ADDITION to
 Oklahoma City, Oklahoma County, Oklahoma,
 according to the Plat recorded in
 Book 22, Page 91,
 including all right, title and interest in
 and to vacated streets and alleys abutting
 thereon.

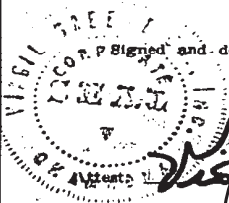


Fee simple, LESS AND EXCEPT oil, gas and other related minerals,

together with all 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
~~hereby~~ 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.

Subject to restrictive covenants, easements, and oil and gas leases of record.



Virgil H. Greene, Sr.
 Secretary

Signed and delivered this 28th day of April, 1972

VIRGIL GREENE COMPANY, INC.

By *Virgil H. Greene, Sr.*
 President

CORPORATION ACKNOWLEDGMENT

(Oklahoma Form)

STATE OF OKLAHOMA County of Oklahoma ss:

On this 28th day of April, A. D. 1972, before me, the undersigned, a
 Notary Public in and for the County and State aforesaid, personally appeared Virgil H. Greene, Sr.,
 to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument

as its 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 June 29, 1972. *Robert P. Roberts* Notary Public.

When instrument is executed by a corporation, the corporate name must be shown and instrument signed by its President or
 Vice-President and attested by its Secretary or Assistant Secretary and the Corporate Seal affixed.

DISCLAIMER—This form is supplied by TITLE GUARANTEE DEPARTMENT of AMERICAN-FIRST TITLE & TRUST CO., Oklahoma City, for
 the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.



Return To:

JAT Realty Inc.

PO Box 13454
OKC, OK 73113

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **91.50**

Tax ID#: **2700-03-003-5538**

Filed/insured by: First American Title Insurance Company

File No.: **2761004-M002 (JH)**

That **Homes of OKC, Inc.**, (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 **JAT Realty Inc, an Oklahoma corporation**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot Ten (10), in Block Twenty (20), of CRESTON HILLS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: **2004 North Martin Luther King Ave, Oklahoma City, OK 73111**

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.

Signed and delivered this **August 22, 2022**.

LEGAL DESCRIPTION

Lot Ten (10), in Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof;

and

Lot Eleven (11), of Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 22, Page 91, including all right, title and interest in and to vacated streets and alleys abutting thereon.

