

SPUD-1255

Published in The Journal Record November 25, 2020

ORDINANCE NO. 26,610

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY.~~

~~EMERGENCY ORDINANCE~~

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A part of the Northwest Quarter (NW/4) of Section 3, Township 11, North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, also being a part of Lot 1, block 1 of WESTPOINTE PARKWAY PHASE 1, an addition to Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 8 of Plats, Page 277, more particularly described as follows: COMMENCING at the Northwest corner of said Section 3; THENCE South 00°18'29" East, along the West line of said section, a distance of 925.16 feet; THENCE North 89°41'31" East a distance of 50.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road), said point being the POINT OR PLACE OF BEGINNING; THENCE North 89°41'31" East a distance of 360.00 feet to a point; THENCE South 00°18'29" East a distance of 250.00 Feet to a point; THENCE South 89°41'31" West a distance of 360.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road); THENCE North 00°18'29" West, along the East right-of-way line of State Highway No. 4 (also known as Mustang Road) a distance of 250.00 feet to the POINT OR PLACE OF BEGINNING.

~~SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.~~

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 27th day of October, 2020.

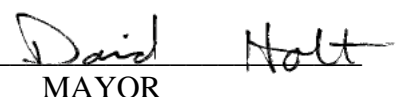
PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 24th day of November, 2020.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 24th day of November, 2020.

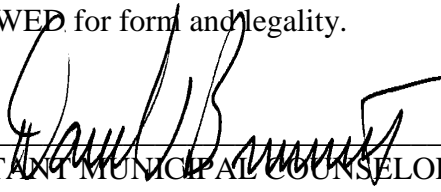
ATTEST:


CITY CLERK




MAYOR

REVIEWED for form and legality.



ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. IX.A. 5
11/24/2020

The City of OKLAHOMA CITY

APPROVED SUBJECT TO SUMMARY
OF TECHNICAL EVALUATION.

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1255) 500 South Mustang Road from PUD-287 Planned Unit Development District to SPUD-1255 Simplified Planned Unit Development District. Ward 3. Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David Box, Williams Box, Forshee & Bullard, P.C.
5880, LLC

Purpose:

The purpose of this request is to permit modified commercial use.

Background:

On October 8, 2020, the Planning Commission recommended approval for SPUD-1255 subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. One new driveway shall be allowed from S Mustang Road with three vehicular lanes. ~~that meets 200ft separation from existing drives and meets offset requirements.~~
2. One freestanding sign 12-15 feet high and 125-150 square feet shall be allowed.

Protest:

None

Previous Action:

The Ordinance for redistricting was introduced October 27, 2020, set for final hearing November 24, 2020 and appropriate notice was published and mailed.

Review:

Development Services Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
 Development Services Department
 Subdivision & Zoning Division
 420 West Main St., Suite 910
 OKC, OK 73102
 405-297-2623

Staff use only	
Case #	SPUD- <u>1255</u>
Date Filed	<u>8/14/20</u>
Ward #	<u>3</u>
Nbrhd Area	_____
School District	<u>MUSTANG</u>
Existing Zoning	<u>PUD-287</u>

APPLICATION FOR REZONING TO "SPUD" SIMPLIFIED PLANNED UNIT DEVELOPMENT

Name of Applicant: 5880 LLC

Address/location of property to be rezoned: 500 S. Mustang Rd.

Legal Description of property to be rezoned: See attached Legal Description - Exhibit A

Size of Property (property cannot exceed 5 acres): 2.07 acres

Present Use of Property: PUD-287 Summary of Proposed Development: Mixed-use

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

- a) Two (2) copies of the legal description of the property sought to be rezoned if not described above. One copy must be submitted electronically in Microsoft Word format. Submit to curtis.liggins@okc.gov
- b) One (1) copy of the deed(s) of the property sought to be rezoned.
- c) One (1) copy of all property owners who own property within a 300 foot radius of the property to be rezoned. The list **MUST** include their mailing address and the legal description of their property and **MUST** be current within 30 days of the date of submittal of the application. The list **MUST** ALSO contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- d) If the applicant is not the owner of the property, (2) copies of a letter of authorization from the owner are required.
- e) A filing fee of \$1,800.00.
- f) Eight (8) copies of the attached Master Design Statement and any other supporting maps, exhibits, etc. The Master Design Statement **must** be typed.
- g) Master Development Plan Map (Site Plan).

There are two public hearings for consideration of a rezoning request. First is the Planning Commission hearing which is approximately four weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓

Signature of Applicant
 David M. Box on behalf of the Applicant
 Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)
 522 Colcord Drive

Applicant's Mailing Address
 Oklahoma City, OK 73102

City, State, Zip Code
 Phone: (405) 232-0080
 E-Mail: dmbbox@wbfbllaw.com

Exhibit A

Legal Description

A part of the Northwest Quarter (NW/4) of Section 3, Township 11, North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, also being a part of Lot 1, block 1 of WESTPOINTE PARKWAY PHASE 1, an addition to Oklahoma city, Canadian county, Oklahoma, according to the plat recorded in Book 8 of Plats, Page 277, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3;

THENCE South $00^{\circ}18'29''$ East, along the West line of said section, a distance of 925.16 feet;

THENCE North $89^{\circ}41'31''$ East a distance of 50.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road), said point being the POINT OR PLACE OF BEGINNING;

THENCE North $89^{\circ}41'31''$ East a distance of 360.00 feet to a point;

THENCE South $00^{\circ}18'29''$ East a distance of 250. Feet to a point;

THENCE South $89^{\circ}41'31''$ West a distance of 360.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road);

THENCE North $00^{\circ}18'29''$ West, along the East right-of-way line of State Highway No. 4 (also known as Mustang Road) a distance of 250.00 feet to the POINT OR PLACE OF BEGINNING.

Said tract of land contains an area of 90,000 square feet or 2.07 acres, more or less.

Letter of Authorization

LETTER OF AUTHORIZATION

Nathan Couch, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and 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 500 Block
South Mustang Road.

By:  _____

Title: Owner

Date: August 14, 2020

LETTER OF AUTHORIZATION

Nathan Couch, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and 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 500 Block
South Mustang Road.

By:  _____

Title: Owner

Date: August 14, 2020

Deed

Prepared By:

Sandberg Phoenix & von Gontard
c/o Keith D. Price, esq.
600 Washington Ave. — 15th Floor
St. Louis, Missouri 63101



Doc#:R 2014 23558
Bk&Pg:RB 4197 0992-0996 5E
Filed:10/22/2014 DMW
10:38:38 AM WD
Canadian County, OK

Mail Recorded Deed To:

American Eagle Title Group
c/o Michelle Roberts
421 NW 13th Street, Suite 320
Oklahoma City, OK 73103
1407-0065-68

Mail Tax Bills To Grantee's Address

Not Official

SPECIAL WARRANTY DEED

This Deed is made and entered into on this 17th day of October, 2014, by and between Mercy Hospital Oklahoma City, Inc., an Oklahoma nonprofit corporation, c/o Mercy Health, 14528 S. Outer 40 Road, Suite 100, St. Louis, Missouri, 63017, Attention: Nancy Bukovic, Esq. ("Grantor") and 5th & Mustang Partnership, an Oklahoma partnership c/o Nathan Couch 11225 SW 37th Street Mustang, Oklahoma 73064 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the real estate situated in the County of Canadian and State of Oklahoma, described on Exhibit A attached hereto.

The conveyance made by this deed is subject to general real estate taxes for 2014 and subsequent years, and special assessments not yet due and payable, rights of tenants in possession, and to any covenants, easements, reservations of coal and/or mineral rights, restrictions, conditions, and liens of record, if any, and all restrictions specifically described with respect to the property described above.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to the successors and assigns of such party forever.

Not Official

The said Grantor hereby covenants that said party and its successors and assigns shall and will **WARRANT AND DEFEND** the title to the premises unto the said Grantee, and to the successors and assigns of such party forever against the lawful claims of all persons claiming by, through, or under Grantor, but none other, excepting, however, the general taxes for the calendar year 2014 and thereafter and special taxes becoming a lien after the date of this Deed and the permitted exceptions identified in Exhibit B attached hereto.