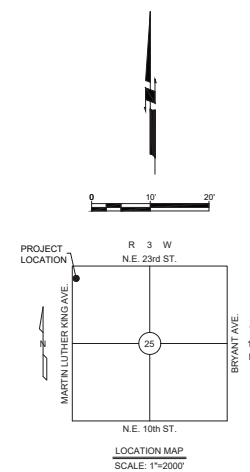
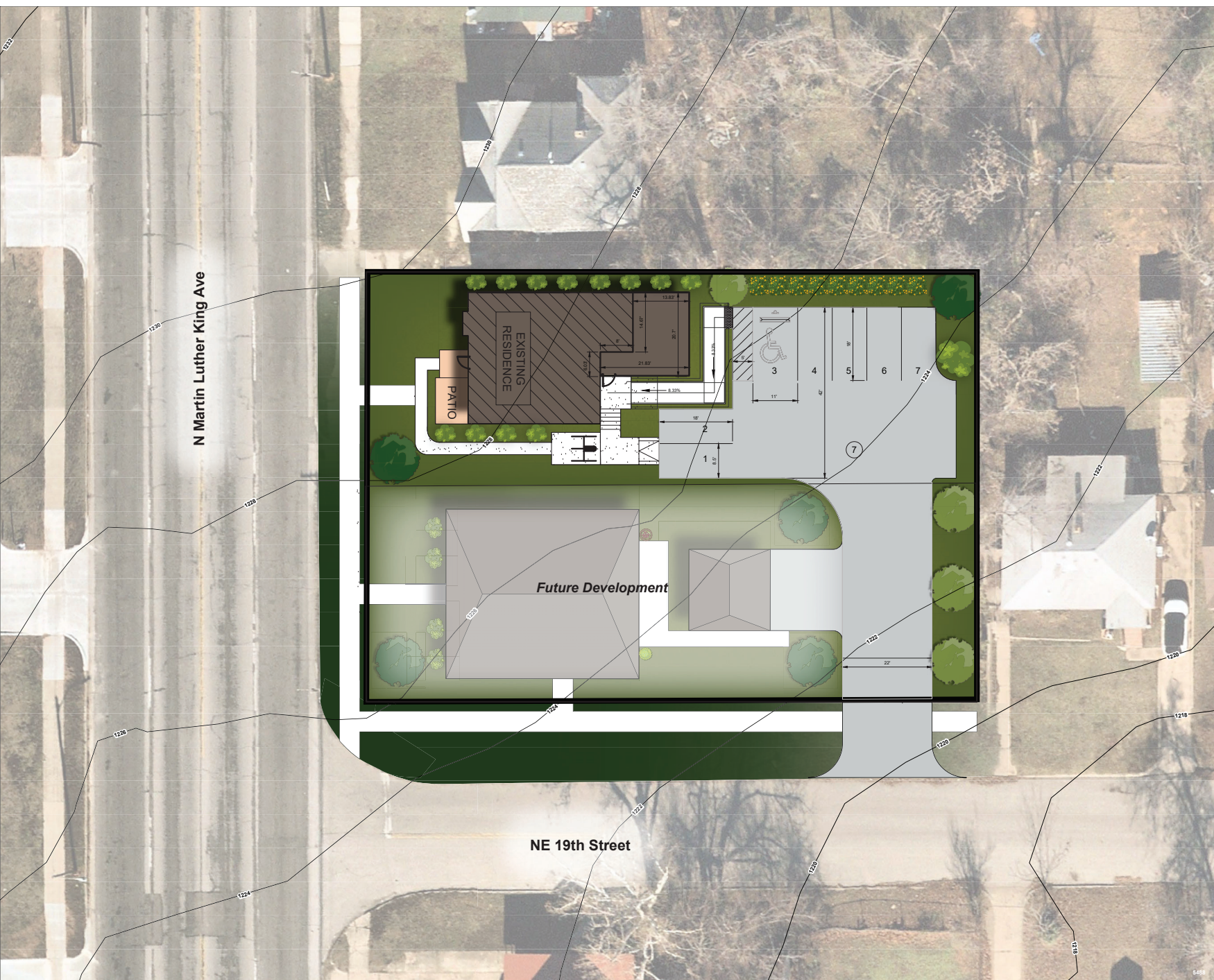
EXHIBIT A

LEGAL DESCRIPTION

Lot Ten (10), in Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof;

and

Lot Eleven (11), of Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 22, Page 91, including all right, title and interest in and to vacated streets and alleys abutting thereon.



SPUD-____
NE Family Medical

2000 & 2004 N Martin Luther King Ave.

Exhibit B
Conceptual Site Plan
+/- 0.36 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

6/28/23

Conceptual site plan showing feasible option
permitted under proposed rezoning

June 29, 2023

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

Attention: Mr. Curtis Liggins

RE: NE Family Medical: SPUD Submittal

Dear Curtis:

On behalf of our client, NE Family Medical, we are submitting a request for a Simplified Planned Unit Development application to be reviewed and recommended for approval by the Planning Commission for property located at 2000 and 2004 N Martin Luther King Avenue in east Oklahoma City. The subject site is currently zoned as O-1, "Limited Office" District and R-3, "Medium Density Residential" District. Currently, the O-1 zoned property is developed as with a vacant single-family structure while the R-3 zoned property is undeveloped. This application seeks to rezone the property, totaling 0.36 acres, to permit the proposed medical clinic renovation and addition to the existing single-family structure. The remainder of the SPUD will be developed at a later time, most likely as a residential. This proposed project will provide much needed medical services to the surrounding residents. This project will be a positive development to the area and will be compatible with its surrounding developments. Please find attached the following submittal documents for the above referenced project:

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

Please review the following information for its completeness and place this application on the Planning Commission docket of **August 10, 2023**. 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
[5488 000/ PUD]