[Remainder of page left intentionally blank; signature on succeeding page]

Not Official

Not Official

Not Official

Not Official

IN WITNESS WHEREOF, an authorized officer of Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

Mercy Hospital Oklahoma City, Inc., an Oklahoma nonprofit corporation

Not Official

By: Jim R. Gebhart
Jim R. Gebhart, President

STATE OF OKLAHOMA)
) ss
COUNTY OF Oklahoma

On this the 11^e day of October, 2014, before me personally appeared Jim R. Gebhart, to me personally known, who, being by me duly sworn, did say that s/he is the President of Mercy Hospital Oklahoma City, Inc., an Oklahoma nonprofit corporation, and that said instrument was signed on behalf of said corporation, and acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Not Official



Lisa K Vannoy
Notary Public

Not Official

Not Official

Not Official

Exhibit A

A part of the northwest quarter of Section 3, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, also being a part of Lot 1, Block 1 of Westpointe Parkway Phase 1, an addition to Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 8 of Plats, page 277, more particularly described as follows:

Commencing at the Northwest Corner of said Section 3;

Thence South $00^{\circ}18'29''$ East along the west line of said Section a distance of 925.16 feet;

Thence North $89^{\circ}41'31''$ East, a distance of 50.00 feet to a point on the east right-of-way line of State Highway No. 4 (also known as Mustang Road), said point being the point or place of beginning;

Thence North $89^{\circ}41'31''$ East, a distance of 360.00 feet, to a point;

Thence South $00^{\circ}18'29''$ East, a distance of 250.00 feet, to a point;

Thence South $89^{\circ}41'31''$ West, a distance of 360.00 feet, to a point on the east right-of-way line of State Highway No. 4 (also known as Mustang Road);

Thence North $00^{\circ}18'29''$ West along the east right-of-way line of State Highway No. 4 (also known as Mustang Road), a distance of 250.00 feet, to the point or place of beginning.

Oklahoma City Planning Commission
Deed Approval # 24183

SEP 30 2014

Not Official

Not Official

EXHIBIT B

Permitted Exceptions

1. All interest in and to all oil, gas, coal, metallic ores or other minerals in and underlying the land, together with all rights, privileges, and estates relating thereto.
2. Pipeline Easement in favor of Mobil Gas Services Inc., a Delaware corporation recorded in Book 1991, page 450, subject to assignments of record.
3. Easements and building set back line shown on the Plat of Westpointe Parkway Phase I recorded in Book 8 of Plats, page 277.

Ownership List



CANADIAN
Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 08/14/2020
Time 14:16:31



Account List

Account	090127944	Current Owner	Legal Description
ParcelID	060859-001001-0000A2	5TH & MUSTANG PARTNERSHIP	WESTPOINTE PARKWAY PHASE I LOT 1-A2 BLK 1 BEG NW/C LT 1, TH E360' S250' W360' N250' TPB
Situs			
Sec/Twn/Rng	3-11N-5W	C/O NATHAN COUCH	
Subdivision	WESTPOINTE PKWY PH I	509 CLEMENTINE RD	
Block/Lot	0001 / 0001	YUKON OK 73099-	
Lot Size	2.0700 Acres	Book/Page 4197-0992	
Account	090078374	Current Owner	Legal Description
ParcelID	060999-912032-000003	STATE OF OKLAHOMA	T11N R05W S03 NW4 A#3-PT NW4 BEG SW/C TH N2545.99' E60' S393.76' SW 100.5' S1500' E10' SE552.56' W60' TPB.
Situs		DEPT TRANS/OFF LAND ACQUISIT	
Sec/Twn/Rng	3-11N-5W		
Subdivision		200 NE 21ST ST	
Block/Lot		OKLAHOMA CITY OK 73105-000C	
Lot Size	3.7400 Acres	Book/Page 1950-0694	
Account	090116823	Current Owner	Legal Description
ParcelID	060864-007001-0000A4	PARK AT WESTPOINTE LTD PTNRSH	WESTPOINTE PARKWAY PHASE VI LT 1-A4 BLK 7 BEING PT LT 1 BEG @ NE/C LT 1, TH SE63.29' SE CURV'R 117.09' S261.93' SW CURV'R 200.98' NW166.87' NW27.79' NE19.17' NW160.24' SW28.15' NW92.47' SW293.85' SW19.39' W185.57' N263.42' E89.55' N336.87' E795.2' TPB.
Situs	00301 POINTE PARKWAY BLV		
Sec/Twn/Rng	3-11N-5W		
Subdivision	WESTPOINTE PARKWAY PH I	4200 E SKELLY DR STE 800	
Block/Lot	0007 / 0001	TULSA OK 74135-000C	
Lot Size	11.4700 Acres	Book/Page 3571-0998	

**CANADIAN****Parcel Map and Account Listing**

Data provided by MATT WEHMULLER County Assessor

Date 08/14/2020

Time 14:16:33

Account List

Account	090099460	Current Owner	Legal Description
ParcelID	060864-007001-0000A2	CH4 DEVELOPMENT LLC	WESTPOINTE PARKWAY PHASE VI LOT 1-A2 BLK 7 BEG SW/C LT 1 TH E268' N298.15' W9' CURVR 5.47' NE34.56' W25' S40' W235' S299.84' TPB.
Situs	00332 S MUSTANG RD		
Sec/Twn/Rng	3-11N-5W		
Subdivision	WESTPOINTE PARKWAY PH I	10900 SAN LORENZO DR	
Block/Lot	0007 / 0001	OKLAHOMA CITY OK 73173-	
Lot Size	1.8700 Acres	Book/Page 4397-0820	
Account	090095468	Current Owner	Legal Description
ParcelID	060859-001001-0000A1	MERCY HEALTH CENTER INC	WESTPOINTE PARKWAY PHASE I LOT 1-A1 BLK 1 BEING ALL LT 1 LESS BEG NW/C LT 1, TH E360' S250' W360' N250' TPB.
Situs	00520 S MUSTANG RD		
Sec/Twn/Rng	3-11N-5W	ATTN: EXECUTIVE OFFICES	
Subdivision	WESTPOINTE PKWY PH I	4300 W MEMORIAL ROAD	
Block/Lot	0001 / 0001	OKLA CITY OK 73120-000C	
Lot Size	12.9100 Acres	Book/Page 0008-0277	
Account	090095528	Current Owner	Legal Description
ParcelID	060862-005006-000000	OKLAHOMA FAMILY COUNSELING SERV LLC	WESTPOINTE PARKWAY PHASE IV LOT 6 BLK 5 & AN UNDIV 1/10 INT IN COMMON AREA A, A RE-PLAT OF LOT 2 OF WESTPOINTE PARKWAY PHASE II AND PREVIOUSLY UNPLATTED TRACT
Situs	00428 S MUSTANG RD		
Sec/Twn/Rng	3-11N-5W	PO BOX 999	
Subdivision	WESTPOINTE PKWY PHIV	MUSTANG	
Block/Lot	0005 / 0006	OK 73064-099C	
Lot Size	0.1540 Acres	Book/Page 4074-1017	
Account	090092350	Current Owner	Legal Description
ParcelID	060860-001003-0000A2	CH4 DEVELOPMENT LLC	WESTPOINTE PARKWAY PHASE II LOT 3A-2 BLK 1 BEING LT 3 LESS N115'
Situs	00340 S MUSTANG RD		
Sec/Twn/Rng	3-11N-5W		
Subdivision	WESTPOINTE PKWY PHII	10900 SAN LORENZO DR	
Block/Lot	0001 / 0003	OKLAHOMA CITY OK 73173-	
Lot Size	1.0500 Acres	Book/Page 4397-0820	
Account	090095523	Current Owner	Legal Description
ParcelID	060862-005001-000000	OKLAHOMA TITLE PARTNERS LLC	WESTPOINTE PARKWAY PHASE IV LOT 1 BLK 5 & AN UNDIV 1/10 INT IN COMMON AREA A, A RE-PLAT OF LOT 2 OF WESTPOINT PARKWAY PHASE II AND PREVIOUSLY UNPLATTED TRACT
Situs	00400 S MUSTANG RD		
Sec/Twn/Rng	3-11N-5W		
Subdivision	WESTPOINTE PKWY PHIV	320 S BOULDER AVE	
Block/Lot	0005 / 0001	TULSA OK 74103-	
Lot Size	0.1700 Acres	Book/Page 5029-0796	
Account	090095525	Current Owner	Legal Description
ParcelID	060862-005003-000000	HOUSLEY HOLDINGS LLC	WESTPOINTE PARKWAY PHASE IV LOT 3 BLK 5 & AN UNDIV 1/10 INT IN COMMON AREA A, A RE-PLAT OF LOT 2 OF WESTPOINTE PARKWAY PHASE II AND PREVIOUSLY UNPLATTED TRACT
Situs	00416 S MUSTANG RD		
Sec/Twn/Rng	3-11N-5W		
Subdivision	WESTPOINTE PKWY PHIV	416 S MUSTANG RD SUITE A	
Block/Lot	0005 / 0003	YUKON OK 73099-	
Lot Size	0.1620 Acres	Book/Page 4436-0037	
Account	090095526	Current Owner	Legal Description
ParcelID	060862-005004-000000	MURRAY,DONNA TRUSTEE#	WESTPOINTE PARKWAY PHASE IV LOT 4 BLK 5 & AN UNDIV 1/10 INT IN COMMON AREA A, A RE-PLAT OF LOT 2 OF WESTPOINTE PARKWAY PHASE II AND PREVIOUSLY UNPLATTED TRACT
Situs	00420 S MUSTANG RD		
Sec/Twn/Rng	3-11N-5W		
Subdivision	WESTPOINTE PKWY PHIV	1000 W WILSHIRE BLVD STE#346	
Block/Lot	0005 / 0004	OKLAHOMA CITY OK 73116-000C	
Lot Size	0.1620 Acres	Book/Page 2602-0396	
Account	090095524	Current Owner	Legal Description
ParcelID	060862-005002-000000	OKC-OMS YUKON REALTY LLC ETAL	WESTPOINTE PARKWAY PHASE IV LOT 2 BLK 5 & AN UNDIV 1/10 INT IN COMMON AREA A, A RE-PLAT OF LOT 2 OF WESTPOINTE PARKWAY PHASE II AND PREVIOUSLY UNPLATTED TRACT
Situs	00404 S MUSTANG RD	OKC-OMS HOLDINGS PLLC	
Sec/Twn/Rng	3-11N-5W		
Subdivision	WESTPOINTE PKWY PHIV	404 S MUSTANG RD	
Block/Lot	0005 / 0002	YUKON OK 73099-	
Lot Size	0.1500 Acres	Book/Page 4888-0579	
Account	090095527	Current Owner	Legal Description
ParcelID	060862-005005-000000	MURRAY,DONNA TRUSTEE#	WESTPOINTE PARKWAY PHASE IV LOT 5 BLK 5 & AN UNDIV 1/10 INT IN COMMON AREA A, A RE-PLAT OF LOT 2 OF WESTPOINTE PARKWAY PHASE II AND PREVIOUSLY UNPLATTED TRACT
Situs	00424 S MUSTANG RD		
Sec/Twn/Rng	3-11N-5W		
Subdivision	WESTPOINTE PKWY PHIV	1000 W WILSHIRE BLVD STE#346	
Block/Lot	0005 / 0005	OKLAHOMA CITY OK 73116-000C	
Lot Size	0.1540 Acres	Book/Page 4426-0091	



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 08/14/2020
Time 14:16:36

Account List

Table with 3 columns: Account, Current Owner, and Legal Description. It lists 10 parcels with details such as ParcelID, Situs, Sec/Twn/Rng, Subdivision, Block/Lot, Lot Size, and Book/Page.

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

“HTeaO”

August 19, 2020

PREPARED BY:

Williams, Box, Forshee & Bullard, P.C.
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080
405-236-5814 fax
dmbox@wbflaw.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, 2010).

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

This SPUD shall be developed in accordance with the regulations of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2010), except as modified herein.

1. The following uses shall be permitted with this SPUD:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35)

Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
Eating Establishments: Sitdown (8300.37)
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
Food and Beverage Retail Sales (8300.41)
Horticulture (8150.7)
Laundry Services (8300.48)
Library Services and Community Centers (8250.11)
Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood-Related (8250.14)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Payday or Title Loan Agencies (8300.57)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)

2. Maximum Building Height:

The maximum building height within this SPUD shall be governed by the base zoning district.

3. Maximum Building Size:

The maximum building size within this SPUD shall be governed by the base zoning district.

4. Building Setback Lines:

The building setback lines within this SPUD shall be governed by the base zoning district.

5. Sight-proof Screening:

Screening shall be required to meet the regulations of the base zoning district.

6. Landscaping:

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

7. Signs:

7.1 Freestanding Accessory Signs:

There shall be two (2) freestanding accessory ground (monument) signs permitted within this SPUD with the maximum size being 12 feet high and 125 square feet in area per sign. No pole signs will be allowed.

7.2 Attached Signs:

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

7.3 Non-Accessory Signs:

Non-Accessory signs shall be prohibited within this SPUD.

7.4 Electronic Message Display Signs:

Electronic Message Display signs shall be prohibited within this SPUD.

8. Access:

Access to the site shall be taken from S. Mustang Rd.

There shall be two (2) curb cut allowed in this SPUD.

9. Parking Regulations:

Parking regulations shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2010, as amended.

10. Sidewalk Regulations:

Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood 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. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Other:

4.1 Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

4.2 Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2010, as amended.

4.3 Dumpsters:

N/A.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan – Conceptual

Exhibit A

Legal Description

A part of the Northwest Quarter (NW/4) of Section 3, Township 11, North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, also being a part of Lot 1, block 1 of WESTPOINTE PARKWAY PHASE 1, an addition to Oklahoma city, Canadian county, Oklahoma, according to the plat recorded in Book 8 of Plats, Page 277, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3;

THENCE South 00°18'29" East, along the West line of said section, a distance of 925.16 feet;

THENCE North 89°41'31" East a distance of 50.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road), said point being the POINT OR PLACE OF BEGINNING;

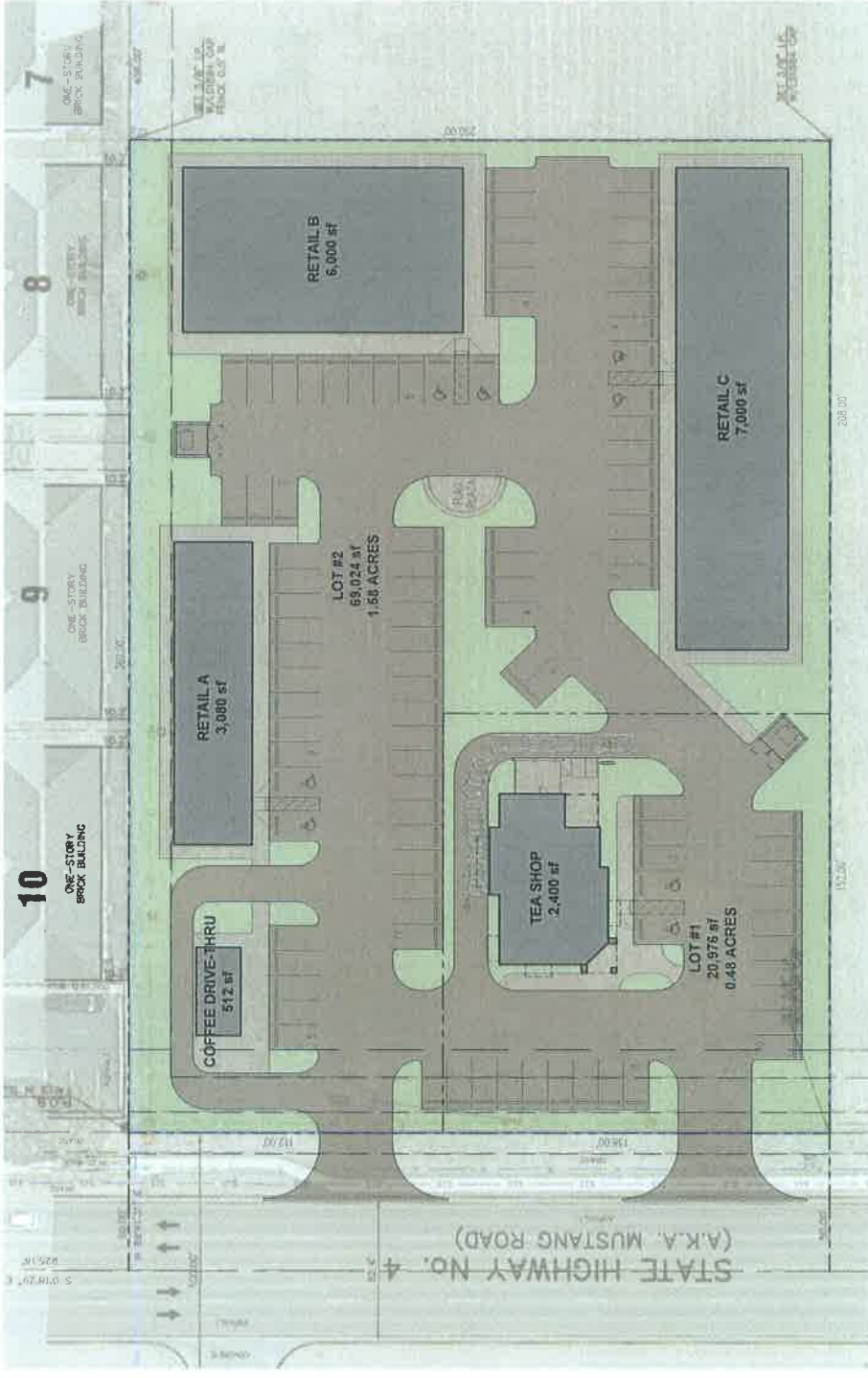
THENCE North 89°41'31" East a distance of 360.00 feet to a point;

THENCE South 00°18'29" East a distance of 250. Feet to a point;

THENCE South 89°41'31" West a distance of 360.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road);

THENCE North 00°18'29" West, along the East right-of-way line of State Highway No. 4 (also known as Mustang Road) a distance of 250.00 feet to the POINT OR PLACE OF BEGINNING.

Said tract of land contains an area of 90,000 square feet or 2.07 acres, more or less.