P:\5488\PUD\Sub Ltr.docx

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

June 26, 2023

City of Oklahoma City
Planning Department
420 W. Main Street, Suite 900
Oklahoma City, OK 73102

Attn: Mr. Geoff Butler, Planning Director

RE: Letter of Authorization for Submittal to the City

Dear Geoff:

The Oklahoma City Urban Renewal Authority (OCURA) is owner of property located at 2000 N Martin Luther King Avenue in Oklahoma City. The Alliance for Economic Development of Oklahoma City (Alliance), manages OCURA. As the Director of Real Estate at the Alliance, I hereby authorize Johnson & Associates to act as agents on OCURA's behalf in the submittal and processing of this Simplified Planned Unit Development (SPUD) rezoning application and all subsequent applications to the City of Oklahoma City regarding the SPUD rezoning. If you have any questions or comments, please feel free to contact me.

Respectfully Submitted,



Cassi Poor, Director of Real Estate Development
The Alliance for Economic Development of Oklahoma City

cc: Mark Zitzow, AICP Johnson & Associates
File: 5488 000 / PUD

JAT Realty, Inc.
PO Box 13454
Oklahoma City, OK 73113
PH: (000) 000-0000

March 9, 2023

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

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

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 variance application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5488 000/PER

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Numbers R030035538, R030035551 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached.