R.W.F. Architects, Inc.
 620 S.W. 103rd PLACE
 OKLAHOMA CITY, OKLAHOMA 73139
 PH: 405.691.2998
 FAX: 405.691.6912

A ARCHITECTURAL SITE PLAN STUDY

SCALE: 1" = 40'-0"



SITE INFORMATION

LOT #	AREA	ACRES
LOT #1	20,975 sf	0.48 acres
LOT #2	68,024 sf	1.58 acres
OVERALL SITE	89,000 sf	2.07 acres

BUILDING AREA

TEA SHOP	2,400 sf
COFFEE DRIVE-THRU	600 sf
RETAIL A	3,000 sf
RETAIL B	6,000 sf
RETAIL C	7,000 sf
TOTAL AREA	19,000 sf

PARKING SUMMARY

BUILDING NAME	PAVING	REQUIRED	AVAIL.	EXCESS
TEA SHOP	1,200	12	24	
COFFEE DRIVE-THRU	1,200	3	5	
RETAIL A	1,200	15	29	
RETAIL B	1,200	30	19	
RETAIL C	1,200	35	22	
TOTAL		95	96	

PAVING RATIO

LOT NUMBER	PAVING AREA	BUILDING AREA	CONCRETO
LOT #1	13,451 sf	2,400 sf	75.6%
LOT #2	30,000 sf	16,600 sf	78.3%
TOTAL	43,451 sf	19,000 sf	78.5%

OKC ZONING NOTES:

CANADIAN COUNTY
 SUPERIOR COMMUNITY COMMERCIAL DISTRICT

CHAPTER 3. SIGNAGE
 3-102 (C) - Signage for CS
 25' x 15' at maximum
 Freestanding Signs - Max. area of 200 sq. ft. Maximum Ht for 177' wide lot is 30' above grade.
 Billboards (BIBD) - Max. Ht of 100 ft.
 EMO signs over 25' at lot line 20' setback from sidewalk
 10' setbacks 25' setback from the street curb/side
 CHAPTER 55 - TONING AND PLANNING
 TABLE 55-230A - Retail Sales and Services General (55-8302-53) ARE PERMITTED FOR CS ZONING

TABLE 55-230B - CS SETBACKS
 FRONT YARD 25'
 SIDE YARD NONE
 REAR YARD NONE

TABLE 55-1000C - PARKING REQUIREMENTS
 1,200 sq. ft. provided however that total storage area shall not be included in the computation of CSFA for parking purposes.
 19,000 sf / 200 = 95 4 PARKING SPACES REQUIRED

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1255	WBF&B, PC Attn: David Box	522 Colcord Dr.	Oklahoma City	OK	73102
SPUD-1255	5th & Mustang Partnership c/o Nathan Couch	509 Clementine Rd.	Yukon	OK	73099
SPUD-1255	Mercy Health Center, Inc. Attn: Executive Offices	4300 W. Memorial Rd.	Oklahoma City	OK	73120
SPUD-1255	The Rockwell, LLC	16200 Sonoma Park Dr.	Edmond	OK	73012
SPUD-1255	CH4 Development, LLC	10900 San Lorenzo Dr.	Oklahoma City	OK	73173
SPUD-1255	The Park at Westpoint, LP	4200 E. Skelly Dr., Ste. 800	Tulsa	OK	74135
SPUD-1255	Oklahoma Title Partners, LLC	320 S. Boulder Ave.	Tulsa	OK	74103
SPUD-1255	OKC-OMS Yukon Realty, LLC & OKC-OMS Holdings, PLLC	404 S. Mustang Rd.	Yukon	OK	73099
SPUD-1255	Housley Holdings, LLC	416 S. Mustang Rd.	Yukon	OK	73099
SPUD-1255	Elizabeth Ashley Murray Trust, Christian Barrett Murray Trust	1000 W Wilshire Blvd, Ste. 346	Oklahoma City	OK	73116
SPUD-1255	OK Family Counseling Services, LLC	PO Box 999	Mustang	OK	73064
SPUD-1255	McGee Management, Inc.	4324 Grant Blvd.	Yukon	OK	73099
SPUD-1255	Azurite, LLC c/o Blue Widegon, LLC	1408 Redbud Hollow	Edmond	OK	73034
SPUD-1255	Hunter Rev. Trust	4585 S. Banner Rd.	El Reno	OK	73036
SPUD-1255	Mustard Seed Faith, LLC	408 S. Mustang Rd.	Yukon	OK	73099
SPUD-1255	SLC H-1 Yukon, LLC	100 2nd Ave., Ste. 1203	St. Petersburg	FL	33701
SPUD-1255	Old World Plaza, LLC	8312 W. Reno, Ste. B	Oklahoma City	OK	73127
SPUD-1255	MDC Coast 15, LLC, Kindercare Education	650 NW Holladay St., Ste. 1000	Portland	OR	97232
SPUD-1255	Old World Investors, LLC	8312 W. Reno, Ste. B	Oklahoma City	OK	73127

A P P R O V E D
11-24-2020

BY THE CITY COUNCIL
Sharon K. Hester CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1255
MASTER DESIGN STATEMENT FOR
“HTeaO”

August 19, 2020
October 9, 2020

PREPARED BY:

Williams, Box, Forshee & Bullard, P.C.
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080
405-236-5814 fax
dmbox@wbflaw.com

SPUD-1255 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. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling. This SPUD shall be developed in accordance with the regulations of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. The following uses shall be permitted with this SPUD:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35)

Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
Eating Establishments: Sitdown (8300.37)
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
Food and Beverage Retail Sales (8300.41)
Horticulture (8150.7)
Laundry Services (8300.48)
Library Services and Community Centers (8250.11)
Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood-Related (8250.14)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Payday or Title Loan Agencies (8300.57)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)

2. Maximum Building Height:

The maximum building height within this SPUD shall be governed by the base zoning district.

3. Maximum Building Size:

The maximum building size within this SPUD shall be governed by the base zoning district.

4. Building Setback Lines:

The building setback lines within this SPUD shall be governed by the base zoning district.

5. Sight-proof Screening:

Screening shall be required to meet the regulations of the base zoning district.

6. Landscaping:

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

7. Signs:

7.1 Freestanding Accessory Signs:

There shall be one (1) freestanding accessory ground (monument) sign permitted within this SPUD with the maximum size being 15 feet high and 150 square feet in area per sign. No pole signs will be allowed.

7.2 Attached Signs:

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

7.3 Non-Accessory Signs:

Non-Accessory signs shall be prohibited within this SPUD.

7.4 Electronic Message Display Signs:

Electronic Message Display signs shall be prohibited within this SPUD.

8. Access:

Access to the site shall be taken from S. Mustang Rd.

This SPUD shall be limited to one (1) driveway from S. Mustang Rd. with three (3) vehicular lanes.

9. Parking Regulations:

Parking regulations shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

10. Sidewalk Regulations:

Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood 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. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Other:

4.1 Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

4.2 Drainage:

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

4.3 Dumpsters:

N/A.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan – Conceptual

Exhibit A

Legal Description

A part of the Northwest Quarter (NW/4) of Section 3, Township 11, North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, also being a part of Lot 1, block 1 of WESTPOINTE PARKWAY PHASE 1, an addition to Oklahoma city, Canadian county, Oklahoma, according to the plat recorded in Book 8 of Plats, Page 277, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3;

THENCE South 00°18'29" East, along the West line of said section, a distance of 925.16 feet;

THENCE North 89°41'31" East a distance of 50.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road), said point being the POINT OR PLACE OF BEGINNING;