This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft radius report

filed in the office of the County Assessor
on the 28th day of June, 2023

Given under my hand and official seal this
28th day of June, 2023

County Assessor

K Strayer Deputy

Oklahoma County Assessor's
300ft Radius Report
6/28/2023

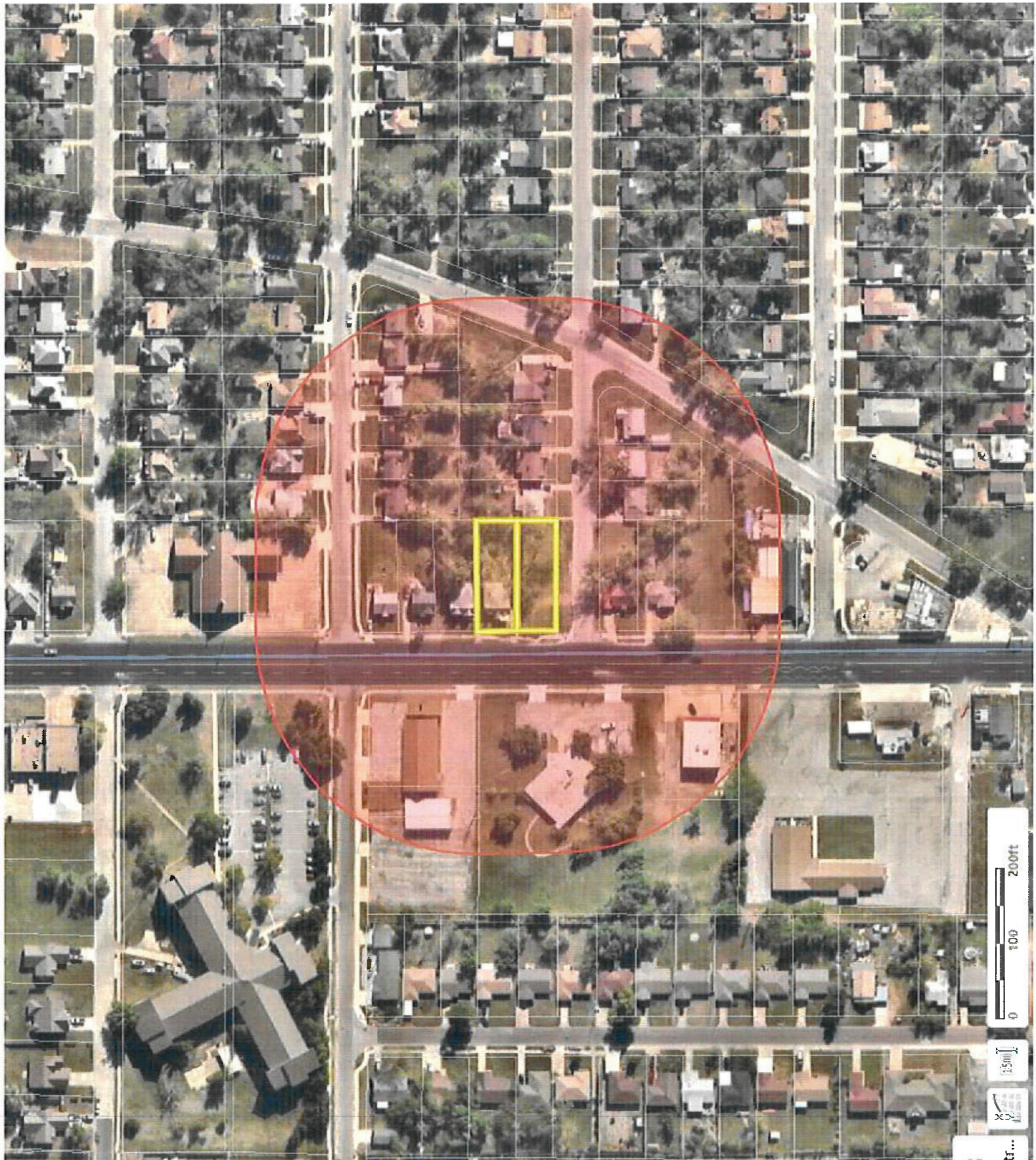
accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R033474000	CRESTON HILLS CHURCH OF CHRIST		1901 N MARTIN LUTHER KING AVE	OKLAHOMA CITY	OK	73111-1405	JACKSON SUB ADDITION	000	000	JACKSON SUB ADDITION 000 000 LOTS 21 THRU 25 & ALLEY ADJ ON S BLK 1 & LOTS 21 THRU 25 BLK 2 & ALLEY ADJ ON S & WISCONSIN AVE ADJ LOTS 21 THRU 25 BETWEEN BLKS 1 & 2 PLUS LOTS 5 THRU 12 BLK 1 COVINGTON	0 UNKNOWN OKLAHOMA CITY
R030035694	LEGACY EMPOWERMENT GROUP LLC		PO BOX 36551	OKLAHOMA CITY	OK	73136	CRESTON HILLS ADD	021	000	CRESTON HILLS ADD 021 000 LOTS 11 THRU 13 & PT BLK 21 LYING S OF N LINE OF LT 11 EXTENDED E BEG AT SW/C LT 14 N79.2FT E79.2FT S ALONG EASTERLY LINE 94.8FT W27.3FT TO BEG	1900 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035876	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CRESTON HILLS ADD	022	000	CRESTON HILLS ADD 022 000 LOT 14 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R030035710	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CRESTON HILLS ADD	021	000	CRESTON HILLS ADD 021 000 N 1/2 LOT 14 BEING 52.8FT ON W & 113.9FT ON N EXEMPT	0 UNKNOWN OKLAHOMA CITY
R030035889	DRIVER BRITTANY N		801 ARTHUR DR	OKLAHOMA CITY	OK	73110	CRESTON HILLS ADD	022	015	CRESTON HILLS ADD 022 015	2021 NE 18TH ST OKLAHOMA CITY
R030035890	WILLIAMS LATRICA		2025 NE 18TH ST	OKLAHOMA CITY	OK	73111-1627	CRESTON HILLS ADD	022	016	CRESTON HILLS ADD 022 016	2025 NE 18TH ST OKLAHOMA CITY
R030035681	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CRESTON HILLS ADD	021	000	CRESTON HILLS ADD 021 000 LOTS 8 THRU 10 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033473200	THE SECRET PLACE COMMUNITY CHURCH INC		PO BOX 2245	OKLAHOMA CITY	OK	73101-2245	JACKSON SUB ADDITION	001	000	JACKSON SUB ADDITION 001 000 LOTS 17 THRU 20	1915 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035668	PRAIRIE PROPERTY SOLUTIONS LLC		PO BOX 515	OKLAHOMA CITY	OK	73101	CRESTON HILLS ADD	021	000	CRESTON HILLS ADD 021 000 LOTS 6 & 7	1912 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035863	LOWERY BART H		709 N CREEK DR	EDMOND	OK	73034	CRESTON HILLS ADD	022	013	CRESTON HILLS ADD 022 013	2100 NE 19TH ST OKLAHOMA CITY
R030035642	HARRIS EUGENE & KRISTIL		1916 N MARTIN LUTHER KING AVE	OKLAHOMA CITY	OK	73111-1406	CRESTON HILLS ADD	021	000	CRESTON HILLS ADD 021 000 LOTS 4 & 5	1916 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035629	CG PROPERTIES LLC		3001 PELHAM DR	OKLAHOMA CITY	OK	73120	CRESTON HILLS ADD	021	003	CRESTON HILLS ADD 021 003	2012 NE 19TH ST OKLAHOMA CITY
R030035616	KING JOHN T JR		6317 BRENTFORD PL	OKLAHOMA CITY	OK	73132-2213	CRESTON HILLS ADD	021	002	CRESTON HILLS ADD 021 002 50FT BY 132FT	2016 NE 19TH ST OKLAHOMA CITY
R030035603	FARRIS DEBORAH TRS	FARRIS DEBORAH REV LIV TRUST	2020 NE 19TH ST	OKLAHOMA CITY	OK	73111-1609	CRESTON HILLS ADD	021	001	CRESTON HILLS ADD 021 001 100FT FRONT 133F REAR BY 132F	2020 NE 19TH ST OKLAHOMA CITY
R030035551	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CRESTON HILLS ADD	020	000	CRESTON HILLS ADD 020 000 LOT 11 EXEMPT	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
6/28/2023

R033476400	OK COUNTY CHAPTER NATIONAL	ASSOC OF BLACK SOCIAL WORKS	PO BOX 36364	OKLAHOMA CITY	OK	73136-2364	JACKSON SUB ADDITION	000	000	JACKSON SUB ADDITION 000 000 PT OF BLKS 1 & 2 & PT OF WISCONSIN AV BEG AT NW/C OF LOT 7 BLK 2 TH E293.92FT S250FT W138.56FT TO POINT ON CENTERLINE OF WISCONSIN AV S100FT W155.60FT TO SW/C OF LOT 20 BL	2001 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035538	JAT REALTY INC		PO BOX 13454	OKLAHOMA CITY	OK	73113	CRESTON HILLS ADD	020	010	CRESTON HILLS ADD 020 010	2004 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035564	SITOLE H STEPHEN ETAL	C/O CHANDRA TRIPPLETT	15208 HIMALAYA RDG	EDMOND	OK	73013	CRESTON HILLS ADD	020	012	CRESTON HILLS ADD 020 012	2015 NE 19TH ST OKLAHOMA CITY
R030035577	DOTSON EVELYN L		2017 NE 19TH ST	OKLAHOMA CITY	OK	73111-1608	CRESTON HILLS ADD	020	013	CRESTON HILLS ADD 020 013	2017 NE 19TH ST OKLAHOMA CITY
R030035578	FALCON INVESTMENT PROPERTIES LLC		3334 W MAIN ST STE 106	NORMAN	OK	73072	CRESTON HILLS ADD	020	014	CRESTON HILLS ADD 020 014	2021 NE 19TH ST OKLAHOMA CITY
R030035590	JOHNSON WANDA M	JACOB CLYDE T SR	1801 NW 161ST PL	EDMOND	OK	73013	CRESTON HILLS ADD	020	015	CRESTON HILLS ADD 020 015	2025 NE 19TH ST OKLAHOMA CITY
R030035265	FLETCHER AUTA MAE		2101 NE 19TH ST	OKLAHOMA CITY	OK	73111-1610	CRESTON HILLS ADD	019	012	CRESTON HILLS ADD 019 012	2101 NE 19TH ST OKLAHOMA CITY
R030035525	BAHREINI AHMAD		924 GREENVALE RD	OKLAHOMA CITY	OK	73127	CRESTON HILLS ADD	020	009	CRESTON HILLS ADD 020 009	2008 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035512	EMA PROPERTY MANAGERS LLC		PO BOX 721848	OKLAHOMA CITY	OK	73172-2039	CRESTON HILLS ADD	020	008	CRESTON HILLS ADD 020 008	2012 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R033470800	FRIENDSHIP BAPTIST CHURCH		2017 N MARTIN LUTHER KING AVE	OKLAHOMA CITY	OK	73111-1407	JACKSON SUB ADDITION	000	000	JACKSON SUB ADDITION 000 000 LOTS 1 THRU 6 BLK 1 & LOTS 1 THRU 6 BLK 2 EX A TRI TR IN NW/C LOT 1 BLK 1 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033470801	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	JACKSON SUB ADDITION	001	000	JACKSON SUB ADDITION 001 000 PT OF LOT 1 BEG AT SW/C N25FT E25FT SWLY TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033470800	FRIENDSHIP BAPTIST CHURCH		2017 N MARTIN LUTHER KING AVE	OKLAHOMA CITY	OK	73111-1407	JACKSON SUB ADDITION	000	000	JACKSON SUB ADDITION 000 000 LOTS 1 THRU 6 BLK 1 & LOTS 1 THRU 6 BLK 2 EX A TRI TR IN NW/C LOT 1 BLK 1 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R030035499	GEREMEW TESHOME	WASE NITSUH	1220 NW 88TH ST	OKLAHOMA CITY	OK	73114	CRESTON HILLS ADD	020	007	CRESTON HILLS ADD 020 007	2016 N MARTIN LUTHER KING AVE OKLAHOMA CITY
R030035486	BJK ENTERPRISES LLC SERIES H		1301 SW 133RD ST	OKLAHOMA CITY	OK	73170-5031	CRESTON HILLS ADD	020	006	CRESTON HILLS ADD 020 006	2012 NE 20TH ST OKLAHOMA CITY
R030035473	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	CRESTON HILLS ADD	020	000	CRESTON HILLS ADD 020 000 LOT 5 EXEMPT	2016 NE 20TH ST OKLAHOMA CITY
R030035460	HARRIS W J III	HARRIS C K	PO BOX 11854	OKLAHOMA CITY	OK	73136-0854	CRESTON HILLS ADD	020	004	CRESTON HILLS ADD 020 004	2020 NE 20TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
6/28/2023