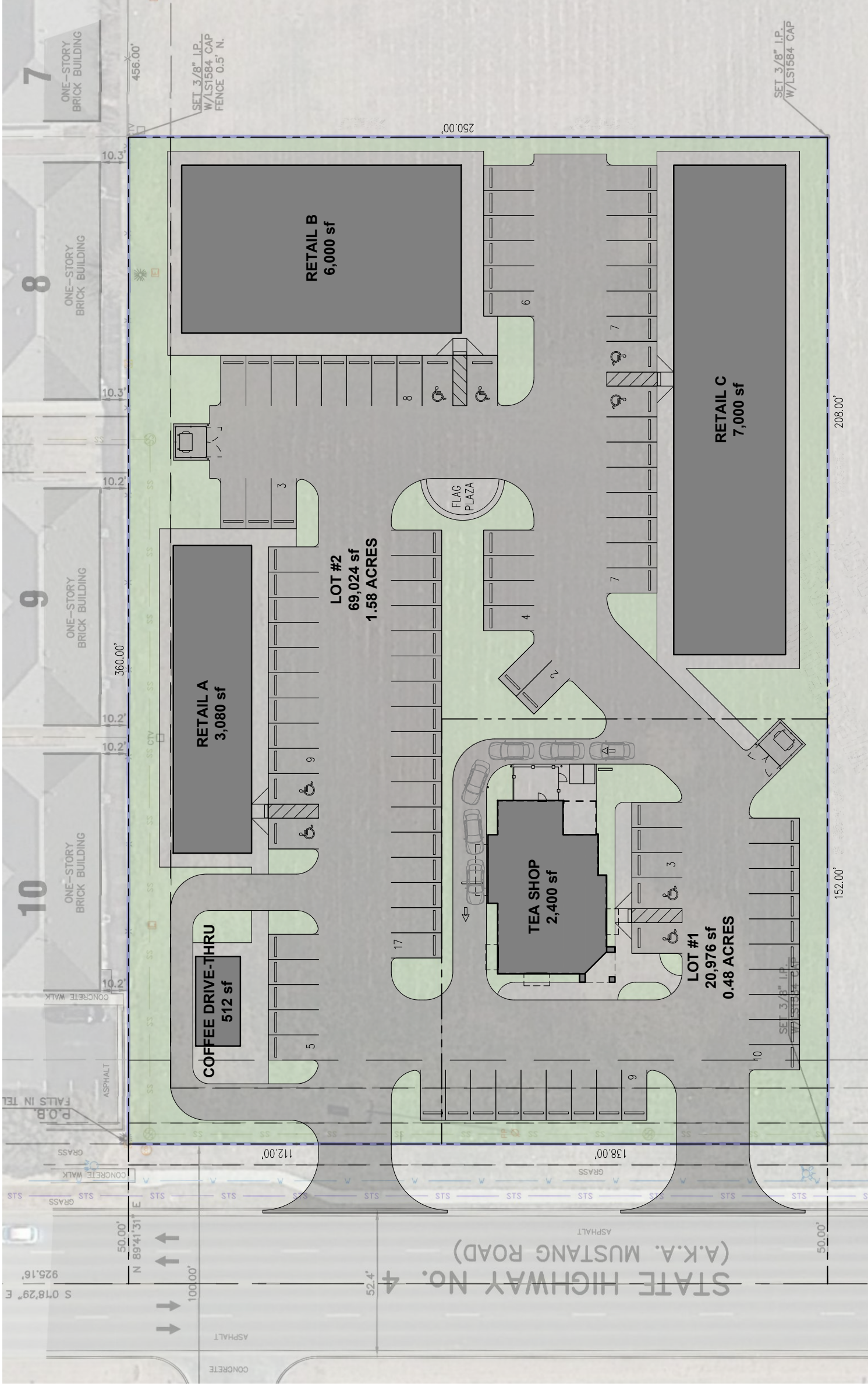
THENCE North 89°41'31" East a distance of 360.00 feet to a point;

THENCE South 00°18'29" East a distance of 250. Feet to a point;

THENCE South 89°41'31" West a distance of 360.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road);

THENCE North 00°18'29" West, along the East right-of-way line of State Highway No. 4 (also known as Mustang Road) a distance of 250.00 feet to the POINT OR PLACE OF BEGINNING.

Said tract of land contains an area of 90,000 square feet or 2.07 acres, more or less.



SITE INFORMATION

SITE AREA	
LOT #1	20,976 sf 0.48 acres
LOT #2	69,024 sf 1.58 acres
OVERALL SITE:	90,000 sf 2.07 acres

BUILDING AREA	
TEA SHOP:	2,400 sf
COFFEE DRIVE-THRU:	600 sf
RETAIL A:	3,080 sf
RETAIL B:	6,000 sf
RETAIL C:	7,000 sf
TOTAL AREA:	19,080 sf

PARKING SUMMARY			
BUILDING NAMES	PARKING RATIO	REQUIRED SPACES	ACTUAL SPACES
TEA SHOP:	1/200	12	24
COFFEE DRIVE-THRU:	1/200	3	5
RETAIL A:	1/200	15	28
RETAIL B:	1/200	30	19
RETAIL C:	1/200	35	22
TOTAL:		95	98

PAVING RATIO			
LOT NUMBER	PAVING AREA	BUILDING AREA	COVER RATIO
LOT #1:	13,451 sf	2,400 sf	75.6%
LOT #2:	38,089 sf	16,680 sf	79.3%
TOTAL:	51,540 sf	19,080 sf	78.5%

OKC ZONING NOTES:

CANADIAN COUNTY
 ZONE: C-3 COMMUNITY COMMERCIAL DISTRICT

CHAPTER 3 - SIGNAGE:
 3-102 (c) - Signage for C-3
 Attached Signs: For building width 36'-45.99' and building setback of 25' = 155 sf maximum
 Freestanding Signs: Max. area of 200 sf. Maximum ht for 177' wide lot is 30' above grade.
 Electronic Message Displays (EMD): Max area of 100 sf.
 EMD signs over 50 sf shall have 50' setback from signalized intersections; 25' setback from the street curb/ledge.

CHAPTER 59 - ZONING AND PLANNING:
 TABLE 59-6200.1 - Retail Sales and Services - General (59-8300.63) ARE PERMITTED FOR C-3 ZONING.

TABLE 59-6200.2 - C-3 SETBACKS
 FRONT YARD: 25 ft.
 SIDE YARD: NONE
 REAR YARD: NONE

TABLE 59-10600.2 - PARKING REQUIREMENTS
 1/200 sf, provided however that cold storage area shall not be included in the computation of GFA for parking purposes.
 19,080 sf / 200 = 95.4 PARKING SPACES REQUIRED



A ARCHITECTURAL SITE PLAN STUDY

SCALE: 1" = 40'-0"



R.W.F. Architects, Inc.
 620 S.W. 103rd PLACE
 OKLAHOMA CITY, OKLAHOMA 73139
 PH: 405.691.2998
 FAX: 405.691.6912

CASE NUMBER: SPUD-1255

This notice is to inform you that **David Box, on behalf of 5880 LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1255 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on November 24, 2020. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

LEGAL DESCRIPTION: A part of the Northwest Quarter (NW/4) of Section 3, Township 11, North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, also being a part of Lot 1, block 1 of WESTPOINTE PARKWAY PHASE 1, an addition to Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 8 of Plats, Page 277, more particularly described as follows: COMMENCING at the Northwest corner of said Section 3; THENCE South 00°18'29" East, along the West line of said section, a distance of 925.16 feet; THENCE North 89°41'31" East a distance of 50.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road), said point being the POINT OR PLACE OF BEGINNING; THENCE North 89°41'31" East a distance of 360.00 feet to a point; THENCE South 00°18'29" East a distance of 250.00 Feet to a point; THENCE South 89°41'31" West a distance of 360.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road); THENCE North 00°18'29" West, along the East right-of-way line of State Highway No. 4 (also known as Mustang Road) a distance of 250.00 feet to the POINT OR PLACE OF BEGINNING.


Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.


You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 27th day of October, 2020

SEAL


Frances Kersey, City Clerk

The seal of the City of Oklahoma City is circular, featuring a central shield with a cross and four quadrants. The shield is surrounded by a wreath. The outer ring of the seal contains the text "SEAL OF THE CITY OF OKLAHOMA CITY" in a circular arrangement.

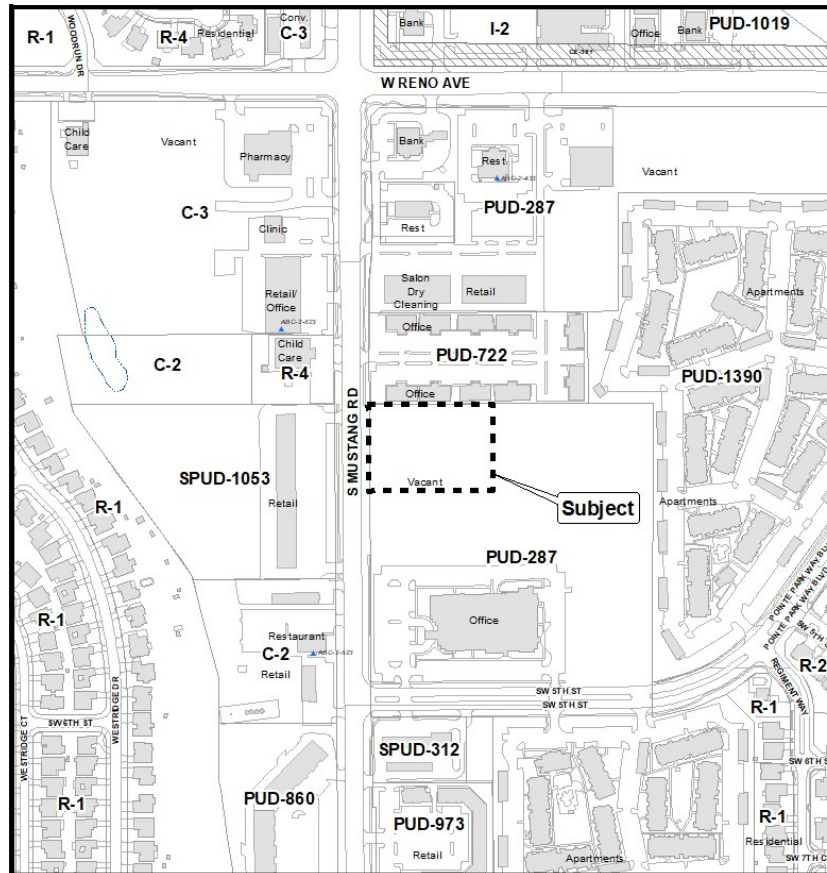
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1255

FROM: PUD-287 Planned Unit Development District

TO: SPUD-1255 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 500 South Mustang Road



PROPOSED USE: The purpose of this request is to permit a modified commercial use.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified C-3 Community Commercial District (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

**The City of Oklahoma City
Development Services Department
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102**

(405) 297-2623 · (405) 297-2495 · (405) 297-2289 · (405) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1255

LOCATION: 500 South Mustang Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD Simplified Planned Unit Development District from the PUD-287 Planned Unit Development District. A public hearing will be held by the City Council on November 24, 2020. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property:

A part of the Northwest Quarter (NW/4) of Section 3, Township 11, North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, also being a part of Lot 1, block 1 of WESTPOINTE PARKWAY PHASE 1, an addition to Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 8 of Plats, Page 277, more particularly described as follows: COMMENCING at the Northwest corner of said Section 3; THENCE South 00°18'29" East, along the West line of said section, a distance of 925.16 feet; THENCE North 89°41'31" East a distance of 50.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road), said point being the POINT OR PLACE OF BEGINNING; THENCE North 89°41'31" East a distance of 360.00 feet to a point; THENCE South 00°18'29" East a distance of 250.00 Feet to a point; THENCE South 89°41'31" West a distance of 360.00 feet to a point on the East right-of-way line of State Highway No. 4 (also known as Mustang Road); THENCE North 00°18'29" West, along the East right-of-way line of State Highway No. 4 (also known as Mustang Road) a distance of 250.00 feet to the POINT OR PLACE OF BEGINNING.

PROPOSED USE: The purpose of this request is to permit a modified commercial use.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:



This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

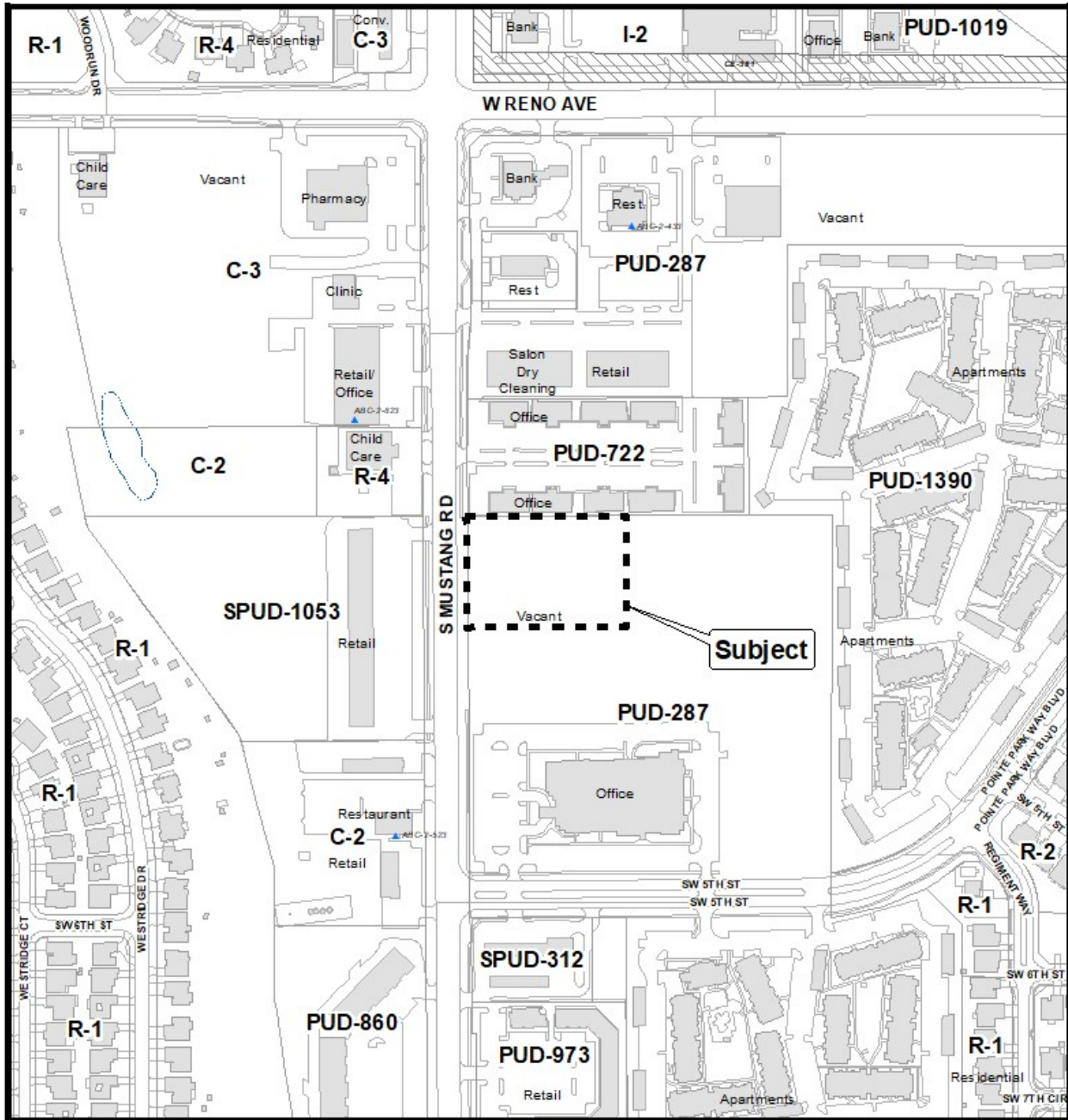
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBERS** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300 foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 27th day of October , 2020

SEAL

For further information call 297-3908


Frances Kersey, City Clerk 
TDD 297-2020



Planning Commission Minutes

October 8, 2020

(The agenda via video conference was filed with the City Clerk of The City of Oklahoma City at 10:45 a.m. on October 5, 2020.)

15. (SPUD-1255) Application by 5880, LLC., to rezone 500 South Mustang Road from the PUD-287 District to the SPUD- 1255 Simplified Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. One new driveway shall be allowed from S Mustang Road with three vehicular lanes, ~~that meets 200-ft separation from existing drives and meets offset requirements.~~
2. One freestanding sign ~~12~~ 15 feet high and ~~125~~ 150 square feet shall be allowed.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY COFFEY, SECONDED BY HIGHSMITH

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, HIGHSMITH, PENNINGTON, LAFORGE



The City of Oklahoma City
 Planning Commission
STAFF REPORT
 October 8, 2020

(SPUD-1255) Application by 5880, LLC., to rezone 500 South Mustang Road from the PUD-287 District to the SPUD-1255 Simplified Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

Applicant and/or Developer

Name David Box
 Company Williams, Box, Forshee & Bullard, P.C.
 Phone 405-232-0080
 Email dmbox@wfbflaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to permit a modified commercial use.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Size of Site: 2.07 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-287	PUD-722	PUD-287	PUD-287	SPUD-1053
Land Use	Undeveloped	Office	Undeveloped	Undeveloped	Retail

4. Development Context: The subject 2-acre site is located along the east side of S Mustang Road, south of W Reno Avenue. The property was zoned to PUD-287 in 1987 as part of a 150-acre PUD reaching from Interstate 40 south past SW 5th Street.

**The City of Oklahoma City
 Planning Commission
 STAFF REPORT
 October 8, 2020
 SPUD-1255**

PUD-287 has been taken apart over the years with new PUD and SPUD zones to change access along S Mustang Road and SW 5th Street and to change provisions for signs. To the north of the site is an office park; to the south and west of the site is undeveloped land under the original PUD-287. Across S Mustang Road, west of the site, are shopping centers under C-3 and SPUD zones.

The table below shows the variations requested from the PUD-287, Block 1 requirements.

	<i>Code Standard</i>	<i>SPUD Proposed Standard</i>
Table 59-6200.2 Bulk Standards		
Setbacks	Along S Mustang Road: 30 feet	Per C-3: Front setback: 25 feet; Side: 0 feet; Rear: 0 feet
Table 59-6200.2 Uses		
Permitted uses	All C-3 uses, prohibits Horticulture	Variety of light commercial, <u>adds Horticulture</u> , <u>deletes Automobile Repair and Gasoline Sales</u> uses
Accessory Signs		
Freestanding Signs	Three Freestanding signs within 1,600 feet of frontage along S Mustang: Each Max 25 feet high, 100 square feet	Two additional freestanding signs within SPUD's 250 feet of frontage, Each Max 12 feet high, 125 square feet
Driveway Separation		
	Min of 200 feet apart	Min of 100 to 150 feet apart

II. SUMMARY OF SPUD APPLICATION

This SPUD shall be developed in accordance with the regulations of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. The following uses shall be permitted with this SPUD:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)

**The City of Oklahoma City
Planning Commission
STAFF REPORT
October 8, 2020
SPUD-1255**

Custom Manufacturing (8350.3)
Dwelling Units and Mixed Uses (8200.2)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
Eating Establishments: Sitdown (8300.37)
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
Food and Beverage Retail Sales (8300.41)
Horticulture (8150.7)
Laundry Services (8300.48)
Library Services and Community Centers (8250.11)
Light Public Protection and Utility: General (8250.12)
Light Public Protection and Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood-Related (8250.14)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Payday or Title Loan Agencies (8300.57)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)

2. Maximum Building Height:

The maximum building height within this SPUD shall be governed by the base zoning district.