R030035447	REED GWENDOLYN FAYE	PIERCE MICHAEL DUAIN	2024 NE 20TH ST	OKLAHOMA CITY	OK	73111-1613	CRESTON HILLS ADD	020	003	CRESTON HILLS ADD 020 003	2024 NE 20TH ST OKLAHOMA CITY
R030035434	SMITH CORY		2809 NE 44TH ST	OKLAHOMA CITY	OK	73111-6216	CRESTON HILLS ADD	020	002	CRESTON HILLS ADD 020 002	2028 NE 20TH ST OKLAHOMA CITY
R030035421	KIRK ANNIE C	WEBB TAKIYAH	2032 NE 20TH ST	OKLAHOMA CITY	OK	73111-1613	CRESTON HILLS ADD	020	001	CRESTON HILLS ADD 020 001	2032 NE 20TH ST OKLAHOMA CITY
R030033809	CHURCH OF THE REDEEMER	OF OKLA CITY	PO BOX 11272	OKLAHOMA CITY	OK	73136-0272	CRESTON HILLS ADD	014	012	CRESTON HILLS ADD 014 012	0 UNKNOWN OKLAHOMA CITY
R030033796	PROTESTANT EPISCOPOL CHURCH		2008 HARDIN DR	OKLAHOMA CITY	OK	73111-1638	CRESTON HILLS ADD	014	011	CRESTON HILLS ADD 014 011 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033077700	OIC SENIOR HOUSING INC		0	Unknown	NO	00000	MOUNT STERLING SUB	002	000	MOUNT STERLING SUB 002 000 LOTS 1 THRU 50 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R030033822	DENMARK RICKY J & DEBRA A		2013 NE 20TH ST	OKLAHOMA CITY	OK	73111-1612	CRESTON HILLS ADD	014	013	CRESTON HILLS ADD 014 013	2013 NE 20TH ST OKLAHOMA CITY
R030033835	JAMISON MADISON		2017 NE 20TH ST	OKLAHOMA CITY	OK	73111-1612	CRESTON HILLS ADD	014	014	CRESTON HILLS ADD 014 014	2017 NE 20TH ST OKLAHOMA CITY
R030033848	CHASADI PROPERTY LLC		300 NW 22ND ST	OKLAHOMA CITY	OK	73103-3204	CRESTON HILLS ADD	014	015	CRESTON HILLS ADD 014 015	2021 NE 20TH ST OKLAHOMA CITY
R030033861	JBL INVESTMENTS LLC		2025 NE 20TH ST	OKLAHOMA CITY	OK	73111-1612	CRESTON HILLS ADD	014	016	CRESTON HILLS ADD 014 016	2025 NE 20TH ST OKLAHOMA CITY
R030033870	HAMILTON JESSE JR		5330 CHESLEY AVE	LOS ANGELES	CA	90043-2406	CRESTON HILLS ADD	014	017	CRESTON HILLS ADD 014 017	2029 NE 20TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-()