3. Maximum Building Size:

The maximum building size within this SPUD shall be governed by the base zoning district.

4. Building Setback Lines:

The building setback lines within this SPUD shall be governed by the base zoning district.

5. Sight-proof Screening:

Screening shall be required to meet the regulations of the base zoning district.

**The City of Oklahoma City
Planning Commission
STAFF REPORT
October 8, 2020
SPUD-1255**

6. Landscaping:

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

7. Signs:

7.1 Freestanding Accessory Signs:

There shall be two (2) freestanding accessory ground (monument) signs permitted within this SPUD with the maximum size being 12 feet high and 125 square feet in area per sign. No pole signs will be allowed.

7.2 Attached Signs:

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

7.3 Non-Accessory Signs:

Non-Accessory signs shall be prohibited within this SPUD.

7.4 Electronic Message Display Signs:

Electronic Message Display signs shall be prohibited within this SPUD.

8. Access:

Access to the site shall be taken from S. Mustang Rd.

There shall be two (2) curb cut allowed in this SPUD.

9. Parking Regulations:

Parking regulations shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

10. Sidewalk Regulations:

Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

**The City of Oklahoma City
Planning Commission
STAFF REPORT
October 8, 2020
SPUD-1255**

Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood 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. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Other:

4.1 Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

4.2 Drainage:

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

4.3 Dumpsters:

N/A.

I. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan – **Conceptual**

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District(s) Mustang**
- 6. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
 - 1) Under Ordinance 25,374 all residential development is subject to the Park Impact Fee. The development is located outside of the existing local park area and will be assessed the full fee. The development can qualify for the local park exemption by providing a developer-provided private local park, which complies with all of the standards and requirements established in Ordinance 25,374.
- 6. Police**
- 7. Public Works**
 - a. Engineering**

b. Streets, Traffic and Drainage Maintenance

Paving

- 1) It does not appear there is enough property frontage allow two curb cuts along Mustang Rd. 200 feet minimum spacing. One curb cut allowed. Driveway to align with drive across from it.
- 2) Mustang Rd. is a state highway and will require ODOT approval.

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 5) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.

The City of Oklahoma City
Planning Commission
STAFF REPORT
October 8, 2020
SPUD-1255

- 6) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalks shall be installed for all new construction and/or at the time of conversion of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private road/street will have private storm sewer system.
- 10) Detention Determination
 - A detention requirement determination will not be issued at the Preliminary Plat stage unless the development is located within the current “detention required area”.
 - Prior to the preparation of a Final Plat and Construction Plans, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that individual Final Plat
 - This Detention Determination will be specific to the single Final Plat under consideration
 - The Detention Determination will be valid for a period of six (6) months
 - If the Final Plat and Construction Plans have not been submitted, reviewed, and approved by the Public Works Engineering Department within that 6 month time frame, the Detention Determination will be void and a new Detention Determination must be requested.
 - If construction has not started on the development within six (6) months of the approval of the construction plans, the Detention Determination will be void and a new Detention Determination must be requested.
 - For new commercial developments that do not require hearings before the PC or CC, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that commercial development.

c. Stormwater Quality Management

d. Traffic Management

- 1) All driveways existing and new must meet driveway spacing per subdivision regulations.

8. Utilities

a. Engineering

Sanitary Sewer Availability

b. Solid Waste Management

- 1) The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise the customer will have to utilize a private hauler for dumpster service.

c. Water/Wastewater Quality

Water Availability

9. Planning

Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.

National, state, and local permitting require basic best management practices for stormwater management however, low impact development techniques that would increase protection for the vulnerable aquifer at this location are not required. The SPUD incorporates the existing landscape code which will provide trees within the parking lots and landscaping between the development and the public right of way for some low impact development.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The SPUD is located along a major arterial.

**The City of Oklahoma City
Planning Commission
STAFF REPORT
October 8, 2020
SPUD-1255**

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The C-3 base zone would allow a height of up to six stories. With required parking, the FAR would likely be limited to within or just above the LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The SPUD requests two access points within 250 feet of frontage which is not in conformance with plan~~okc~~ connectivity goals or the City's driveway separation policy which calls for 200 feet of separation along arterial streets to maintain traffic efficiency. The office park to the north has one entrance within its 250 feet of frontage. The existing driveway is located within 100 feet of the application site, making it impossible to meet 200-foot spacing requirements with two drives. In addition, the SPUD does not require connectivity south and east, although the SPUD's Exhibit B shows the potential for a connection east. Plan conformance would be strengthened if access was limited to one drive and if connections were required east and/or south to preserve the option to be able to someday connect to SW 5th Street/Pointe Parkway, which provides access for many residential units to both S Mustang Road and W Reno. Prior decisions on zoning prevents a connection northward.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

A sidewalk exists on S Mustang Road.

The City of Oklahoma City
Planning Commission
STAFF REPORT
October 8, 2020
SPUD-1255

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating Office and Retail uses adjacent to similar uses no potential compatibility issues are identified by the comprehensive plan.
- 3) **Service Efficiency:**
 - Water: *Fully served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian areas: N/A
 - Upland Forests: N/A
 - Vulnerable aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. *The SPUD incorporates the existing landscape code which will provide trees within the parking lots and landscaping between the development and the public right of way.*
- 5) **Transportation System:** This site is located along, a Major Arterial Street in the Urban Low LUTA. *Sidewalks have already been constructed in front of the site. No bus transit is available nearby.*
- 6) **Other Development Related Policies**
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
 - Share parking between contiguous developments. (C-31)

**The City of Oklahoma City
Planning Commission
STAFF REPORT
October 8, 2020
SPUD-1255**

- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access pints immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

b. Plan Conformance Considerations

The proposed SPUD would carve out a portion of an existing PUD to allow a horticulture use and in doing so would result in more driveways and signs along S Mustang Road than were approved in existing PUD-287. The SPUD would allow two new freestanding signs in addition to the three already permitted in the existing PUD, as well as two new driveways that would not be able to meet the 200-foot separation requirement from existing drives or from each other. Plan conformance would be strengthened if the number of freestanding signs were limited to one, the number of driveways were limited to one that met City separation and offset requirements, and if a connection east and/or south were required.

**The City of Oklahoma City
Planning Commission
STAFF REPORT
October 8, 2020
SPUD-1255**

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

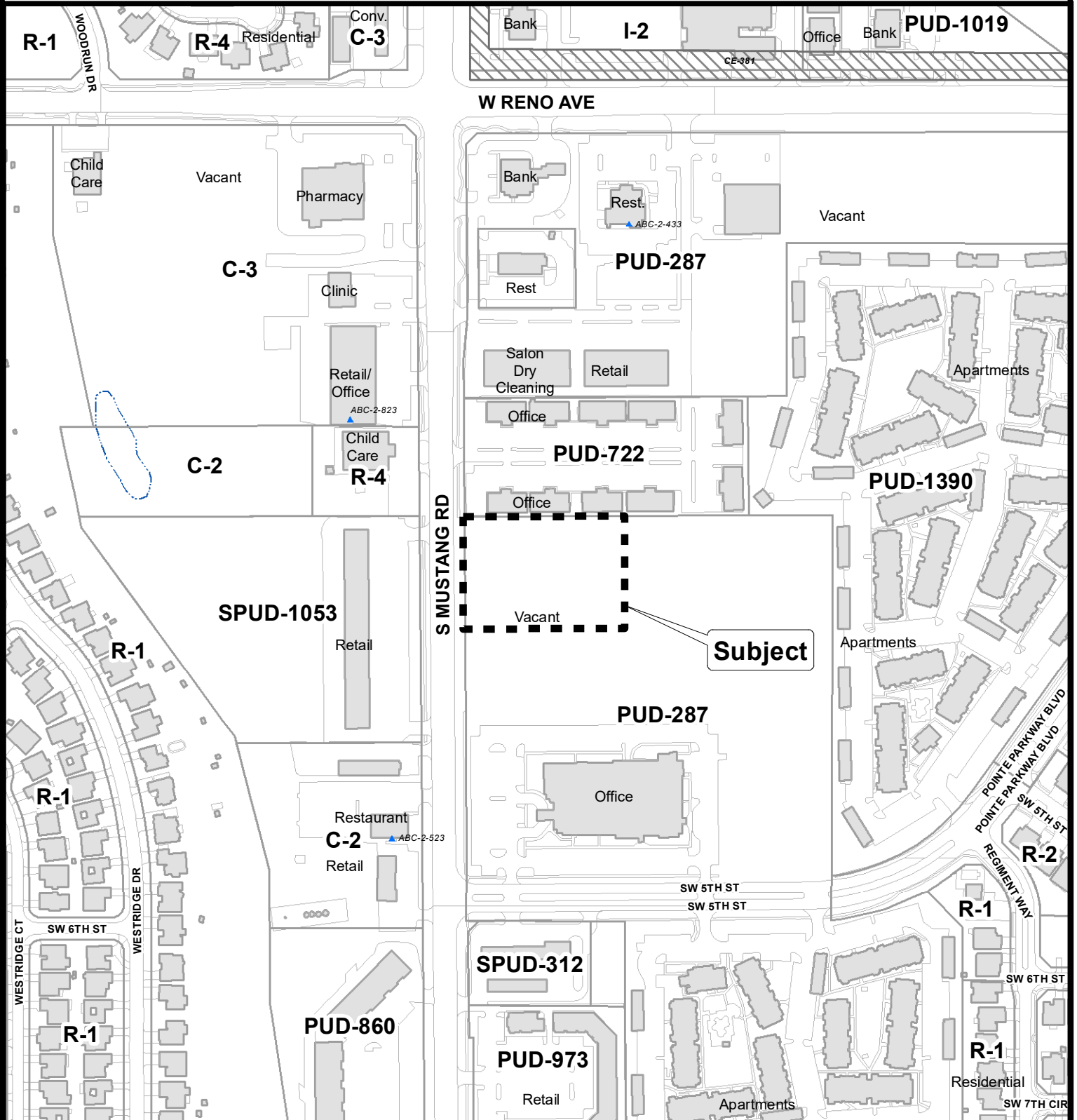
Approval of the application subject to the following Technical Evaluations:

1. One new driveway shall be allowed from S Mustang Road that meets 200-ft separation from existing drives and meets offset requirements.
2. One freestanding sign 12 feet high and 125 square feet shall be allowed.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

cl

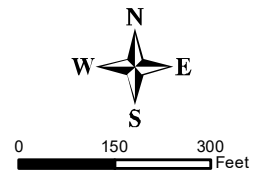
Case No: SPUD-1255 Applicant: 5880 LLC
Existing Zoning: PUD-287
Location: 500 S. Mustang Rd.



Simplified Planned Unit Development



The City of
OKLAHOMA CITY



SITE INFORMATION

SITE AREA

LOT #1	20,976 sf	0.48 acres
LOT #2	69,024 sf	1.58 acres
OVERALL SITE:	90,000 sf	2.07 acres

BUILDING AREA

TEA SHOP:	2,400 sf
COFFEE DRIVE-THRU:	600 sf
RETAIL A:	3,080 sf
RETAIL B:	6,000 sf
RETAIL C:	7,000 sf
TOTAL AREA:	19,080 sf

PARKING SUMMARY

BUILDING NAMES	PARKING RATIO	REQUIRED SPACES	ACTUAL SPACES
TEA SHOP:	1/200	12	24
COFFEE DRIVE-THRU:	1/200	3	5
RETAIL A:	1/200	15	28
RETAIL B:	1/200	30	19
RETAIL C:	1/200	35	22
TOTAL:		95	98

PAVING RATIO

LOT NUMBER	PAVING AREA	BUILDING AREA	COVER RATIO
LOT #1:	13,451 sf	2,400 sf	75.6%
LOT #2:	38,089 sf	16,680 sf	79.3%
TOTAL:	51,540 sf	19,080 sf	78.5%

OKC ZONING NOTES:

CANADIAN COUNTY
 ZONE: C-3 COMMUNITY COMMERCIAL DISTRICT

CHAPTER 3 - SIGNAGE:

3-102 (c) - Signage for C-3
 Attached Signs: For building width 36'-45.99' and building setback of 25' = 155 sf maximum
 Freestanding Signs: Max area of 200 sf. Maximum ht for 177' wide lot is 30' above grade.
 Electronic Message Displays (EMD): Max area of 100 sf.
 EMD signs over 50 sf shall have 50' setback from signalized intersections; 25' setback from the street curb/edge.

CHAPTER 59 - ZONING AND PLANNING:

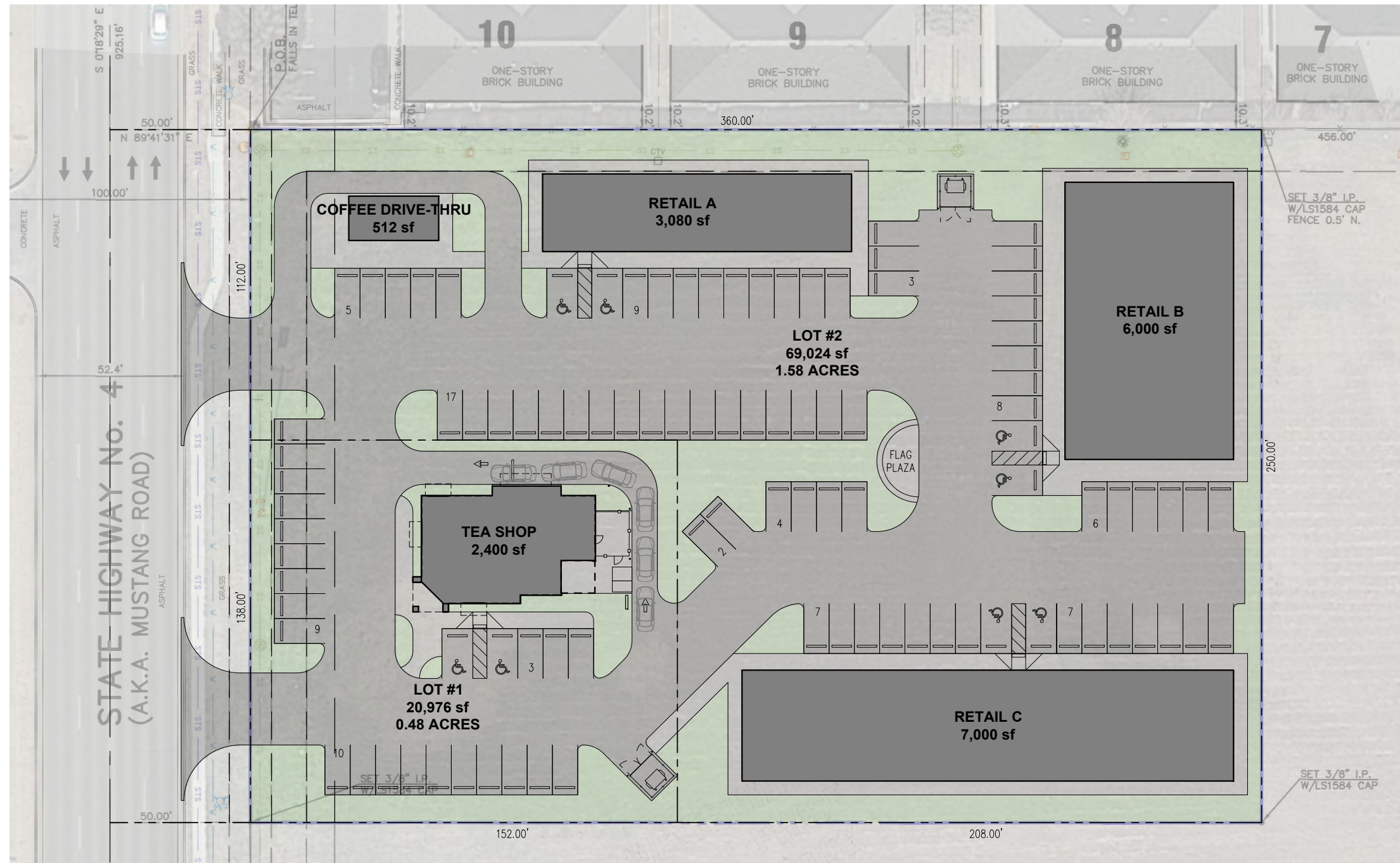
TABLE 59-6200.1 - Retail Sales and Services: General (59-8300.63) ARE PERMITTED FOR C-3 ZONING.

TABLE 59-6200.2 - C-3 SETBACKS

FRONT YARD: 25 ft.
 SIDE YARD: NONE
 REAR YARD: NONE

TABLE 59-10600.2 - PARKING REQUIREMENTS

1/200 sf, provided however that cold storage area shall not be included in the computation of GFA for parking purposes.
 19,080 sf / 200 = 95.4 PARKING SPACES REQUIRED



A

ARCHITECTURAL SITE PLAN STUDY

SCALE: 1" = 40'-0"



R.W.F. Architects, Inc.

620 S.W. 103rd PLACE PH: 405.691.2998
 OKLAHOMA CITY, OKLAHOMA 73139 FAX: 405.691.6912

Case No: SPUD-1255 Applicant: 5880 LLC
Existing Zoning: PUD-287
Location: 500 S. Mustang Rd.



Aerial Photo from 2/2017



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