MASTER DESIGN STATEMENT

NE Family Medical

June 26, 2023

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

SPUD-() MASTER DESIGN STATEMENT

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

I. SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, 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. This site will be developed in accordance with the regulation of the **O-1, "Limited Office" District and/or R-3, "Medium Density Residential" District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Child Care Centers (8300.25)
- Community Recreation: Property Owners Association (8250.3)
- Dwelling Units and Mixed Uses (8200.2)
- Family Day Care Homes (8300.40)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)

- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

There shall be no maximum building size within this SPUD.

4. Maximum Number of Buildings:

There shall be no maximum number of buildings within this SPUD.

5. Building Setback Lines:

North SPUD Boundary: 5 feet
 East SPUD Boundary: 10 feet
 South SPUD Boundary: 5 feet
 West SPUD Boundary: 15 feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire code.

6. Sight-proof Screening:

O-1, "Limited Office" District:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. No internal screening shall be required.

R-3, "Medium Density Residential" District:

Sight-proof screening shall not be required for this SPUD.

7. Landscaping:

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

8. Signs:

8.1 Freestanding Accessory Signs

No pole signs will be permitted within this SPUD.

Freestanding signs shall be in accordance with the base zoning district.

8.2 Attached Signs

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

8.3 Non-accessory Signs

Non-accessory signs are not permitted in this SPUD.

8.4 Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access:

Access shall be taken from N Martin Luther King Avenue via a maximum of one (1) private drive and from NE 19th Street via a maximum of two (2) private drives.

The existing drive along N Martin Luther King Avenue shall be permitted and may be used for access to the rear of the lot to service the proposed parking lot. The drive aisle may be permitted to be 12 feet in width.

10. Sidewalks:

Five-foot sidewalks shall be constructed on NW 19th Street or six-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.

There is an existing five-foot sidewalk along N Martin Luther King Avenue. Should said sidewalk be damaged or removed during construction, the developer shall be required to make the necessary repairs and/or replace if necessary.

All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

The existing structure shall be deemed in conformance with this SPUD and shall be permitted.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 (if provided) shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

6. Parking:

The design and number 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 PUD 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.

Lot 10 of this SPUD shall only be required four (4) parking spaces to service the medical office uses. Any other proposed use shall meet the parking requirements outlined within this SPUD.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Should this SPUD be developed with the R-3, “Medium Density Residential” District base zoning, garages and/or driveways shall count towards the parking requirements.

7. Maintenance:

Maintenance of the site shall be the responsibility of the developer and/or property owner.

8. Drainage:

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

9. Platting:

Platting shall be subject to the Oklahoma City Subdivision Regulations.

10. Other:

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

Lot Ten (10), in Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof;

and

Lot Eleven (11), of Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 22, Page 91, including all right, title and interest in and to vacated streets and alleys abutting thereon.

